

MEETING #565

MINUTES OF MEETING

GRAND FALLS-WINDSOR TOWN COUNCIL

HELD IN THE TOWN HALL

7:00 P.M., TUESDAY, SEPTEMBER 6TH, 2022

PRESENT: Mayor: Barry Manuel
Deputy Mayor: Mike Browne
Councillors: Amy Coady, Holly Dwyer, Bob Hiscock,
Andrew Little, Dave Noel
Staff: Darren Finn, Chief Administrative Officer
Keith Antle, Director of Community Services
Steve Gosse, Director of Corporate Services\
Town Clerk
Robyn Hannaford, Communications Officer

Prior to the meeting the Mayor read a Proclamation that was signed on August 24th, 2022 for Ukraines 31st Independence Day and also signed two (2) Proclamations for Fetal Alcohol Spectrum Disorder (FASD) Awareness Week and Childhood Cancer Awareness Month.

The Mayor called the meeting to order at 7:00 P.M.

DISBURSEMENT REPORT

Councillor Dwyer presented the Disbursement Report in the amount of \$1,450,036.42.

Motion
Dwyer\Little

Be it resolved that the Disbursement Report in the amount of \$1,450,036.42 would be received as presented. This motion carried by a vote of 7-0.

COMMITTEE REPORTS

Community Services

The following report was presented by Deputy Mayor Browne.

Community Gardens

Several Councillors have met with Executive Members of the Community Gardens and were asked about future expansion and sponsorship at the Gardens.

The Committee discussed options for expansion and recommends inviting the Community Gardens Executive to our next Community Services Committee meeting to finalize plans for future expansion.

Playground Accessibility

Councillor Little raised the question of playground accessibility in our current playground facilities.

The Committee recommends staff compile a report with details of all accessibility equipment in our facilities and report back to the Committee to develop a plan for future accessibility equipment developments.

Shanawdithit Centennial Field Stage

The Director informed the Committee of the extensive vandalism that is taking place by youth hanging out at the Shanawdithit Centennial Field Stage.

The Committee recommends the Municipal Police Officers and Town Security make regular checks on the facility to ensure no property damage, fires or graffiti are happening on or around the stage.

Aquaculture Conference Update

Councillor Little gave the Committee an update on the Aquaculture Conference he, the Mayor and the Economic\Business Development Officer attended on August 15th-17th.

The Committee recommends staff continue to work with the Aquaculture Industry to help Grand Falls-Windsor be the hub for this industry.

Gymnastics Building

The Director informed the Committee year one is almost up on our two (2) year lease for the Gymnastics building.

The Committee recommends the Director work with the owner of the building to look at a possible extension to utilize the building beyond the two (2) year term.

Civic Awards

The Director updated the Committee on the plans for this year's Civic Awards.

The Committee recommends staff continue to work on the Awards which are scheduled for October 27th, 2022. Nominations are open until September 16th, 2022. All citizens are welcome to visit the Town website or contact the Community Services Department to nominate someone from our Town.

Christmas Parade

The Committee discussed the Santa Claus Parade which is scheduled for December 3rd, 2022.

The Committee recommends to have the Parade during the daytime rather than the nighttime and for staff to work with the Santa Claus Parade Planning Committee to plan and promote this year's Parade.

Fall Programs

The Director presented the Committee with a list of planned Fall Programs and Events for the Community Services Department.

The Committee approves the list of events and recommends staff work to plan and promote these activities.

Qalipu Correspondence

The Committee discussed correspondence from Qalipu First Nation looking to install a Medicine Wheel at Gorge Park.

The Committee recommends the Director set up a meeting with the Qalipu First Nation to discuss their proposal.

Councillor Coady excused herself from the meeting at 6:00 P.M.

I move the recommendations and report of this Committee.

Motion

Browne\Dwyer

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 7-0.

Councillor Dwyer advised there are four (4) categories of Awards that residents are able to be nominated for on the Town website. They are Youth of the Year, Citizen of the Year, Volunteer of the Year and Town of Grand Falls-Windsor Civic Award. All accomplishments should be between 2019-2021. The Town of Grand Falls-Windsor Civic Award, which will be a Lifetime Achievement Award, can be presented to any individual of a group. Nominations are only open until September 16th.

Mayor Manuel advised tickets go on sale on October 11th at the Gordon Pinsent Centre for the Arts.

Councillor Little advised he attended the Aquaculture Conference in St. John's on August 15th- 17th. He noted that our Business\Economic Development Officer is well-known industry wide. He does a great job promoting our Town. It was interesting to hear how good our reputation is world-wide. He connects well with communities and everyone had great feedback for him and our Town.

Deputy Mayor Browne mentioned the Community Services Fall Programs and Events recently released. Please check our website and social media as there is something for everyone.

Councillor Dwyer mentioned the Recreation Programs for the fall season which opened for registration on Thursday, September 8th at 10:00 A.M. The list of Programs can be found at www.grandfallswindsor.com under Living, then click Recreational Programs, then click 2022 Fall Programs.

Public Works and Development

The following report was presented by Councillor Coady.

Capital Update

The Committee was presented with an update on the Capital Program. There have been many challenges especially with the increase in fuel and materials causing a negative effect on the budget by limiting the amount of work that can be completed.

The Committee recommends staff continue to work within the approved budget and work with the Federal and Provincial Governments to maximize the work as much as possible.

Clean-up Orders

The Committee reviewed information on three (3) properties that have been neglected and requires attention:-

- 1) 4 Vine Street – This property has been an issue since 2019. The home is in disrepair and is unfit for occupancy. The accessory building is also in poor condition. Several attempts have been made to contact the owner with no response.
- 2) 60 Main Street – This property requires some maintenance on the home and the fence is not constructed to Town standards. In addition, there is an old appliance left in the yard. A tree also poses a danger and needs to be removed. The owner has been instructed to complete repairs with no success.
- 3) 12 Cromer Avenue – This property has not been used for quite some time. The building has a lot of damage inside and outside. The property continues to be broken into and poses potential danger to those entering the property. The accessory building is also in a state of disrepair. The owner has been contacted and noted demolition plans are being developed.

The Committee recommends staff prepare a Property Status Report for the Chief Administrative Officer and demolition orders be issued for 4 Vine Street and 12 Cromer Avenue and a Clean-up Order prepared for 60 Main Street.

1C – 1D Valley Road – Access Proposal

The Committee reviewed a proposal from a resident to construct a new access to their property at 1D Valley Road. This access is proposed to cut across the northwest corner of the Recreation Depot property on Scott Avenue and would require some changes to the current fence. This is required to facilitate a better access to their property.

The Committee recommends a temporary permit be issued with the following conditions:-

- i) Council has the right to reuse the area if required for the Riverfront Development in the future.
- ii) All construction costs to construct the driveway will be at the property owner's cost.
- iii) All cost associated to remove and relocate the fence is at the property owner's cost.
- iv) The property owner must rehabilitate the embankment and surrounding area to the satisfaction of the Town.
- v) Maintenance of the driveway to remain property owner's responsibility.
- vi) There will be no compensation to the property owner for any damage to the driveway for any reason resulting in the use of the recreation land or reinstatement of the property to be used by the Town as noted in i) above.

Land Request – 10 Mayo Street

The Committee reviewed a request from the resident at 10 Mayo Street to purchase 21.70 square meters of land to facilitate construction of an accessory building.

The Committee recommends this be approved and sold as per the Town's Land Sales Policy.

Crown Land Referral – 19 Peddle Drive

The Committee reviewed a Crown Land Referral for 19 Peddle Drive for an additional 390.2 square meters of backland. The resident is looking to extend the rear boundary an additional 18.28 m.

The Committee recommends this be approved; however, the total extension to be reduced to 15.24 meters with a total area of 325.16 square meters.

Intersection – King Street\Seventh Avenue

The Committee discussed concerns brought forward by residents concerning the King Street and Seventh Avenue intersection.

The Committee recommends this be changed to a three (3) way stop.

Water Quality

The Committee had a long discussion on water quality around Town. Overall, it is good, but there are some areas that continue to have issues.

The Committee recommends staff continue to put a strong effort in getting to the bottom of these issues and plan for appropriate action. In addition, the Committee would like staff to continue to be in contact with the residents effected on a weekly basis and request them to complete a daily log on water quality to help us get to the root cause.

Chad Clendenning was excused from the meeting at 6:30 P.M.

Land Request – 120 Harmsworth Drive

The Committee reviewed a request from the resident at 120 Harmsworth Drive to purchase an additional 371.86 square meters of backland.

The Committee recommends this be approved and sold as per the Town's Land Sales Policy.

Sawmill Request – 45 McHugh Street

The Committee reviewed a request to operate a domestic sawmill at 45 McHugh Street. This type of use is identified as a discretionary use in the Single Unit Urban Residential Zone of the Town's Development Regulations (2022-2032). A notice was mailed to adjacent property owners and advertised on the Town's social media outlets. There were two (2) submissions received.

The Committee recommends this request be denied due to the concerns brought forward by residents.

Permit Summary

The Committee reviewed the latest permit summary as of July 31st, 2022. There are currently fourteen (14) new residential developments this year which is up from five (5) in July 2021. The total number of permits issued are one hundred and fifty-seven (157) as of July 31st, 2022.

Road Reserve – Crescent Heights\Monchy Road

The Committee reviewed an inquiry from the resident at 33 Crescent Heights if the Town would sell the current road reserve between Crescent Heights

and Monchy Road to the adjacent homeowners. Some properties use this reserve for their driveways. A water line currently runs through the middle of this land.

The Committee recommends this request be denied.

142-146 Main Street

The Committee discussed the condition of the building at 142-146 Main Street. This was the old Riff's building, and it continues to deteriorate.

The Committee recommends staff follow up with a property inspection and contact the owner to complete necessary repairs.

I move the recommendations and report of this Committee.

Motion

Coady\Noel

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 7-0.

Councillor Coady commented on the Capital Update. The Director of Public Works and Development, Manager of Development and the Public Works Department have been strategizing to adjust projects or put projects on hold to reduce costs. Tender results are much higher than anticipated and the cost of labour and materials is increasing. There is a great amount of work to be completed and we are working diligently to ensure that we remain on budget with immediate priority projects that are completed to accepted Town standards.

Councillor Coady commented that we understand how frustrating it is to experience discolored water, especially those in areas of frequent water quality issues. Our Public Works Department is trying to obtain as much information as possible and complete investigations to identify the problem.

Mayor Manuel reiterated Councillor Coady's comments.

Mayor Manuel commented on the changes to the King Street and Seventh Avenue intersection. There were safety concerns expressed by residents in the area. There is recently heightened traffic in the area with the opening of the new store, as well as an operating daycare, and seniors' home in the neighbourhood. The most effective way to keep everyone safe is to slow traffic with the implementation of a 3-way stop. Safety is the utmost importance.

A Tender Summary was also presented by Councillor Coady:-

Tender Summary for Circular Road Area Water, Storm and Sanitary Sewer Upgrades (Project #17-MYCW-23-00077 and #17-G1-22-00034)

The Committee reviewed the tenders for Circular Road Area Water, Storm and Sanitary Sewer Upgrades. There were three (3) bids received.

The Committee recommends this be awarded to ANW Construction Ltd., the lowest bid at \$2,224,983.20 HST included. The estimated cost for this project was \$3,243,051.75 HST included.

Motion

Coady\Hiscock

Be it resolved that the Tender for the Circular Road Area Water, Storm and Sanitary Sewer Upgrades (Project #17-MYCW-23-00077 and #17-G1-22-0034) would be awarded to ANM Construction Ltd. in the amount of \$2,224,983.20 HST included. This motion carried by a vote of 7-0.

Corporate Services

Prior to the reading of this report it was decided to remove the Golf Course Proposal to be voted on separately.

Motion

Dwyer\Coady

Be it resolved that the section on the Golf Course Proposal would be removed and voted on separately due to Deputy Mayor Browne being perceived in a conflict of interest. This motion carried by a vote of 7-0.

The following report was presented by Councillor Dwyer.

Labour Report

The Committee reviewed the labour costs as of week thirty-two (32). Total labour was \$2,190,695. This was \$234,321 (9.7%) under budget.

The Committee is pleased with these results and recommends that staff continue to monitor labour costs moving forward.

Disbursement Report

The Committee reviewed the Disbursement Report in the amount of \$1,450,036.42 and recommends this be presented at the next Council meeting.

Kids Eat Smart Radiothon

The Committee reviewed a request for donations from Kids Eat Smart to support local school breakfast programs.

The Committee recommends approval of \$500 and to rotate the funding around to a different local school.

Welcome Breakfast

The Director of Corporate Services relayed that the College of the North Atlantic are looking for Council's support for the welcome breakfast at the beginning of the school year.

The Committee recommends a \$500 donation, in addition to offering their services to help serve the breakfast.

Annual General Meeting – 2022 MNL Conference and Trade Show

The Municipalities Newfoundland and Labrador Annual General Meeting is being held on November 2nd – 5th and they just sent their first call for Resolutions. This is an opportunity for all municipalities to submit Resolutions that could impact everyone in the Municipal sector.

The Committee recommends Council and staff think about current issues and see if there is anything they'd like to put forward to Municipalities Newfoundland and Labrador during this period. The deadline to submit is September 16th.

Municipalities Newfoundland Labrador Nominations

The Committee reviewed correspondence from Municipalities Newfoundland and Labrador regarding their upcoming Annual General Meeting and Board nominations.

The Committee recommends that anyone with interest in a Board position should reach out to staff and they will file necessary paperwork.

Forklift Commitment

The Committee reviewed a request from the Director of Public Works and Development to purchase a forklift. The quoted price through the Canoe Procurement Program is \$80,381 plus HST. The current forklift is an old one received from Abitibi and is overdue to be replaced.

The Committee recommends this purchase be approved.

Mulcher Attachment

The Committee reviewed a request from the Director of Public Works and Development to purchase a mulcher attachment for the excavator in the amount of \$62,569.00 plus materials of \$12,000.

The Committee recommends this purchase be approved.

Leak Finder Summary

The Committee reviewed a request to purchase a leak finder system. Staff obtained quotes and the lowest bid was Hetek in the amount of \$26,012.77 plus HST.

The Committee recommends this purchase be approved.

Fire Department Training Grounds Building

The Committee reviewed a request from the staff to allocate funds to put up a new Fire Department training building as the old one is beyond repair. Total estimated cost of materials is approximately \$59,000 and this will be completed by internal staff.

The Committee recommends staff proceed to get quotes and proceed with the project.

Surveillance Cameras

The Mayor inquired about the status of the ongoing projects to update and install security cameras at all Town facilities. There are still too many without coverage.

The Committee recommends staff put a priority on this and develop a plan to ensure all Town facilities are covered by security cameras.

Forest Fire Response Donation

The Town received a \$500 donation from Dr. Fady Kamel and the OR Surgeons group as a “Thank You” for the forest fire response.

The Committee recommends this donation be passed along to the Exploits Search & Rescue on behalf of Dr. Fady Kamel and the OR Surgeons group.

I move the recommendations and report of this Committee.

Motion

Dwyer\Coady

Be it resolved that these recommendations and report would be adopted as circulated with the Golf Course Proposal removed to be voted on separately. This motion carried by a vote of 7-0.

Councillor Hiscock wanted to let residents know fiscal responsibility to taxpayers that money is spent on required assets such as the forklift, mulcher attachment and leak finder. These pieces of equipment are desperately needed and will make Town operations more cost effective.

Deputy Mayor Browne was excused from the meeting at this time due to a perceived conflict of interest.

The following item was also presented by Councillor Dwyer.

Golf Course Proposal

The Committee reviewed a request from the Grand Falls Golf Club for funding towards some of their improvement projects. The main purchase is over \$48,000 for a new irrigation system for the back 9 holes. The annual commitment to the Golf Club has been \$25,000 in recent years in connection with a previous loan, and the Executive would like this to remain the same for 2022.

The Committee recommends a \$25,000 grant to the Grand Falls Golf Course be approved.

I move the recommendation and report of this Committee.

Motion

Dwyer\Hiscock

Be it resolved that this recommendation and report would be adopted as circulated. This motion carried by a vote of 6-0.

Deputy Mayor Browne returned to the meeting at this time.

Committee of the Whole

Mayor Manuel suggested a Motion for the Golf Course Proposal.

Prior to the reading of this report it was decided to remove the item Golf Course Proposal to be voted on separately.

Motion

Little\Coady

Be it resolved that the section on the Golf Course Proposal would be removed and voted on separately due to Deputy Mayor Browne being perceived in a conflict of interest. This motion carried by a vote of 7-0.

The following report was presented by Deputy Mayor Browne.

MNL Call for Resolutions

The Committee reviewed correspondence from Municipalities Newfoundland and Labrador that invites municipalities to submit Resolutions on any issues or concerns that are considered Provincial in nature. Resolutions are due by September 16th, 2022.

The Committee expressed concern with the numbers of complaints about excessive noise from vehicles and motorcycles and believes the Provincial Government needs to address this concern by making changes to the Highway Traffic Act and/or any other legislation necessary to enable police services to stop this nuisance noise behaviors.

The Committee recommends that staff investigate past Municipalities Newfoundland and Labrador Resolutions related to this issue, and if necessary, draft a Resolution that can be discussed at the upcoming Municipalities Newfoundland and Labrador Convention.

Exploits Regional Water Supply

The Committee reviewed a proposal from staff to covert from using Alum and Lime at the front-end of the plant to a modern PAC (Hyper+Ion 9721). The use of PAC in the front-end Water Treatment Plant reduces the need for lime and that correspondence expense. The result of this change will be a more efficient water treatment process and moderate savings.

The Committee recommends that staff undertake a trial with the new process and report back to Council. As well, the Committee recommends that the “Exploits Regional Water Supply Committee” be consulted.

Municipalities Newfoundland and Labrador Board of Directors – Call for Nominations

The Committee reviewed correspondence from Municipalities Newfoundland and Labrador inviting Council’s to nominate members of Council to the position of Central Director of Municipalities Newfoundland and Labrador.

The Committee recommends that Councillors consider this opportunity individually and advise Council if there is interest.

ATV Trails

The Committee discussed progress with respect to planning for ATV and snowmobile routes throughout and around Grand Falls-Windsor.

The Committee recommends that the preliminary planning be summarized and presented in a future Committee meeting and that staff also begin planning for Public Consultations.

Grand Falls House

The Committee discussed the status of Grand Falls House since the property transfer.

The Committee recommends that the Manager of Economic Development attend a future Committee meeting to provide a status report, and that staff invite the Heritage Foundation Board members to a future Committee of the Whole meeting.

Fire Protection Financial Assistance Grant

The Committee discussed correspondence from the Minister of Justice and Public Safety whereby \$25,000 was approved towards the purchase of a Breathing Air Compressor that is estimated to cost approximately \$39,000.

The Committee recommends that staff proceed with this purchase.

I move the recommendations and report of this Committee.

Motion

Browne\Hiscock

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 7-0.

Deputy Mayor Browne commented on the ATV\snowmobiles routes. The public will be consulted before any final decisions are made on finalizing routes.

Mayor Manuel reported a lot of positive work is happening with Provincial Government and Nalcor on the development and extension of trails.

Deputy Mayor Browne was excused from the meeting at this time.

The following report was presented by Councillor Coady.

Correspondence from Grand Falls Golf Club

The Committee reviewed correspondence from the Grand Falls Golf Club requesting assistance towards capital improvement options that are being considered by their Club Membership.

The Committee recommends that staff review the financial considerations related to the three (3) scenarios and discuss them with Council at a future Committee meeting. The Committee has concerns that there isn't any Provincial or Federal Funding support available for capital improvements under consideration, and the Committee recognizes Council's limited ability to assist financially. The Committee further recommends that Council consider the request after the membership has made a choice on capital improvements. Staff will write the Golf Club informing them that they should not make any decisions contingent on Council's financial support.

I move the recommendation and report of this Committee.

Motion

Coady\Noel

Be it resolved that this recommendation and report would be adopted as circulated. This motion carried by a vote of 6-0.

Deputy Mayor Browne returned to the meeting at this time.

NOTICE OF MOTION

None

OTHER BUSINESS

Councillor Little commented that school is now back in session and reminded residents to be extra careful in school zones and during bussing times.

Councillor Dwyer provided an update on Council's work on the health service issues with the Health Accord Committee. One area of focus is Physician Recruitment, and they have a Physician Appreciation Day planned in partnership with Shalloway. Sarah McIntosh has been working with their Executive Director and have a full day of events planned for Physicians on September 24th. Invites have been issued and Dr. Megan Hayes, Assisant Deputy Minister of Physician Recruitment and Retention was also invited and is attending. The Coalition will meet with her as well in respect to Council's efforts for Physician Retention. The Sub-Committee is meeting tomorrow with Physicians representing Obstetrics and Genecology to discuss information included in the Health Accord proposal. It is important that our community stay on top of these issues and our concerns are brought forward. The Committee met with Minister Osborne, Minister of Health. He has agreed to look at the criteria that was used to decide the location of Lab Services. He agreed it was important for him to investigate our concerns. We also met with Kent Baird and Dr. Rendell who were on the Committee that made the decision for Lab Services and listened to their evaluation and justification.

Deputy Mayor Browne congratulated Ron Smith and the Labour Day Parade Committee on another successful Parade and thanked the Community Services Department and Council for their work. He also updated Council and congratulated resident Melvin Hanhams who, because of his recent Provincial Gold Medal win, has been added to the Team Canada Golf Team for the Special

Olympics. He will be travelling to Berlin, Germany next summer to play golf for two (2) weeks at the World Special Olympics. Congratulations Melvin.

Councillor Coady echoed Councillor Little's comments about the start of the school year. She wished the best to all returning and new University students and offered a warm welcome to new students and teachers coming to Grand Falls-Windsor. Welcome and we wish you a successful year. She also mentioned the open job postings with the Town and encouraged qualified candidates to apply.

Councillor Noel mentioned that Sunday, September 25th is World Rivers Day which is important to the Town of Grand Falls-Windsor. He encouraged everyone, especially local users of the river to attend the celebration from 1:00 – 4:00 P.M. Residents can contact Councillor Noel or Dave Barker for more information.

Councillor Hiscock commented about recent parking concerns on Beaumont Avenue and commended the Public Works and Development Department on their quick action on installing signs. He also echoed Deputy Mayor Browne's comments on the Labour Day Parade and commended him for his efforts. He congratulated the Director of Community Services and his staff for their hours of work organizing these events. There was much positive feedback from politicians who attended the Labour Day celebrations and BBQ on High Street.

Mayor Manuel reiterated Councillor Hiscock's comments about the Labour Day Parade and congratulated Ron Smith for his years of hard work. He also reminded residents about current job opportunities with Marathon Gold and encouraged qualified applicants to apply on their website. He wished a "Happy 98th Birthday to Edith Head who has been a resident of Grand Falls-Windsor since she was around fifteen (15) years old. We wish you all the best.

Motion

Hiscock\Coady

Be it resolved that the meeting of the Grand Falls-Windsor Town Council would be adjourned until the next regular scheduled meeting of September 27th, 2022. This motion carried by a vote of 7-0.

The meeting adjourned at 8:16 P.M.

Barry Manuel
Mayor

Darren Finn
Chief Administrative Officer