



## **MINUTES**

### **Regular Public Council Meeting**

Meeting: #595

Date: July 9th, 2024

Time: 7:00 P.M.

Location: Town Hall – Council Chambers

PRESENT: Mayor Barry Manuel  
Deputy Mayor Mike Browne  
Councillors: Amy Coady  
Holly Dwyer  
Bob Hiscock  
Andrew Little  
Dave Noel

Staff:

D. Finn, Chief Administrative Officer

N. Chatman, Director of Public Works & Development

T. Mercer, Director of Community Services

S. Gosse, Director of Corporate Services/Town Clerk

R. Hannaford, Communications Officer

#### **1. Call To Order**

The Mayor called Meeting #595 to order at 7:00 P.M.

#### **2. Proclamations/Visitors/Presentations**

Indigenous Survivors' Day – June 30, 2024

**3. Adoption of Agenda**

**Moved by:** Councillor Noel **Seconded by:** Councillor Coady

Be it resolved that the Agenda for July 9, 2024 Public Council Meeting be adopted as presented.

**Motion 2024-009** Carried Unanimously.

**4. Adoption of Prior Meeting Minutes**

Minutes of Meeting #594 of June 18, 2024.

**Moved by:** Councillor Hiscock **Seconded by:** Councillor Coady

Be it resolved that the Minutes of the June 18, 2024 Public Council Meeting be adopted as presented.

**Motion 2024-010** Carried Unanimously.

**5. Business Arising Out of the Minutes**

None

**6. Disbursement Report**

**Moved by:** Councillor Dwyer **Seconded by:** Councillor Little

Be it resolved that the Disbursement Report dated June 27, 2024, in the amount of \$2,191,227.57 would be received as presented.

**Motion 2024-011** Carried Unanimously.

**7. Committee Reports**

**A. Public Works and Development**

**Presented by:** Councillor Coady

The Public Works and Development meeting was held on June 26, 2024. The meeting was Chaired by Councillor Coady. Other members of Council present: B. Hiscock, M. Browne, H. Dwyer, A. Little, D. Noel. Staff present: D. Finn, R. Hannaford, N. Chatman.

**A. Public Works and Development**

**Presented by:** Councillor Coady

**Water Quality**

The Committee was updated on the progress of the flushing program. Approximately thirty-five percent (35%) of the Town has been completed. Overall, the water quality has been much better; however, there were some recent events that caused issues that are suspended to be due to flushing operations. The flushing valves that were ordered have still not arrived.

The Committee recommends staff ensure the correct operational procedures are being followed for the flushing program and that regular flushing notices are posted for residents. The Committee also emphasized the importance of installing the flushing valves soon after they arrive.

**Land Request – Grenfell Heights**

The Committee reviewed a request from The Golden Years Estate to purchase a small parcel of land adjacent to their existing property at 348 Grenfell Heights. This request is to obtain land where the existing accessory buildings are located that have encroached on Town property.

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

**Cemetery Location**

The Committee was presented with additional information on a proposed new cemetery location on New Bay Road. The proposed area is still within Town limits and is slightly larger than all the existing cemeteries combined in Town. The long-term goal is to have a community cemetery that will serve the Town for decades.

The Committee recommends staff continue researching the area and take the next steps to ensure it is suitable for the long term. The Committee also recommends staff look at areas along Toulett Drive as well for any possible locations.

**Amendment Changes**

The Committee reviewed more proposed changes to the Development Regulations to help accelerate housing development. This latest proposal is to reduce the minimal lot width to 14m and minimal area to 350 square meters for the Single Unit Compact Residential (RS-1) Zone. This proposal will allow for smaller lots thereby making land more affordable.

The Committee recommends this proposal be approved and added to the other suggested changes previously discussed. If all the proposed changes are accepted once the process is complete, it will make it easier for developers and builders to create homes more quickly in more areas in Town.

**Rezoning Request – Vacant Land – Thirteenth Avenue**

The Committee reviewed a request from Jim's Value Grocer to rezone a piece of vacant land at 8 Thirteenth Avenue from Public Use (PU) to Residential. The

applicant would like the opportunity to construct a new residential dwelling on the property.

The Committee recommends this be approved and for staff to commence the rezoning process.

### **Lincoln Road Subdivision**

The Committee was presented with a preliminary concept for a new housing development off Lincoln Road near Sunset Drive. This is another potential location that staff has identified that could generate an additional forty-four (44) residential units. Staff are now looking for an approval in principle from Council for Drawing No. 2024-7-P1 dated June 25, 2024.

The Committee recommends some adjustments to the proposal and for the updated concept to be discussed at the next Committee of the Whole meeting.

### **Main Street West Proposal**

The Committee was presented with a preliminary concept for a new housing development off Main Street near Turpin Place. This is another location of future development identified by staff that could generate up to twenty-eight (28) residential units. Staff are seeking an approval in principle from Council for Drawing No. 2024-8-P1 dated June 24, 2024.

The Committee recommends this be deferred to the next Committee of the Whole meeting for further discussion.

### **2024 Street Resurfacing Tender**

The Committee reviewed the results of the tender for Project #17-MYCW-24-00001, 2024 Street Resurfacing. There was one bidder, Penney Paving Ltd., for \$1,055,536.41 HST included. This bid is \$55,536.41 over budget.

The Committee recommends the tender be awarded to Penney Paving Ltd., and recover any shortfalls under Municipal Operating Cost or through a Schedule "A" adjustment within the Multi-Year Capital Works 2023-2026 funding. A Resolution of Council will be required at the next Council meeting.

### **Gorge Park**

The Committee discussed the condition of the trails at Gorge Park. Some sections need repairs and there are some wooden structures that need to be addressed soon. Staff informed the Committee that these repairs have been identified and are scheduled to be completed.

The Committee recommends staff visit the site as soon as possible to correct any area that poses a safety concern and complete all other necessary repairs in a timely manner.

**Moved by:** Councillor Coady    **Seconded by:** Councillor Hiscock

Be it resolved that the Public Works and Development Report be adopted as presented.

**Motion 2024-012**    Carried Unanimously.

**The following topics were discussed:**

- Annual Flushing of Water Lines
- Voyent Alert
- Housing Accelerator Fund Approval
- Approval in Principle Definition and Process

**B. Committee of the Whole**

**Presented by:** Deputy Mayor Browne

The Committee of the Whole meeting was held on July 3, 2024. The meeting was Chaired by Deputy Mayor Browne. Other members of Council present: B. Manuel, A. Coady, H. Dwyer, B. Hiscock, A. Little, D. Noel. Staff present: D. Finn, N. Chatman, S. Gosse, T. Mercer, R. Hannaford

**Housing Development for Lincoln Road Area near Curling Club**

The Committee reviewed Project Number 2024-7, revised on June 27, 2024, outlining a housing development concept. The concept proposed nineteen (19) single-family residential lots, three (3) condo buildings, and one duplex, totaling twenty-two (22) units. The Committee recommends Council approval in principle, contingent upon necessary waterline upgrades on Lincoln Road.

**Main Street West – Housing Development**

Project Number 2024-8, revised on June 24, 2024, was presented, proposing ten (10) duplexes and two (2) quadplexes, totaling twenty-eight (28) potential units. The Committee supports this development concept and recommends Council approval in principle.

**Air Conditioning for Wastewater Treatment Plant**

The Committee reviewed quotations for air-to-air heat pumps for the mechanical room at the Wastewater Treatment Plant, with costs ranging from \$10,628 to \$33,350. The Committee recommends refining specifications and obtaining updated and/or additional quotes for comparison. The Committee supports proceeding with the un-budgeted expense for air conditioning at the Wastewater Treatment Plant pending further refined specifications and competitive quotes.

**Disbursement Report**

The Committee reviewed the Disbursement Report for the period ending June 27, 2024 totaling \$2,191,227.57.

The Committee recommends accepting the report as presented.

Staff Robyn Hannaford and Steve Gosse exited the meeting at 5:50 P.M. following the discussion on the Disbursement Report.

**Correspondence Related to Softball Fields on Main Street**

The Committee discussed a request from the Co-ed Softball League President regarding maintenance along the ditch adjacent to the softball fields. The League is concerned about losing softballs in the water due to dense vegetation.

The Committee recommends staff engage with the League to explore solutions for managing lost softballs while maintaining the environment integrity of the brook.

**Fire Dispatch**

An update was provided on discussion with the Town of Lewisporte regarding their interest in utilizing Grand Falls-Windsor's Fire Dispatch Services.

The Committee recommends not extending Dispatch responsibilities currently due to technological and operational limitations. The Committee is open to exploratory discussions later in the year.

**Electric Charge Stations**

The Committee received an update on planning for the installation of two (2) electric charging stations.

The Committee encourages staff to proceed with planning and implementation.

**Information Update: CWP Global – Wind Farm Project**

Staff provided an update on CWP Global's interest in developing a Wind Farm Project in the Gaff Topsails area for hydrogen energy production.

The Committee recommends staff support CWP Global in coordinating public meetings in Grand Falls-Windsor.

**Regional Economic Development – Public Consultation by CBDC**

Staff updated the Committee on upcoming Public Consultations to develop a Regional Economic Development Plan.

The Committee supports community involvement and encourages residents and stakeholders to participate in the upcoming Public Consultation hosted by CBDC.

**RCMP – Request for Additional Staff**

Staff discussed recent meetings with the Provincial Policing Transformation Committee and the request for additional RCMP positions in Grand Falls-Windsor. The Committee supports the request and acknowledges local and regional support for enhancing RCMP presence.

The Committee recommends continuing to advocate for additional RCMP positions to enhance public safety in Grand Falls-Windsor and surrounding areas.

**Moved by:** Deputy Mayor Browne    **Seconded by:** Councillor Little

Be it resolved that the Committee of the Whole Report be adopted as presented.

**Motion 2024-013**    Carried Unanimously.

**The following topics were discussed:**

- RCMP – Additional Staff Request
- Softball Fields – Main Street

**8. Resolution**

The following Resolution was presented by Councillor Coady:-

RESOLUTION GF-W 2024-395

MULTI-YEAR CAPITAL WORKS PROGRAM

WHEREAS: the Town of Grand Falls-Windsor qualifies for funding under the Provincial Multi-Year Capital Works Program;

WHEREAS: all projects and funding allocation under these Agreement must be approved through the Department of Transportation and Infrastructure;

AND WHEREAS: the Town of Grand Falls-Windsor has a funding shortfall of \$55,536.41 in the Multi-Year Capital Works Funded Project #17-MYCW-24-00001 for 2024 Street Resurfacing;

THEREFORE BE IT RESOLVED: that the Town of Grand Falls-Windsor agrees to award the tender to Penney Paving Ltd. in the amount of \$1,055,536.41 and recover any shortfall under Municipal Operational Cost or through a Schedule “A” adjustment within the Multi-Year Capital Works 2023-2026 Funding.

**Moved by:** Councillor Coady    **Seconded by:** Councillor Little

Be it resolved that the Resolution GF-W 2024-395 be adopted as presented.

**Motion 2024-014**    Carried Unanimously.

**9. Notice of Motion**

None

**10. Other Business**

The following topics were discussed:

- Recognitions/Congratulations
- Community Events
- Toulett Drive/King Street Intersection - Speeding
- Condolences
- Construction Season – Caution
- Salmon Festival
- Grenfell Heights Extension Paving

**11. Adjournment**

The meeting adjourned at 7:58 P.M.

**Moved by:** Councillor Little    **Seconded by:** Deputy Mayor Browne

Be it resolved that the meeting of the Grand Falls-Windsor Town Council would be adjourned until the next regular scheduled meeting of Tuesday, August 20, 2024.

**Motion 2024-015**    Carried Unanimously.

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Barry Manuel  
Mayor

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Darren Finn  
Chief Administrative Officer

<https://www.youtube.com/watch?v=rjb74P5kwuU&t=140s>