Regular Council Meeting - Minutes

Tuesday, January 20, 2026

Time: 6:30 PM

Location: Council Chambers

PRESENT: Mike Browne, Amy Coady, Bob Hiscock, Shawn Feener, Venus Hollett, Rod Bennett, and David Janes

LATE:

STAFF: Darren Finn, Steve Gosse, Nelson Chatman, Todd Mercer, and Robyn Hannaford

REGRETS:

1. CALL TO ORDER

2. Approval of Agenda

2.1 Adoption of Agenda

That the Agenda be adopted as presented.

RESOLUTION #CM26-R-01-001

Moved by: Bob Hiscock

Seconded by: Shawn Feener

Aye Mike Browne, Amy Coady, Bob Hiscock, Shawn Feener, Venus Hollett, Rod Bennett, and David Janes

Carried 7-0

3. Proclamation, Presentations, or Announcements

3.1 Crime Stoppers Month

Crime Stoppers Month.pdf

4. Adoption of Minutes

4.1 Minutes of December 22, 2025.

That the Minutes of December 22, 2025 be adopted as presented.

Regular Council Meeting - Dec 22 2025 - Minutes - Html

RESOLUTION #CM26-R-01-002

Moved by: David Janes

Seconded by: Shawn Feener

Aye Mike Browne, Amy Coady, Bob Hiscock, Shawn Feener, Venus Hollett, Rod Bennett, and David Janes

Carried 7-0

5. Business Arising Out of Minutes

6. Community Services – Economic Development

7. Community Services – Recreation and Events

8. Public Works & Development – Public Works, Buildings, and Facilities

8.1 Public Messaging on Orthophosphate

Information Note

Council reviewed a proposed plan for public messaging on the upcoming implementation of orthophosphate at the Exploits Regional Water Treatment Plant.

9. Public Works & Development – Planning and Development

9.1 Municipal Plan Amendment No. 13, 2026 and Development

Regulations Amendment No. 18, 2026 – Authorization to Commence Public Consultation

Decision Note

MPA-13 DRA-18-2024-CivicCente_REV 1.pdf

That Council approve proceeding with public consultation, in accordance with Section 14 of the Urban and Rural Planning Act, 2000, for Municipal Plan Amendment No. 13, 2026 and Development Regulations Amendment No. 18, 2026.

RESOLUTION #CM26-R-01-003

Moved by: Bob Hiscock

Seconded by: Rod Bennett

Aye	Mike Browne, Amy Coady, Bob Hiscock, Shawn Feener, Venus Hollett, Rod Bennett, and David Janes

Carried 7-0

9.2 Approval to Apply for Crown Lands for New Community Cemetery

Decision Note

Cemetery RC_Toulett Dr Main St_Dec 2025.pdf

Cemetery_Caribou Rd Moore St_Dec 2025.pdf

Cemetery_Toulett Dr Caribou Rd Moore St_Dec 2025.pdf

Cemetery_Union St_Dec 2025.pdf

Cemetery_Valley Rd_Dec 2025.pdf

Community cemetery_Dec 2025.pdf

That Council, approve the Town of Grand Falls-Windsor to apply for Crown Lands located off New Bay Road (approx. 10.4 ha) for the purpose of securing land for a future Community Cemetery, including areas for traditional burials, cremation interments, aquamation interments, and columbarium installations.

RESOLUTION #CM26-R-01-004

Moved by: Bob Hiscock

Seconded by: David Janes

Aye Mike Browne, Amy Coady, Bob Hiscock, Shawn Feener, Venus Hollett, Rod Bennett, and David Janes

Carried 7-0

9.3 Revocation of Occupancy Permit – 4 Coronation Street

Decision Note

CoronationSt_4_Corr_12192025.docx

CoronationSt_4_Corr_12032025.docx

Complaint02_12022025.jpg

Complaint01_12022025.jpg

Complaint_12022025.jpeg

CoronationSt_4_Corr_10282025.docx

CoronationSt_4_PropInspReportPhotos_10082025.pdf

CoronationSt_4_PropInspReport_10082025.pdf

That Council approve the revocation of the Occupancy Permit for the property located at 4 Coronation Street due to non-compliance with the Town of Grand Falls-Windsor Development Regulations, the Occupancy and Maintenance Regulations under the Urban and Rural Planning Act, 2000, and the Towns and Local Service Districts Act, and further direct staff to proceed with enforcement actions as permitted under applicable legislation.

RESOLUTION #CM26-R-01-005

Moved by: Bob Hiscock

Seconded by: Shawn Feener

Aye Mike Browne, Amy Coady, Bob Hiscock, Shawn Feener, Venus Hollett, Rod Bennett, and David Janes

Carried 7-0

10. Corporate Services – Finance, Administration and Policy

10.1 Approval to Borrow

Decision Note

Schedule - Capital and Land for 2025.pdf

Revised Budget 2025.pdf

That Council approve the Town to borrow $1,815,423 from CIBC, and that the amount be borrowed over a two (2) year term with a 15 year amortixation period, and that the Mayor and Director of Corporate Services be authorized to negotiate and execute said loan.

RESOLUTION #CM26-R-01-006

Moved by: Amy Coady

Seconded by: Bob Hiscock

Aye Mike Browne, Amy Coady, Bob Hiscock, Shawn Feener, Venus Hollett, Rod Bennett, and David Janes

Carried 7-0

10.2 Disbursement Report - December 2025

Information Note

December 2025 Remittances.pdf

Report - December 2025 - Under $1000.00.pdf

Council reviewed an Information Note on the summary of disbursements for December 1 - 31, 2025.

10.3 Taxation Receivable Analysis December 2025

Information Note

Taxation Receivable Analysis 2025.pdf

Council reviewed an Information Note on the summary of outstanding tax balances as of December 2025.

11. Protective Services – Municipal Enforcement and Fire Department

12. Council Advisory Committees

13. External Committee

14. Other Business

- Community Events.
- Congratulations/Recognitions.
- Snow Clearing - Roads/Sidewalks/Fire Hydrants.
- Reporting of Potholes.
- Accessibility Bus.
- Condolences.

15. ADJOURNMENT

There being no other Business the meeting adjourned at 7:26 PM

RESOLUTION #CM26-R-01-007

Moved by: Rod Bennett

Seconded by: Venus Hollett

Aye Mike Browne, Amy Coady, Bob Hiscock, Shawn Feener, Venus Hollett, Rod Bennett, and David Janes

Carried 7-0

Mayor / Deputy Mayor

CAO

https://www.youtube.com/watch?v=Nt5eDTHeMvU.

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CRIME STOPPERS EXPLOITS VALLEY

JANUARY 2026 IS CRIME STOPPERS MONTH

PROCLAMATION

WHEREAS: Newfoundland and Labrador Crime Stoppers is a community based program and registered incorporated charitable organization that brings the public, the media and law enforcement agencies together in a co-operative effort to help solve crime;

WHEREAS: Newfoundland and Labrador Crime Stoppers and its volunteers from all regions of the Province are celebrating over thirty (30) years of dedicated service to the Province of Newfoundland and Labrador; and

WHEREAS: since 1992 Newfoundland and Labrador Crime Stoppers has provided citizens of the Province with a vehicle to anonymously provide information about a crime or a potential crime of which they have knowledge;

NOW THEREFORE, we, the Town of Grand Falls-Windsor, proclaim January 2026 to be Crime Stoppers Month. We urge all citizens to support the initiatives and mandate Newfoundland and Labrador Crime Stoppers through volunteering and providing information to solve and prevent crimes, helping to build a safer and stronger Province.

SO PROCLAIMED:

January 19th, 2026

_____

Mike Browne, Mayor
Town of Grand Falls-Windsor

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INFORMATION NOTE

Title:	Public Messaging on Orthophosphate
Date Prepared:	October 28, 2025
Report to:	Regular Meeting of Council
Councillor:	Councillor Feener
Role:	Lead
Department:	Public Works and Development - Public Works, Buildings, and Facilities

Issue:

Public messaging strategy regarding the introduction of Orthophosphate to the Town's water supply.

Discussion – Background and Current Status:

As part of the Town's ongoing commitment to maintaining high-quality drinking water, the Exploits Regional Water Treatment Plant will soon introduce orthophosphate into the water treatment process. This is a proven and widely used corrosion-control method in municipal systems across North America and is recognized as a best available technology for protecting both water infrastructure and public health.

In December 2024, the Department of Environment and Climate Change – Water Resources Management Division granted the Town a permit to install and operate a new orthophosphate mixing and dosing system. This authorization confirms that the project meets all provincial safety and regulatory standards, representing another important step in maintaining compliance and public trust.

Orthophosphate is a certified, food-grade additive used to form a microscopic, protective film on the inside of pipes and plumbing. This layer helps prevent corrosion, thereby reducing the release of metals such as iron and lead into drinking water.

The product selected for use will comply with the NSF/ANSI/CAN 60: Drinking Water Treatment Chemicals – Health Effects standard, which defines the minimum health-safety

requirements for chemicals directly added to drinking water. This certification is mandatory in Newfoundland and Labrador and ensures that all additives meet rigorous health and dosing criteria well below established safety thresholds.

While the Town's primary goal is to address iron corrosion and discoloured water, orthophosphate application will also provide additional public-health benefits by reducing the potential for lead release from older household plumbing.

Implementation is being coordinated with the support of CBCL Limited and is planned to begin by the end of 2025. Once the new system is operational, residents will not see instant results. The protective coating takes time to develop, and the full benefits - clearer water, fewer discolouration events, and reduced flushing - are expected to become evident within six months to one year.

Key Considerations/Implications:

1. Engagement and Communications Considerations:
    - Public understanding about "chemicals" in the water supply is essential. The communications approach should:
        i. Emphasize that **orthophosphate is a preventive and proactive measure**.
        ii. Reinforce that this treatment is **standard practice in modern water systems** across Canada and the U.S.
        iii. Provide clear and accessible information via social media, the Town website, and possibly a short educational video or infographic.
    - A sample framework for public information is provided below:

    Improving Water Quality with Orthophosphate: What It Means for Our Community
    *As part of our ongoing commitment to delivering safe, clean drinking water, the Exploits Regional Water Treatment Plant is introducing **orthophosphate** into the treatment process. This proven method is widely used across North America and offers several important benefits for both public health and infrastructure.*

    What is Orthophosphate?
    Orthophosphate is a safe, certified additive used in drinking water systems to reduce corrosion in pipes and plumbing. It forms a protective layer inside pipes, helping to prevent metals like iron and lead from leaching into the water.

    Key Benefits for Our Community

- ***Protects Public Health:*** *Reduces the risk of lead exposure, especially in older homes with aging plumbing systems.*
- ***Improves Water Clarity:*** *Minimizes rust and discoloration for clearer, more aesthetically appealing water.*
- ***Extends Infrastructure Life:*** *Reduces wear on pipes, valves, and fittings, lowering long-term maintenance costs.*
- ***Certified Safe:*** *Meets NSF/ANSI/CAN 60 standards for drinking-water treatment chemicals.*
- ***Cost-Efficient and Sustainable:*** *In recent years, the region produced over 863 million litres of extra water because of flushing to manage discolouration, costing about $100,000 in treatment chemicals alone. By reducing corrosion, orthophosphate will cut unnecessary water loss, save taxpayer dollars, and lower environmental impact over time.*

A Step Forward in Water Stewardship
The use of orthophosphate reflects our proactive approach to protecting both our water system and the health of our residents. It's a small change with big benefits - and part of our broader investment in safe, sustainable water for everyone.

Additional Fact
For the cost of a single bottle of water ($1.75), you could produce 6,481 litres of clean tap water right here at home. Investing in public water infrastructure ensures long-term affordability and reduces plastic waste.

This project has been reviewed and approved by the Government of Newfoundland and Labrador's Department of Environment and Climate Change, which issued a permit in December 2024 authorizing installation and operation of the new orthophosphate mixing and dosing system. This ensures the work meets the highest provincial safety and water-quality standards.

Conclusion/Next Steps:

The introduction of orthophosphate represents a change in the water treatment process with long-term benefits for the Town's water system. It strengthens corrosion control, improves water clarity, and enhances protection against iron and lead exposure - while fully complying with national and provincial safety standards.

Next Steps:

1. Staff will prepare public communications materials and website content.
2. Announce implementation to residents with clear, science-based messaging.
3. Invite Council to contribute to the public messaging and to be sufficiently informed when responding to public questions.

This initiative underscores the Town's leadership in water stewardship, infrastructure

Prepared By:	Robyn Winsor
Approved By:	Darren Finn
Date Approved:	January 9, 2026

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DECISION/DIRECTION NOTE

Title:	Municipal Plan Amendment No. 13, 2026 and Development Regulations Amendment No. 18, 2026 – Authorization to Commence Public Consultation
Date Prepared:	January 5, 2026
Report to:	Council
Councillor:	Councillor Hiscock
Role:	Lead
Department:	Public Works and Development - Planning and Development

Decision:/Direction Required:

Direction is required from Council to authorize the commencement of public consultation, in accordance with Section 14 of the Urban and Rural Planning Act, 2000, for the proposed Municipal Plan and Development Regulations amendments.

Proposed Resolution for Council:

That Council approve proceeding with public consultation, in accordance with Section 14 of the Urban and Rural Planning Act, 2000, for Municipal Plan Amendment No. 13, 2026 and Development Regulations Amendment No. 18, 2026.

Discussion – Background and Current Status:

Council is considering Municipal Plan Amendment No. 13, 2026 and the associated Development Regulations Amendment No. 18, 2026, which together propose to redesignate and rezone lands located between the Trans-Canada Highway and Grenfell Heights, west of the existing Comprehensive Development Area.

The proposed amendments would:

- Redesignate lands from Rural to Commercial on the Municipal Plan Future Land Use Map; and
- Rezone the same lands from Rural (RUR) to Commercial Highway (CH) under the Development Regulations.

The intent of these amendments is to support the Town's long-term objectives for the development of a Civic Centre and associated commercial uses, including complementary developments such as retail, services, and related amenities, with appropriate access and parking.

At this stage, Council is not being asked to adopt either amendment. In accordance with Section 14 of the Urban and Rural Planning Act, 2000, Council must first authorize public consultation to allow residents, stakeholders, and agencies the opportunity to review and provide input before the amendments advance to adoption.

Key Considerations/Implications:

Strategic Alignment:

The proposed amendments align with Council's long-term planning objectives related to civic infrastructure, commercial development, and land-use optimization.

Public Engagement:

Early public consultation ensures transparency, allows for community feedback, and strengthens decision-making prior to formal adoption.

Legal / Regulatory:

Authorization under Section 14 of the Urban and Rural Planning Act, 2000, is a required procedural step before adoption can occur.

Recommendation:

It is recommended that Council approve the commencement of public consultation for Municipal Plan Amendment No. 13, 2026 and Development Regulations Amendment No. 18, 2026, in accordance with Section 14 of the Urban and Rural Planning Act, 2000.

Prepared By:	
Approved By:	Nelson Chatman
Date Approved:	January 5, 2026

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DECISION/DIRECTION NOTE

Title:	Approval to Apply for Crown Lands for New Community Cemetery
Date Prepared:	**December 11, 2025**
Report To:	**Council**
Councillor:	**Councillor Hiscock - Lead**
Department:	**Public Works and Development - Planning and Development**

Decision/Direction Required:

Council approval to proceed with an application to the Provincial Crown Lands Division to acquire approximately 10.4 hectares of Crown Lands off New Bay Road for the development of a future community cemetery.

Proposed Resolution for Council:

That Council, approve the Town of Grand Falls-Windsor to apply for Crown Lands located off New Bay Road (approx. 10.4 ha) for the purpose of securing land for a future Community Cemetery, including areas for traditional burials, cremation interments, aquamation interments, and columbarium installations.

Discussion – Background and Current Status:

The Town operates multiple cemeteries throughout Grand Falls-Windsor, each with limited footprints and nearing the end of their usable capacity:

- RC Cemetery – Toulett Drive/Main Street (approx. 1.4 ha)
- Cemetery – Caribou Road/Moore Street (approx. 0.11 ha)
- Cemeteries – Toulett Drive/Caribou Road (approx. 1.67 ha and 0.85 ha)
- Interfaith Cemetery – Union Street (approx. 4.2 ha)
- Cemetery – Valley Road (approx. 0.30 ha)

These existing sites represent fragmented, aging burial grounds with finite service life. Several have limited expansion potential due to surrounding residential, commercial, and environmental zoning constraints.

Future Community Cemetery Need

Demographic trends, longer planning horizons, and changes in burial practices (cremation, aquamation and increasing interest in columbariums or niche walls) require the Town to secure a long-term, contiguous cemetery site. The proposed Crown Lands parcel off New Bay Road significantly exceeds the size of all cemeteries combined;

- Proposed Community Cemetery – New Bay Road
    - Approx. 103,696 m² (10.4 ha)
    - Large, continuous tract of rural-zoned Crown Lands suitable for long-term cemetery expansion.
    - Includes manageable buffers to residential areas and existing utility easements.
    - Mapping shows strong separation from nearby dwellings and compatible adjacent land uses.

Site Suitability

Public Works conducted test pits throughout the proposed area. Preliminary results confirm that soils are generally suitable for cemetery use. No major groundwater or bedrock conflicts were encountered in the tested locations. The site's uniform topography provides a high-quality long-range development canvas that can accommodate:

- Traditional burial plots
- Columbarium courts and memorial gardens
- Expanded cremation and aquamation interment sections
- Internal roadway loops and parking
- Proper buffering from surrounding land uses
- Long-term operational staging for decades

Strategic Rationale:

This is a forward-looking municipal necessity. Without securing the Crown parcel now, the Town risks future limitations on burial capacity. Fragmented cemeteries with no long-term continuity, and higher development costs elsewhere.

Acquiring the land now positions the Town to plan and phase cemetery development responsibly over a 50 to 100 year horizon.

Key Considerations/Implications:

Budget

- Costs at this stage are limited to the Crown Lands Application fee and later survey/legal costs.
- Capital development will be subject to future Council approvals and long-term capital planning.

- Land cost will be negligible as Crown Lands will donate to the Town for cemetery use.

Strategic Alignment

- Supports long-range land-use planning, community services, and public infrastructure management.
- Ensures cemetery services remain sustainable for future generations.

Legal

- Application will proceed under the Provincial Crown Lands Act.

Other Factors

- Site size provides flexibility for multiple interment types.
- Consolidates future cemetery operations in one large, efficient location.
- Reduces burden on aging, scattered cemetery sites.

Recommendation:

It is recommended that Council approve proceeding with the Crown Lands Application to secure approximately 10.4 ha off New Bay Road for the future Community Cemetery.

Prepared by:	
Approved by:	**Nelson Chatman**
Date Approved:	**2025-12-11**

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DECISION/DIRECTION NOTE

Title:	Revocation of Occupancy Permit – 4 Coronation Street
Date Prepared:	January 19, 2026
Report to:	Council
Councillor:	Councillor Hiscock
Role:	Lead
Department:	Public Works and Development - Planning and Development

Decision:/Direction Required:

Council direction is required to confirm the revocation of the Occupancy Permit for the property located at 4 Coronation Street and to authorize staff to proceed with enforcement and remedial actions in accordance with applicable legislation.

Proposed Resolution for Council:

That Council approve the revocation of the Occupancy Permit for the property located at 4 Coronation Street due to non-compliance with the Town of Grand Falls-Windsor Development Regulations, the Occupancy and Maintenance Regulations under the Urban and Rural Planning Act, 2000, and the Towns and Local Service Districts Act, and further direct staff to proceed with enforcement actions as permitted under applicable legislation.

Discussion – Background and Current Status:

The property located at 4 Coronation Street has been the subject of ongoing inspection and enforcement by the Department of Public Works and Development due to deteriorated conditions and failure to meet minimum occupancy standards.

A property inspection conducted on October 3, 2025 identified multiple deficiencies, including unsafe deck and stair conditions, broken window glazing, unsecured crawl space access, and significant deterioration of the accessory building. Evidence of mold and unsanitary conditions was also documented.

Subsequent review confirmed that the property does not have active water or utility services. The water service has been shut off since 2024 and the dwelling is not capable of being adequately heated. As a result, the structure does not meet the minimum requirements for safe human occupancy.

In accordance with the Town's Permit Revocation Process (Policy PWD-16), a first notice was issued to the registered property owner on December 4, 2025 outlining the violations and required corrective actions. A second and final notice was issued on January 5, 2026 due to failure to comply with the initial notice. The deadline for compliance under the second notice was January 19, 2026.

As of the deadline date, no utilities have been restored, no repairs have been completed, and no satisfactory plan of corrective action has been submitted to the Town.

In addition, the Town has received multiple public complaints regarding unauthorized occupancy, unsafe heating practices, and fire hazards at the property, creating concerns for public safety and adjacent residences.

Key Considerations/Implications:

Public Safety
The absence of water, electrical service, and adequate heating, combined with deteriorated structural conditions, presents a significant life-safety risk to occupants and neighbouring properties.

Legislative Authority
The Town's authority to revoke the Occupancy Permit and pursue enforcement is supported under:

- Urban and Rural Planning Act, 2000
- Occupancy and Maintenance Regulations (CNLR 1012/96)
- Town of Grand Falls-Windsor Development Regulations (2022–2032)
- Towns and Local Service Districts Act, Section 180

These provisions permit the Town to require properties to be vacated, secured, repaired, or otherwise remedied where unsafe conditions exist.

Liability Considerations
Failure to take enforcement action after documented inspections and public complaints may expose the Town to liability should an incident occur.

Financial Implications
Should the Town be required to secure or remediate the property, associated costs may be recoverable through applicable tax or collection mechanisms as permitted under legislation.

Recommendation:

That Council confirm the revocation of the Occupancy Permit for 4 Coronation Street and direct staff to proceed with enforcement and remedial actions in accordance with applicable legislation to protect public safety.

Prepared By:	
Approved By:	Nelson Chatman
Date Approved:	January 19, 2026

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DECISION/DIRECTION NOTE

Title:	Approval to Borrow
Date Prepared:	January 8, 2025
Report to:	Regular Meeting of Council
Councillor:	Councillor Coady
Role:	Lead
Department:	Corporate Services - Finance, Administration and Policy

Decision:/Direction Required:

To approve the amount of borrowing related to 2025 Capital Purchases.

Proposed Resolution for Council:

WHEREAS: under Section 100 of the Towns and Local Service Districts Act of the Province of Newfoundland and Labrador, subject to the approval of the Minister, Council may borrow monies and issue securities for the repayment of monies borrowed;

AND WHERAS: it is deemed necessary to borrow in addition to existing credit facilities the amount of $1,815,423 in relation to 2025 Capital and Land Purchases as per the attached schedule; and

THEREFORE BE IT RESOLVED: that Council borrow this amount from CIBC chartered bank in Grand Falls-Windsor, and that this amount be borrowed over a two (2) year term with a 15-year amortization period, and that the Mayor and Director of Corporate Services be authorized to negotiate and execute said loan pertaining to this resolution.

Discussion – Background and Current Status:

Each year, there is an amount borrowed that covers the excess funds required for Capital Purchases. This is a normal part of the municipal operation and is normally offset by any operating surplus that is available. For 2025, the revised budget projects revenue to be $24,047,234 and expenses to be $22,304,505. This leaves a surplus of

$1,742,729. This amount is applied against total Capital Expenditures (and purchases of land) totaling $3,558,152, and $1,815,423 in required borrowing.

A portion of this loan will be drawn down now, while the remaining will be drawn later once the 2025 surplus is finalized.

Based on original budget, the expected borrowing was $4.2 million, and actual borrowing therefore will be significantly lower. This is due to a combination of a higher surplus than budgeted, in addition to less capital work being completed compared to budget.

Recommendation:

It is recommended to proceed with the Approval to Borrow to submit for ministerial approval.

Prepared By:	
Approved By:	Steve Gosse
Date Approved:	Jan 8, 2026

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INFORMATION NOTE

Title:	Disbursement Report – December 2025
Date Prepared:	January 14, 2026
Report to:	Regular Meeting of Council
Councillor:	Councillor Coady
Role:	Lead
Department:	Corporate Services - Finance, Administration and Policy

Issue:

Summary of disbursements for Council review.

Discussion – Background and Current Status:

This Information Note is prepared by staff, and reviewed by Council which provides a summary of disbursements over $1,000 as of December 31st, 2025, in the amount of $889,515.20. Also disclosed on the report are pre-authorized payments of $526,150.72 and invoices under $1,000 in the amount of $45,374.17.

Conclusion/Next Steps:

The Town's disbursements for this period reflect necessary operational costs, capital commitments and community investments, in addition to payments relating to partnerships with other Government agencies. Management will continue to monitor expenses and report disbursements at future meetings.

Prepared By:	
Approved By:	Steve Gosse
Date Approved:	January 16, 2026

January 14, 2026

Vendor	ACCT - DESCRIPTION	TOTAL
Ace Locksmithing	Install New Door and Fix Entrance door	$ 6,772.95
Acklands-Grainger Inc.	Infrared Heater for JBM	$ 1,105.84
Adams Construction (1975) Ltd.	17-GI-22-00034 HB	$ 26,809.95
Adams Construction (1975) Ltd.	HAF-2025-01 #3 - FINAL	$ 5,750.00
Adventure Central Newfoundland	Exploits Valley Content Creation	$ 2,012.50
Allnorth Consultants Ltd.	GFW House Restoration	$ 7,595.24
Atkinsrealis	GFW WTP M/E Upgrades	$ 3,178.62
Atlantic Purification Systems	Phosphate	$ 1,242.92
Atlantic Purification Systems	Water Testing	$ 2,814.20
Atlas Surveys	Research/Preanalysis - Filed Crew - 1 Pitcher	$ 1,507.65
Atlas Surveys	Research/Preanalysis - Filed Crew	$ 1,499.60
Bell Aliant	Consolidated Phone Bill	$ 4,233.54
BioMaxx Wastewater Solutions Inc.	4th Quarter Covering Oct 1, 2025 - Dec, 2025	$ 5,241.21
Brenntag Canada Inc.	99-2024-8387	$ 69,873.92
Browning Harvey Ltd.	JBM - Vending Machine Supplies	$ 1,941.62
Cal LeGrow	Adding '24 Frieghtliner Garbage	$ 1,054.00
CBCL Limited	Professional Services - ERWTP	$ 7,041.42
CBCL Limited	Professional Services - MUNICIPAL	$ 6,338.23
Central Hydraulics & Supply	Unit 2011	$ 1,538.65
Central Newfoundland Waste Management	Residental Waste	$ 44,937.40
Chandler	Mats for TH - Engineering	$ 1,667.50
Chemtrade Chemicals Canada Ltd.	Alum Order	$ 20,021.45
Chemtrade Chemicals Canada Ltd.	Alum	$ 19,851.05
CIMCO Refrigeration	Re-Gasket Chiller- JBM	$ 20,862.36
CIMCO Refrigeration	Service - WS	$ 8,579.61
CityRover Inc	Incident Detection Subscription	$ 3,135.91
Community Education Network	Reaching Home	$ 95,808.00
Community Mental Health Initiative Inc	Reaching Home	$ 26,739.00
Construction Signs Limited	Street Nameplates	$ 7,932.70
Construction Signs Limited	Signage - Parking & Restricted Parking	$ 1,627.25
Construction Signs Limited	Signs for ATV Trail	$ 1,012.00
Corduroy Brook Enhancement Association	4th Installment - Annual Grant	$ 8,000.00
CUPELocal1349	Union Dues Collected - October 2025	$ 5,820.14
CUPELocal1349	Union Dues Collected - November 2025	$ 6,870.40
Dicks & Company Ltd.	Boardroom Chairs	$ 2,345.93
EC Atlantic Ltd.	75% Project Progress Billing	$ 45,284.13
Econolite Canada INC	Traffic Light - Replacement Radio	$ 2,077.71
Emco Supply	Water & Sewer Materials	$ 8,941.90
Evangel Pentecostal Church	Reaching Home	$ 6,998.00
Exploits Search and Rescue Team	2025 Community Giveback #3	$ 2,000.00
Exploits Welding & Machine Shop Ltd.	Unit 152 - Asphalt Recycler, replace section	$ 3,474.56
Exploits Welding & Machine Shop Ltd.	Bell & Slider Repair	$ 2,118.66
Federation of Canadian Municipalities	FCM Membership	$ 4,363.53
Fleet Harmony Inc.	Subscription	$ 1,691.65
Fundy Tactical	Fire Staff Uniform	$ 2,142.45
Grand Falls Golf Club	2025 Community Grant	$ 2,000.00
Graymont (NB) Inc.	Lime - WTP	$ 30,773.02
Hetek Solutions Inc.	Ammonia Test Kit	$ 1,668.58
IRVINE ENGINEERING	GFW - CCBF Project- 99-2024-8388	$ 1,569.75
Joda Enterprises Ltd.	Payroll Services - November 2025	$ 2,336.34
K & D Pratt Group Ltd.	Extrication Rescue Glove	$ 4,410.25
K & D Pratt Group Ltd.	Fire Helmets - Youth Firefighters	$ 5,456.75
Konecranes Canada Inc.	Agreement Renewal 1-16963002373	$ 1,220.15
Labrador Friendship Centre	Reaching Home	$ 13,034.00
Labrador West Housing & Homelessness Coalition	Reaching Home	$ 8,503.00
LAERDAL MEDICAL CANADA, LTD	212-B-PROTECH-S3G+ Simulation Equipment	$ 72,457.81
LAERDAL MEDICAL CANADA, LTD	MAMAANNE PRO TECH	$ 55,762.80
Lawson Products Inc.	Stock Room	$ 1,953.81
Lawson Products Inc.	Shop Supplies	$ 1,164.72
Linde Canada Inc	Tank Rental	$ 1,255.82
LW Consulting	Consulting - Munipal Plan Amendant	$ 1,725.50
Make-a-Wish Foundation	2025 Community Giveback #2 - Donation	$ 1,500.00
McLoughlan Supplies Ltd.	Unit 73 - Shoreline plug	$ 1,086.75

MIDGET AAA HOCKEY (IMPACT),	Admissions	$ 1,336.00
Municipalities Newfoundland & Labrador	2026 MNL PMA Membership Fee	$ 17,031.25
Ne'ata'q Place	Reaching Home	$ 9,920.00
North Atlantic Petroleum	Diesel - 4043.2L DEPOT	$ 7,090.76
North Atlantic Petroleum	Diesel - 1683.0L DEPOT	$ 2,715.44
North Atlantic Petroleum	Diesel - 4577.2L DEPOT	$ 7,385.08
North Atlantic Petroleum	Diesel - 4866.9L DEPOT	$ 7,841.32
North Atlantic Petroleum	Diesel - 2718.4L DEPOT	$ 7,379.75
Northbridge General Insurance Corporation	Deductible - 5607G3759	$ 5,000.00
OMB Parts & Industrial Ltd.	Unit 2212 - Tires & changeover	$ 2,097.19
OMB Parts & Industrial Ltd.	Unit 2441 - Tires & Install	$ 1,825.05
Parts for Trucks Inc.	Plow Bolts	$ 1,301.80
PBO Industrial Disposal Inc.	Dump & Return - Whitmore Street	$ 6,900.00
Penney Paving	Asphalt	$ 3,766.71
Rockwater Professional Products	Garbage Bags	$ 1,296.28
SAFEWORK SOLUTIONS	Chlorine Handling and Response Course	$ 2,018.25
Saunders Equipment Ltd.	158 - Windshield & Ignition Switch	$ 1,692.62
Saunders Equipment Ltd.	Unit 204 - Trackless Attachment parts	$ 2,513.72
Skyhawk Telematics	Monthly Fee	$ 1,747.14
SNT Solutions	Unit 2213 - filters	$ 1,105.87
Sobeys Stores Inc.	Gift Cards	$ 3,250.00
SolidCAD	Auto Dest Renewal; Contracts 110002457402	$ 18,162.82
St. Joseph's Hall	Hall Rental - Meals	$ 1,906.00
Stan Dawe Ltd.	Insulation- Carpenter Shop	$ 1,422.39
Stan Dawe Ltd.	Christmas Float Materials	$ 1,061.48
Stan Dawe Ltd.	Calcium	$ 2,100.33
Stan Dawe Ltd.	Town Hall Shingles and Materials	$ 3,885.56
Stan Dawe Ltd.	Calcium	$ 2,033.65
Stewart McKelvey	CASE # SMO40579-00028	$ 2,129.80
Strategic Steps Inc.	Half - Day Council Orientation	$ 5,264.50
Top Quality Cleaners	Janitorial Services - Town Hall	$ 1,035.00
Top Quality Cleaners	Janitorial Services - Excite Building	$ 1,121.25
Top Quality Cleaners	Janitorial Services - Town Hall	$ 1,035.00
Top Quality Cleaners	Janitorial Services - Excite Building	$ 1,481.20
Town of Grand Falls-Windsor	Employee Local Taxes Collected - October 2025	$ 4,018.00
Town of Grand Falls-Windsor	Employee Local Taxes Collected - November	$ 4,790.00
UAP Inc	Unit #2011	$ 2,360.26
ULINE Canada Corporation	Lockers for Rec Depot	$ 8,615.37
Western Hydraulic & Mechanical Ltd.	Curb Runners	$ 1,932.00
Western Petroleum	OIL - 892.7L DEPOT	$ 1,406.24
Western Petroleum	Gasoline - 4546.5L DEPOT	$ 6,080.72
Western Star Trucks Ltd.	Unit 2113 - Mirror	$ 1,145.95
Zach Eastman	Water Treatment Plan - Training	$ 1,579.05
TOTAL		$ 889,515.20
PRE-AUTHORIZE PAYMENTS		
Superior Propane - FH	BILL PAYMENT	$ 280.84
Superior Propane - FH	BILL PAYMENT	$ 8.74
Bell Aliant - Ski Trail	BILL PAYMENT	$ 271.11
Bell Canada - WTP	BILL PAYMENT	$ 136.85
Bell Canada - WTP	BILL PAYMENT	$ 136.85
Telus Mobility - Microsoft 365	BILL PAYMENT	$ 1,400.00
Telus Mobility - Cell Phones	BILL PAYMENT	$ 3,076.12
Premiums Trio Benefits	INSURANCE	$ 72,709.19
AudienceView	MISC PAYMENT	$ 5,298.06
CIBC Credit Cards	MISC PAYMENT	$ 9,565.11
CIBC Credit Cards	MISC PAYMENT	$ 21,544.89
Manulife	MSC PAYMENT	$ 27,457.63
Manulife	MSC PAYMENT	$ 645.36
Manulife	MSC PAYMENT	$ 67,981.80
Newfoundland Power - Street Lighting	MSC PAYMENT	$ 42,398.60
Newfoundland Power - Consolidated Bill	MSC PAYMENT	$ 110,173.52
Newfoundland Power - Consolidated Bill	MSC PAYMENT	$ 89,841.96

January 14, 2026

Efiling Business Pad	MSC PAYMENT	$ 15,139.83
WHSCC NL Business Pad	MSC PAYMENT	$ 7,053.16
WHSCC NL Business Pad	MSC PAYMENT	$ 20,828.64
EFM Canada	RENT/LEASE	$ 30,202.46
TOTAL		$ 526,150.72
Total amount of Invoices Under $1000.00		$ 45,374.17

Grand Falls · Windsor
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INFORMATION NOTE

Title:	Taxation Receivable Analysis – December 2025
Date Prepared:	January 15, 2026
Report to:	Regular Meeting of Council
Councillor:	Councillor Coady
Role:	Lead
Department:	Corporate Services - Finance, Administration and Policy

Issue:

Summary of Taxation Receivables for Council review.

Discussion – Background and Current Status:

This information note is prepared by staff and reviewed by Council which provides a summary of taxation receivables as of December 31st, 2025. The total taxation receivables amount to $2,646,628.91, which is an increase of $320,338.77 (13.77%) compared to the previous year. The accounts receivable aging shows that 52% of the receivables are current, with the remaining amounts spread across 1 year, 2 years, and 3+ years. Monthly collections for December 2025 amounted to $643,372, which is 20% of the total accounts receivable.

With the new tax bills coming out now, it's important for residents to ensure their balances are paid or that they are on a payment plan. Please contact the Town Hall at 489-0402, 0403, or 0404 with any questions about your tax bill.

Conclusion/Next Steps:

Management will continue to monitor taxation receivables and report updates at future meetings. Staff will also start planning on arrears sales for appropriate properties who owe tax balances as an added avenue for collections efforts in 2026.

Prepared By:	
Approved By:	Steve Gosse
Date Approved:	January 16, 2026