

**MINUTES OF A COMMITTEE OF THE WHOLE OF
THE COUNCIL OF THE CITY OF CORNER BROOK
COUNCIL CHAMBERS, CITY HALL
MONDAY, 22 APRIL 2024 AT 7:00 PM**

PRESENT:

Mayor	J. Parsons	T. Flynn, Director of Protective Services, Acting City
Deputy Mayor	L. Chaisson	Manager
		P. Robinson, Director of Recreation Services
Councillors:	P. Gill	A. O'brien, Manager of Engineering Services.
	V. Granter	J. Smith, City Clerk
	P. Keeping	J. Baines, Sergeant-At-Arms
	C. Pender	

Absent with regrets: Councillor B. Griffin, S. Maistry, Director of Finance and Administration, D. Charters, Acting City Manager and Director Community, Engineering Development and Planning and D. Burden, Director of Public Works, Water and Waste Water Services

COW24-32 Land Acknowledgement

Councillor L. Chaisson read the land acknowledgement.

COW24-33 Approval of Agenda

On motion by Councillor C. Pender, seconded by Councillor V. Granter, it is **RESOLVED** to approve the agenda as circulated. **MOTION CARRIED.**

COW24-34 Approval of Minutes- Regular Meeting April 2, 2024

On motion by Councillor P. Gill, seconded by Councillor V. Granter, it is **RESOLVED** to approve the minutes of the Regular Meeting of April 2, 2024. **MOTION CARRIED.**

COW24-35 Business Arising From Minutes

Deputy Mayor L. Chaisson requested an update on item 24-041 - Accessible Taxi Services. The Director of Protective Services stated that both taxi companies in the City have been notified of the program but there has been no update on any uptake so far, however it is expected that the program will start to be utilized in the near future.

COW24-36 Proclamations and Events

The Mayor declared the following proclamations were made:

- April was declared Parkinson's Awareness Month
- April 7 was declared Green Shirt Day

COW24-37 Municipal Awareness Week 2024

Mayor Parsons provided an update regarding Municipal Awareness Week events planned for May 6-10, 2024 including a poster contest, a Mayor for the Day contest – with the winner and 6 other contestants being chosen for a mock council meeting at city hall televised by Rogers and an event held at the Civic Centre Studio on May 8th with educational booths, equipment demonstrations and a fun zone for kids all to promote municipal awareness in the City.

COW24-38 Water & Wastewater Summary Update

Deputy Mayor L. Chaisson presented an update from the Water & Wastewater Division from February 20 to April 11, 2024 as follows:

- 87 Water and Wastewater Complaints were received with the top two requests being for Water Leaks (19 requests) and Water shut-off (22 requests);
- issued a total of 26 Water and Wastewater Media Releases;
- the Water and Wastewater Recoverable Works totaled \$23,985.60;
- completed a total of 14 Water and Wastewater Repairs;
- additional maintenance includes electrical repairs at Brook Street and Old City Hall sanitary sewer lift stations, leak detection revealing three watermain leaks which were repaired reducing the system demand by 1 million liters/day, and chlorination station repairs;
- upcoming maintenance includes leak detection, annual maintenance programs of hydrants, watermain flushing, pressure-reducing stations, pumphouses, reservoirs, intakes, chlorination stations, sanitary sewer flushing, curb stop, and valve repairs, Scada System upgrades, and installation of two new service laterals;
- Water Treatment maintenance included the increase of coagulant chemical rate due to rain events, UV#3 failed due to power outage, replaced variable frequency drive on recycle water pump #1, corrosion coupon testing, changed out and calibrated ph probes, and replaced lamp ballast in UV #2. Upcoming maintenance includes the chlorination room exhaust fan motor, change out nozzles on DAF #2, adjust cable tension of DAF #1, Scada software and terminal upgrade, exterior building repairs, and annual service for chlorination equipment.

COW24-39 Public Works Summary

Deputy Mayor L. Chaisson presented an update on the Public Works operation for the period of February 24 to April 16th, 2024 as follows:

- crews were plowing snow 5 days during this period;
- due to weather conditions, the last date for the outdoor ice rink was March 5

- crews have been running the asphalt reclaimer and have patched numerous potholes. The public is asked to continue to report potholes when they see them so staff can address them as soon as possible;
- crews have been maintaining water & sewer cuts as required. Drivers are reminded to use caution when approaching existing cuts;
- the public is reminded to report their lawn damage due to snow-clearing operations so staff can finalize the list and repairs can be scheduled for early summer;
- staff have begun early spring clean-up. Green space and sidewalks in the downtown area have begun;
- the traffic line painting tender has closed and staff will coordinate the schedule to complete line painting;
- significant rain events include February 24-35 and March 28-29. Extensive damage on upper and lower Walbourne's Road, numerous areas throughout the city experienced flooding, and a landside on Riverside Drive caused significant damage that geotechnical consultants are now investigating.
- Service requests during the period included 419 calls with the top three categories being snow clearing, storm/washouts, and potholes.

COW24-40 Protective Services Statistics for month of March 2024

Councillor V. Granter presented the statistics for the Month of March 2024 from the Protective Services Department as follows:

- Municipal Enforcement received 134 calls for services;
- Animal Control received 15 calls for services;
- There were 86 Parking related violations issued;
- Corner Brook Fire Department received 40 calls for service;
- Fire Inspection conducted 24 inspections;
- 230 homes have had new smoke alarms installed;
- PSAP received a total of 5231 calls of which 3006 were transferable.

COW24-41 Capital Project and Engineering Updates

C. Pender presented an update from Capital Works and Engineering as follows:

- Recreation Centre - work is progressing and the substantial completion date will be provided soon. Appears to be late spring;
- Mt Bernard Avenue Reconstruction - Marine has mobilized to site for 2024 construction season;
- Deep Gulch Brook Culvert Replacement - tender closed March 5th, bids are under review;
- Curling Street Retaining Wall Replacement- project awarded to West Coast Excavating & Equipment CO. Ltd, spring startup anticipated;
- Transportation Study - the project is now well underway, some draft policies have been submitted for review, Miovision Camera has been deployed to several intersections to obtain traffic counts, final report is expected in August 2024;

- Transit Accessibility Study and Implementation Plan - startup meeting occurred on April 9, 2024;
- Elizabeth Street/O'Connell Drive Intersection Improvements- design is underway, spring tender anticipated;
- Curling Street Storm Sewer - design is underway, spring tender anticipated;
- Old Humber Road Retaining Wall - startup meeting and site visit completed, construction planned for 2024;
- 2024 Paving Program - list is generated and street evaluations have started;
- STAR Trail Design & Construction Services - design and construction of Man in the Mountain and Cape Blow Me Down Hiking Trails has funding from several sources with the City finding 10% of total cost. RFP for design and assessment services closed on April 12, 2024 and proposals are under review;
- City Hall Atrium Lighting - design is underway.

COW24-42 Corner Brook Regional Recreation Center Budget Update

Councillor C. Pender presented a Corner Brook Regional Recreation Center budget update as follows:

- Total project funding \$24,700,000.00
- Owners Advisor -\$564,011.46
- Design Builder -\$21,813,588.87
- Other (Honorariums) - \$150,000.00
- Subtotal \$22,527,600.33
- HST \$3,356,640.05
- Total \$25,884,240.38
- % over/under budget 4.794%
- Remaining -\$1,184,240.38

COW24-43 Riverside Drive Landslide Update

Councillor C. Pender presented a Riverside Drive Landslide Update as follows:

- The landslide on Riverside Drive that occurred on April 2, 2024, prompted the City to engage Geotechnical services from Stantec. Stantec conducted a site inspection on April 16, 2024, to assess the extent of the damage and gather preliminary data.
To further evaluate the situation, a Lidar scan is scheduled to be completed within the next two weeks. This scan will provide crucial information regarding the amount of material displaced by the landslide, identify remaining material, and allow for a comparison with historical surveys conducted near the area.
With this data in hand, Stantec anticipates being able to propose recommendations and cleanup methods by early May. Once this report is finalized, cleanup efforts can commence promptly thereafter.

COW24-44 Finance & Administration Departmental Report

Councillor P. Gill presented an update from the Finance and Administration Department for the three-month period of January to March 2024, as follows:

- snow clearing has been within budget;
- accounts receivable are higher than in comparative periods;
- council remuneration review is underway;
- grants have been awarded to Corner Brook Rotary Music Festival, MS Canada, & Corner Brook Kinsmen;
- total revenues was \$34,811,032 against a budget of \$33,268,654;
- total expenses was \$7,756,943 against a budget of \$9,388,299.

COW24-45 Development, Planning and Community Services

Councillor V. Granter presented an update from Community Services, Development and Planning as follows:

Development and Planning

- 183 O'Connell Drive (Tim Hortons) - interior alteration of existing Tim Hortons, site trailer required. Application is under review;
- 29 Lundrigan Drive (office/warehouse) - new building, partial permits issued, foundations complete;
- 40 North Shore Highway (Mt. Patricia Cemetery Extension)- permits issued, new access road and storage building being constructed;
- 4 St. Marks Avenue Fillatre's Funeral Home (extension) - permits issued;
- 339 O'Connell Drive Repair Garage (extension) - permit issued;
- 12A Tipping Place (office/warehouse) - foundation permit issued;
- 71 Humber Road partially vacant building - major renovation proposed, 6 unit apartment building and 1 commercial space, all permits issued;
- 1Ariceen Place (Murphy Brothers new industrial building - permits issued, work progressing;
- 16 Confederation Drive (McDonalds) - major renovation and extension, permits issued;
- 44 Maple Valley Road Anytime Fitness Gym - permits issued, work underway;
- 8 Grenfell Drive (gas station/fast food) - interior fit-up permit issued
- 106 West Street (Western Star conversion to apartment building) - construction on-going, all permits issued;
- 9 Lundrigan Drive (extension) - foundation permit issued for extension;
- Industrial Park Study - staff are preparing an RFP for consulting services to determine where and how industrial park land can be developed and the cost for such development.

Business Development

- Downtown Business Improvement Association (BIA) - new BIA map has been updated and developed in GIS, and current legislation (City

of Corner Brook Act) and the relevant by-law are being reviewed with legal input;

- New Economic development program - a new program is being developed exclusively for indigenous youth persons (<35 years) in the City. The program is expected to be finalized in the next couple of months;

Sustainable Development

- Food Cycler Program - an electric appliance that offers in-home, countertop composting of food waste, the 100 household compost project is to begin soon;
- 2 Billion Trees Project - a 23-question survey has been made available to residents to gauge attitudes surrounding sustainability and urban forests in Corner Brook.
- Spring clean-up week - the first week of the collection is May 6-10 for bulk waste and metals, the second week is May 13-17 for household garbage;
- Compost collection day - staff are organizing a spring collection event where residents can come to the leaf drop-off location at Third Pond Access off of Lewin Parkway and gather leaf litter as a garden start for their gardening, dates to be announced.

COW24-46 Recreation Update

Councillor P. Keeping presented an update from the Recreation Department as follows:

New Recreation Centre

- Work is progressing on the new Recreation Centre with many of the spaces taking shape and nearing completion. The Recreation Services Department has begun posting for positions that will be integral in the operation of the new Recreation Centre as well as the future enhancement and development of recreation as a whole in Corner Brook;

Civic Centre

- The Civic Centre continues to be a hub of activity featuring sporting events, craft fairs, fitness classes, active tots, pickleball and much more. One of the recent highlights was the Civic Centre hosting the 2024 U18 AAA Female Atlantics featuring the top under-18 female hockey players from Newfoundland, Prince Edward Island, New Brunswick and Nova Scotia. Many of the visiting teams expressed their pleasure with the "second to none" job that Corner Brook and the Civic Centre did in hosting this event;

Rec NL Conference

- On April 26 - 27, 2024 Corner Brook will be hosting the annual REC NL conference. This conference welcomes recreation professionals

and organizations from across the province for two days of networking, resourcing, and development. The annual REC NL conference provides a great opportunity to showcase all that Corner Brook has to offer in the world of recreation and also serves to equip Corner Brook's Recreation Services Department with tools necessary to further enhance recreation locally.

COW24-47 Tourism Updates

Councillor P. Keeping presented an update from Tourism as follows:

- STAR - The RFP for branding for STAR has closed and 7 submissions were received and proposals are currently being reviewed by the sub-committee. The Committee will meet to finalize the preferred proposal and bring forward the recommendation for approval. As well, updated funding applications for STAR programs and trails have been submitted;
- Cruise Season - Staff are preparing for a busy cruise season planning music for cruise shipdays with calls over 1000 people and planning for the Colours of Corner Brook event in September. This Cruise season will see 37 Cruise Ships that will bring approximately 50,000 passengers to the City;
- Train - staff are waiting on new parts for the train, posting for train driver closed on April 19th, train will be inspected and prepped for the 2024 season and staff are working on gathering the information to proceed with purchasing of the new train;
- Jiggs and Wheels - Staff are busy working on Jigs and Wheels is scheduled to run from July 26th to August 4th with a variety of different events such as the Party in the Park, Car Show and lots more! The itinerary is being finalized and should be ready for print soon. Staff are partnering with Ticket Tide to sell tickets and manage admission for the Opening night event, "Blame it on Broadway" with acts such as Jason Rogers, Midnight Crescent, Dave McHugh, Randy Matthews & Co. and the Mixed Tapes Band.

COW24-48 Standing Offer - Security Services #2024-02

On motion by Councillor P. Gill, seconded by Councillor C. Pender, it is **RESOLVED** that the Corner Brook City Council approve the bids for the standing offer for Security Services for the period of May 1, 2024 – April 30, 2027 as follows:

Name	Uniformed Security Guard per hour	Security for ticket taking/usher per hour
Alpha 1 Safety and Security	\$21.48	\$21.48
Garda World	\$25.48	\$24.48

MOTION CARRIED.

COW24-49 Corner Brook Municipal Plan No. 24-01 & Development Regulations Amendment No. 24-01

Councillor C. Pender declared a conflict of interest with regards to this item. There was unanimous consent that Councillor C. Pender was in a conflict of interest. Councillor C. Pender entered the gallery and abstained from discussion and voting on this item.

On motion by Councillor V. Granter, seconded by Deputy Mayor L. Chaisson, it is **RESOLVED** that the Council of the City of Corner Brook:

- (1) Adopt proposed map amendment No. 24-01 to the City of Corner Brook's Integrated Municipal Sustainability Plan 2012;
- (2) Adopt proposed map and text amendment No. 24-01 to the City of Corner Brook's 2012 Development Regulations;
- (3) Set Thursday, May 23rd, 2024, 7:00 p.m. in the Hutchings Room at City Hall for the tentative Public Hearing;
- (4) Authorize staff to give statutory notice of adoption of the proposed amendments;
- (5) Authorize staff to cancel the Public Hearing in the event that no objections are received, or no member of the public expresses intent to attend the Public Hearing, 48 hours prior to the tentative Public Hearing; and
- (6) Appoint Mark Mills to preside over the scheduled Public Hearing.

MOTION CARRIED.

COW24-50 Crown land Application - O'Connell Drive

On motion by Councillor C. Pender, seconded by Councillor V. Granter, it is **RESOLVED** to approve the application to obtain Crown Land located adjacent to municipal number 566 O'Connell Drive on both sides subject to the applicant consolidating the two parcels of crown land with their own parcel of land and submitting a new legal survey to the City of Corner Brook.

MOTION CARRIED.

COW24-51 Pavement Markings (3-Year Contract) 2024-03

On motion by Councillor P. Keeping, seconded by Councillor P. Gill, it is **RESOLVED** that Corner Brook City Council award the three-year contract

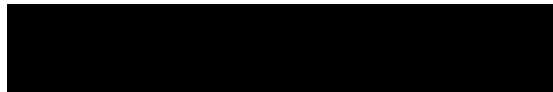
for the installation of pavement markings to Truelines Pavement Markings for the annual amount of \$150,468.30 (HST included). **MOTION CARRIED.**

COW24-52 Georgetown Road Slope Assessment

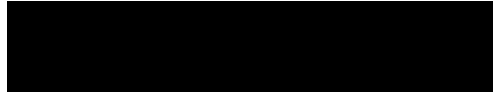
On motion by Deputy Mayor L. Chaisson, seconded by Councillor C. Pender, it is **RESOLVED** that the City of Corner Brook Council approve AllRock's Proposal in the amount of \$20,642.50 (HST Included) for the Assessment of the Georgetown Road Embankment Failure. **MOTION CARRIED.**

ADJOURNMENT

The meeting adjourned at 8:03 p.m.



City Clerk



Mayor