

**MINUTES OF A COMMITTEE OF THE WHOLE OF
THE COUNCIL OF THE CITY OF CORNER BROOK
COUNCIL CHAMBERS, CITY HALL
MONDAY, 21 OCTOBER, 2024 AT 7:00 P.M.**

PRESENT:

Mayor	J. Parsons	D. Charters, City Manager
Deputy Mayor	L. Chaisson	T. Flynn, Director of Protective Services
Councillors:	P. Gill	D. Burden, Director of Engineering, Development and Operations
	V. Granter	P. Robinson, Director of Recreation Services
	B. Griffin	G. Manning, Legislative Assistant
	P. Keeping	Roy Teliz, Sergeant-At-Arms
	C. Pender	

Absent with regrets: S. Maistry, Director of Finance and Administration and Jessica Smith, City Clerk

COW24-99 Land Acknowledgement

Deputy Mayor L. Chaisson read the Land Acknowledgement.

COW24-100 Approval of Agenda

On motion by Councillor C. Pender, seconded by Deputy Mayor L. Chaisson, it is **RESOLVED** to approve the agenda as circulated. **MOTION CARRIED.**

COW24-101 Approval of Minutes- Regular Meeting October 7, 2024

On motion by Councillor V. Granter, seconded by Councillor C. Pender, it is **RESOLVED** to approve the Minutes of the Regular Council Meeting of October 7, 2024. **MOTION CARRIED.**

COW24-102 Ratification of Decisions

As per section 41(3) of the City of Corner Brook Act, the following minutes were brought forward for ratification:

CC24-039 Approval of Agenda [**Granter/Pender**]

CC24-041 Contribution Agreement for Project #226273 [**Granter/Gill**]

COW24-103 Proclamations and Events

The Mayor declared the following proclamations were made:

- October 20-26, 2024, was declared Small Business Week;
- October 17, 2024, was declared International Credit Union Day.

COW24-104 Protective Services Statistics - September 2024

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

- Municipal Enforcement received 154 calls for services;
- Animal Control received 30 calls for services;
- There were 69 Parking related violations issued;
- Corner Brook Fire Department received 41 calls for service;
- PSAP received a total of 7860 calls of which 2426 were transferable.

COW24-105 Water and Wastewater Work Summary

Deputy Mayor L. Chaisson presented an update from the Water and Wastewater Division from September 6 to October 11, 2024 as follows:

- 111 Water and Wastewater Complaints were received with the most common being for curb stop repair and high/low water pressure
- issued a total of 23 Water and Wastewater Media Releases;
- the Water and Wastewater Recoverable Works totaled \$1936.06;
- completed a total of 8 Water and Wastewater Repairs;
- Additional maintenance includes city-owned and private hydrant maintenance, sanitary sewer lift stations service, cleaned water supply intake screens at Burnt Pond and Second Pond, serviced the Eastside Station Chlorination Station, Splash Pad winterization, mainline valve repair on Fudges Road and Wheelers Road, and leak detection;
- Upcoming maintenance includes new water/sewer service installation on Doves Road, install flow meters, sanitary sewer root cutting, and cap a sprinkler waterline on Humber Road;
- Water Treatment Plant maintenance included a chlorine gas leak response, Air Saturation Compressor #1 relieve valve replacement, Raw Water Flow Control Valve replacement, annual generator service, Filter #2 Hypo Scrub, and increased the size of the parking lot. Upcoming maintenance includes winterizing the property, generator load bank testing and transfer switch maintenance, Flow Control Valve – Installation of new operating stem and valve actuator, and Flash Mix and DAF common Channel drain, clean and inspection.

COW24-106 2024 Public Works Summary

Deputy Mayor L. Chaisson presented an update on the Public Works operation for the period of September 9 to October 9, 2024 as follows:

- Storm Installation: 50 meters of 375mm HDPE storm pipe installed on Batstone's Road from Osmond Ave intersection past Veterans Square with 103 meters of curb and gutter poured;
- Curb and manhole repair ongoing;
- Guide rail installed on Curling Street;

- Ditches rechanneled on Kawaja Drive, Petries, street, and Cranes Ave;
- Park maintenance;
- Winter preparations including snow clearing equipment inspections and repairs;
- 116 calls for service with the top three categories being potholes, curb, and broken or missing signage.

COW24-107 Capital Project and Engineering Committee Updates

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

- **Corner Brook Recreation Centre** - substantial completion anticipated by the end of the year, delivery of the slide is expected in the next 25 days, deficiencies are anticipated to be rectified by mid-Dec;
- **Mount Bernard Reconstruction** - remainder of surface asphalt Spring 2025. (CBP&P tank farm to O'Connell Drive);
- **Deep Gulch Brook Culvert Replacement** - Rip Rap at outfall placed, endwall completed, large diameter culvert being installed in areas of water transmission mains;
- **Curling Street Retaining Wall Replacement** - new waterline has been installed in construction limits thus far, and slope stabilization is to be completed with full road closure; existing bedrock was deeper than expected, and a redesign was required, Bell underground concrete duct bank required removal to facilitate work, the contractor has remobilized back to the site and completed the removal of the duct bank on September 16th, anticipated completion mid-November;
- **Transportation Study** - draft policies have been submitted for review and Miovision Camera has been deployed to several intersections to obtain counts and movements, waiting on the draft report;
- **Transit Accessibility Study and Implementation Plan** - study continues, final report is expected in early-mid October. Council briefing to follow once received;
- **Intersection Improvements (Elizabeth Street/O'Connell Drive)**- Harbourside Transportation Consultants is the consultant for the project, Fall 2024 tender planned with Spring 2025 installation;
- **Curling Street Storm Sewer**-consulting awarded to Englobe, contract awarded to Marine Contractors, construction started on August 23rd, project approximately 90% complete, asphalt during October 14th -24th;
- **Main Street Pedestrian Bridge**- Anderson Engineering is the consultant for the project, contract awarded to Brook Construction (2007), construction started September 16th, bridge in place, reinstatement in progress;

- **Old Humber Road Retaining Wall**- consulting awarded Englobe, contract awarded to West Coast Excavating & Equipment Co. Ltd, project commenced August 26th, project is approximately 99% complete, safety railing to be installed;
- **2024 Paving Program**- Contract awarded to Marine Contractors, will utilize Gas tax and MYCW funding, asphalt portion is 95% complete with one street remaining;
- **Great Trail Phase II**- Contract awarded to West Coast Excavating, excavation and Curb work continues, anticipated completion November 2024, project approximately 70% complete;
- **STAR Trail Design & Construction Services**- Design and Construction of Man in the Mountain and Cape Blow Me Down Hiking Trails, funding from several sources, the City funds 10% of the total cost, draft final report received, meeting with stakeholders to review on October 15, 2024;
- **City Hall Atrium Lighting**- trials are being conducted in the Atrium to determine the optimal product for the desired effect;
- **Community Market Feasibility**- funding has been obtained to conduct a feasibility study in the City of Corner Brook surrounding a community market, project will engage residents, business owners, event organizers and local farmers to understand the interests as well as wants and needs of this type of venue, RFP Closes October 16, 2024, an evaluation will take place and RFD will be submitted to the next council meeting for the award;
- **Bartlett's Point Park Bandstand**- funding has been applied to construct a bandstand performing area as well as parking lot upgrades to Bartlett's Point Park, this will see more accessible access for residents to use the park as well as a performing area looking out over the Bay of Islands, if funding is approved the first phase of the project will take place which consists of the design of the upgrades;
- **Confederation Drive Intersection Design**- This project will see Confederation Drive from the Northeast of the plaza intersection to the roundabout redesigned to make the intersections in this area much safer. Work will include lane reductions and installation of a multi-use sidewalk. Future funding is required for the completion of work. This portion of the project is design only and will bring the project to a shovel-ready state. funded by City COR. Design awarded to Englobe, Startup meeting to take place soon;
- **Kinsmen Park Well Upgrade**- City of Corner Brook Contributed \$10,000 to the Kinsmen Prince Edward Park to facilitate a well upgrade.

COW24-108 Sustainable Development Updates

Councillor C. Pender presented an update from Sustainable Development as follows:

- **2 Billion Tree (2BT) Project** - Aerial imagery combined with on-the-ground LiDAR imagery collected throughout the last 18 months has been able to construct an urban forest inventory of Corner Brook; the imagery is able to provide and validate information on tree location, health, canopy, and other tree attributes.
- **Corner Brook Clean Up with Clean Swell app** - the Clean Swell app is a tool that is used across Canada for organizing beach and community clean-ups; the app allows users to track their time and mileage for the overall clean-up while additionally allowing the number of and type of garbage items to be selected from a list of 45 commonly found littered items.
- **Food Cyler Pilot Program-** In May 2024 the Food Cyler Pilot Program was introduced to the City of Corner Brook; an indoor composting program that offers residents the opportunity to purchase a Food Cyler for a subsidized price through partnerships with Food Cyler and Impact Canada. The pilot program allowed 100 residents to purchase a Food Cyler and track their daily usage of the indoor composter over a 12-week period. The first round of the Food Cyler program wrapped up at the end of September 2024 and there will be a public presentation of the project to present the total amount of organic waste that was diverted from the landfill by using the Food Cyler. As a result of the success of the first program, there will be a second round of the Food Cyler program which will begin at the beginning of November;
- **Fall Leaf Collection 2024** - Third Pond Access will be opened for residents to drop off their leaves and branches into outdoor piles that are designated for natural decomposition from November 4th until November 15th. There will be a dumpster on site for residents to discard their plastic and/or paper leaf bags following dumping their contents in the natural decomposition pile. In addition, between November 4th and November 8th there will be regular curbside collection for leaves and branches.

COW24-109 Development & Planning Updates

Councillor B. Griffin presented an update from Development and Planning as follows:

- The Planning Department is currently working with Dillon Consulting on an Industrial Park Study. There are only three pieces of easily developable industrial land remaining in Corner Brook, this presents both a challenge and an opportunity for strategic economic planning. An industrial park study in Corner Brook can significantly bolster economic development by identifying optimal locations for new businesses and industries, streamlining infrastructure needs, and attracting investment. By analyzing factors such as land availability, existing infrastructure, transportation access, and resource utilization, the study can pinpoint strategic areas where an industrial park would be most beneficial;

- The planning department is also currently working to finalize the last draft documents of the 2025-2035 Integrated Municipal Sustainability Plan, which we are hoping will be out for public review early in the new year;
- Development staff are busy with multiple large commercial projects ongoing, as well as multiple new builds. A couple of exciting projects the team are working on include an extension to an existing Gym, construction of multiple new apartment buildings, as well as finalizing work on a fast-food restaurant with completion expected early next month.

COW24-110 Finance & Administration Update

Councillor P. Gill presented an update from the Finance and Administration Department for the period ending September 2024, as follows:

- total revenues were \$37,303,446 against a budget of \$36,042,573;
- total expenses were \$23,925,925 against a budget of \$28,284,472;

COW24-111 Recreation Update

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

As the summer recreation season concludes, a number of recreation projects are occurring in anticipation of summer 2025. These projects include:

- **Margaret Bowater Park:** The swimming pool deck at Margaret Bowater Park is being upgraded in the coming weeks;
- **Windsor Street Basketball Court:** The Windsor Street Basketball Court has been cleaned up and new basketball nets are being installed;
- **Softball/Baseball Netting:** A number of the protective nets surrounding the softball and baseball diamonds are being replaced and upgraded;
- **Carberry's Playground:** Carberry's playground will be updated and upgraded in the coming weeks;

Additionally, a significant number of fall and winter programs have begun at the Civic Center and the Studio including Minor Hockey, Silver Blades Skating Club, Pickleball, Nora's Fitness, Corner Brook Curling Association.

This past weekend Corner Brook played host to the annual VolleyWest volleyball tournament where our city welcomed more than 50 volleyball teams to our city. Coming up on December 3, 2024 the Civic Centre will be hosting the 2024 Stars on Ice Holiday Tour featuring headline skaters Elvis Stojko and Kaetlyn Osmond. Tickets are available through the Civic Centre.

COW24-112 Regional Service Board Representation

The City Manager presented a report to provide Council with information regarding representation on the Western Regional Service Board. It outlined the importance of having 2 members on the board as the City of Corner Brook would allow for a more significant representation of the City's interests and would more effectively represent the residents of the City with regards to decisions made by the Board that impact the City, both financially and operationally.

The report also addressed the issue of Conflict of Interest and stated that voting on an issue that has monetary impacts on the City of Corner Brook would not put a Councillor in a conflict as Councillors are appointed to the board for the purpose of representing the city's interests.

COW24-113 Western Regional Service Board Appointment

Mayor J. Parsons declared a conflict of interest and the motion was for appointing the Mayor to the Western Regional Services Board. The Mayor entered the gallery and refrained from debate and voting on this item. Deputy Mayor L. Chaisson chaired the meeting for the purpose of this item.

Councillor C. Pender requested a point of order as he declared that Councillor P. Gill was previously voted as being in a conflict of interest because she is on the Western Regional Services Board.

Deputy Mayor L. Chaisson requested a point of order and asked Councillor P. Gill to leave her seat and enter the gallery during the discussion and vote.

On motion by Councillor B. Griffin, seconded by Councillor P. Keeping it is **RESOLVED** that Councillor P. Gill is not in a conflict of interest concerning the subject of appointing a representative to the Western Regional Services Board. **MOTION DEFEATED. [Councillor C. Pender, Councillor V. Granter, Deputy Mayor L. Chaisson voted against the motion].**

On motion by Councillor B. Griffin, seconded by Councillor P. Keeping, it is **RESOLVED** to appoint Mayor Jim Parsons as a City of Corner Brook Council representative on the Western Regional Service Board. **MOTION DEFEATED. [Councillor C. Pender, Councillor V. Granter, Deputy Mayor L. Chaisson voted against the motion]**

Mayor J. Parsons and Councillor P. Gill returned to their seats and Mayor J. Parsons resumed as chair for the remainder of the meeting.

COW24-114 Crown Land Application - Near Massey Drive

On motion by Councillor P. Gill, seconded by Councillor B. Griffin, it is **RESOLVED** to approve the crown land application for the existing

walking/hiking trail for a portion of land in the vicinity of Tipping's Pond, Massey Drive, NL which falls within the City of Corner Brook planning boundaries. **MOTION CARRIED.**

COW24-115 Mount Bernard Avenue Reconstruction - Amendment No. 1

On motion by Councillor B. Griffin, seconded by Councillor P. Gill, it is **RESOLVED** to approve Amendment No. 1 for the Mount Bernard Avenue Reconstruction in the amount of \$134,080.41 (HST Included) for Dillon Consulting Limited. **MOTION CARRIED.**

COW24-116 Broadway Storm Sewer - Consulting Services

On motion by Councillor B. Griffin, seconded by Councillor V. Granter, it is **RESOLVED** to that the Council of the City of Corner Brook accept the proposal submitted by Anderson Engineering Consultants Ltd. for the Broadway Storm Sewer in the amount of \$42,644.30 (HST included).

It is **FURTHER RESOLVED** that the Corner Brook City Council authorizes the City Manager to sign the PCA agreement with the Consultant, Anderson Engineering Consultants Ltd. on behalf of the City of Corner Brook. **MOTION CARRIED.**

COW24-117 Petries Street Bridge Replacement

On motion by Deputy Mayor L. Chaisson, seconded by Councillor V. Granter, it is **RESOLVED** that the Council of the City of Corner Brook accept the proposal submitted by Englobe Corp. for the Petries Street Bridge Replacement in the amount of \$73,817.59 (HST included).

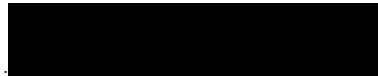
It is **FURTHER RESOLVED** that the Corner Brook City Council authorizes the City Manager to sign the PCA agreement with the Consultant, Englobe Corp. on behalf of the City of Corner Brook. **MOTION CARRIED.**

ADJOURNMENT

The meeting adjourned at 8:12 p.m.



City Clerk



Mayor