



GENERAL COMMITTEE MEETING

Tuesday, June 14th, 2005
7:00 P.M.
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2005 – 06

Members present: Mayor Damian Goulbourne

Councillors:

D. Alexander
D. Beaudoin
P. Chiochio
M. Dzugan

D. Fortier
P. Grenier
J. Larouche
J. Spadafora

Members of the Staff and Others Present:

City Manager T. Fitzpatrick
Administrative Assistant/Deputy Clerk B. Gallaccio
General Manager Engineering, Public Works and Transportation Services D. Shantz
Acting Manager Budgets & Financial Reporting/Deputy Treasurer
General Manager, Planning & Development Services D. Thorpe
Chief Building Official M. Mantesso
Recording Secretary, Games Licensing Clerk L. Bubanko

Mayor Goulbourne called the General Committee Meeting to order at 7:30 p.m. after adjourning the Special Council Meeting for Statutory Public Hearings.

1. ADDITION TO AGENDA:

(A) CORPORATE SERVICES - Councillor Alexander, Chair

Finance Division

05-4 - Request from Mayor Goulbourne to have Councillor Alexander present his expectations for the 2006 Budget Process.



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2. DISCLOSURE OF INTEREST: NIL

3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF APRIL 26th, 2005

Moved by Councillor Dzugan that the Minutes of the General Committee Meeting of April 26th, 2005 be and the same are hereby approved and adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS: NIL

5. PUBLIC HEARINGS: NIL

6. DELEGATIONS AND PRESENTATIONS:

(A) OPERATIONAL SERVICES

04-37 – John Parisee addressed Council in support of City forces installing water meters.

Mr. Parisee questioned Council's spending on consultant fees due to the fact that staff have been installing water meters. He also asked why Council is proceeding with the installation of water meters though the City has not received any funding from the provincial or federal government. Mr. Parisee also expressed concern with regard to the cost to ratepayers and supported the hiring of full time/part time staff to carry out the installation of water meters.

Moved by Councillor Spadafora

That the presentation by Mr. Parisee at the June 14th, 2005 General Committee Meeting regarding support of City forces installing meters be received for information.

LOST

7. STAFF REPORTS:

(A) COMMUNITY SERVICES

In the absence of Community Services Chair, Councillor S. O'Dell, Mayor Goulbourne chaired this portion of the meeting.

Planning and Development Services



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Planning Division

05-115Z - Proposed Amendment to By-law 2667 – Klaas Mans – 9 Asher Street and 204 and 206 Hellems Avenue, Part of Block V, Plan 565 (File 2005-06). (PDS-2005-45)

Moved by Councillor Grenier

That Zoning By-law 2667, as amended, be further amended for 9 Asher Street and 204 and 206 Hellems Avenue (Part of Block V, Plan 564) in the City of Welland from Multiple Dwelling – Second Density Zone – RM2 to a Site Specific RM2 Zone to permit a reduced front yard, side yards, rear yard, lot coverage and parking requirements.

CARRIED

05-114Z - Proposed Amendment to By-law 2667 – 1276304 Ontario Inc. – 289 Daimler Parkway (File 2005-07). (PDS-2005-46)

There were some concerns raised regarding the platform tennis courts such as washrooms as well as lighting installation and Mr. Thorpe advised that the golf course facilities would remain open all year to accommodate patrons. Mr. Fitzpatrick assured Council that any issues raised at the public meeting will be respectfully considered by the golf course owners and the proponents. Mr. Thorpe advised that outstanding issues will be dealt with in the Site Plan Agreement. Councillor Grenier suggested that although the details of the leasing of the property was a private matter between the owner and proponents Council could ask for a copy of the Lease in order to satisfy themselves. Councillor Alexander indicated that he would like to revisit the matter in a year's time to address any issues particularly with respect to the noise by-law.

Moved by Councillor Larouche

That Zoning By-law 2667, as amended, be further amended for lands known municipally as 289 Daimler Parkway (Block 168, Plan 59M-269) to add the use of platform tennis courts and accessory uses to the existing Site Specific C1-X4 Zone.

CARRIED

05-39 - Bill 124 – Changes to the Building Permit Process. (PDS-2005-47)

Councillor Alexander asked if permit fee increases would have a negative impact on future development and Mr. Mantesso responded that according to studies there would not be a negative impact. Councillor Grenier asked if additional staff would be required and Mr. Mantesso indicated that the City would not have to hire additional staff as the work would be streamlined and efficiencies implemented with respect to the inspection process.

Moved by Councillor Alexander



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1. That Council endorse Report PDS-2005-47 concerning Bill 124 Changes To The Building Permit Process and authorize Staff to present a new Building By-law to Council to effect the changes; and
2. That Council approve a permit fee increase of 7.5% with the minimum fee increasing from \$44 to \$75.

CARRIED

03-133 - International Brownfield Summit. **(PDS-2005-48)**

Moved by Councillor Grenier

That Council receive Report PDS-2005-48 concerning the International Brownfield Summit dated June 14, 2005.

CARRIED

03-133 - Brownfield Strategy/Community Improvement Plan Liaison Committee. **(PDS-2005-49)**

Councillor Fortier asked if Councillor Alexander would accept the appointment to the Brownfield Strategy/Community Improvement Plan Liaison Committee and Councillor Alexander accepted the appointment.

Moved by Councillor Fortier

That Council receive Report PDS-2005-49 concerning the Brownfield Strategy/Community Improvement Liaison Committee dated June 14, 2005 and endorse the list of individuals recommended to form the Liaison Committee for the Brownfield Strategy/Community Improvement Plan currently being undertaken by the City; and
That Councillor David Alexander be appointed to the Brownfield Strategy/Community Improvement Liaison Committee.

CARRIED

(B) CORPORATE SERVICES

Finance Division

96-48 – Development Charges 2004 Year End Statement. **(FIN-05-05)**

Moved by Councillor Fortier

That the Treasurer's Statement attached to Report FIN-05-05, in accordance with the Development Charges Act and O. Reg. 104/98, be received and the City Clerk be instructed



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to forward a copy of this Statement to the Minister of Municipal Affairs within 60 days of giving this report to Council as per Section 43(3).

CARRIED

(C) OPERATIONAL SERVICES - Councillor M. Dzugan, Chair

Engineering, Public Works and Transportation Services

Public Works Division

04-124 - Consideration of In-House Staffing for Universal Water Meter Implementation Program.
(ENG-2005-19)

Councillor Grenier supported the report and recommendation. Councillor Beaudoin presented reasons why he does not support the tender for a contractor to supply and install water meters. He advised that the company Neptune which replaced Schlumberger would likely be the contractor to do the work. Previously, Schlumberger had been contracted by the City for the installation of water meters resulting in significant cost over runs. The former company also deemed many locations too difficult and city staff had to fix their errors. Councillor Beaudoin pointed out that past City records from only four years ago reported that the installation of water meters by staff was performed professionally, with a surplus and staff had recommended that city forces continue to install water meters. Mr. Fitzpatrick advised that presently, the work calls for all homes in the City, not just new homes to have water meters as in the past. Councillor Fortier asked if a comparison had been made between water meters which the City would use and what the tender company would provide. Mr. Shantz advised that it would be looked at. Councillor Spadafora stated his high respect for staff but does not support staff installing water meters because as per the report, it would cost four million dollars more to do so. Councillor Alexander stated that the objective here is to make a decision regarding the bottom line and to provide the best value for tax dollars. He is in support of the staff recommendation and is not pleased with the amount of time it has taken to get to this point. Councillor Fortier asked what the ongoing cost maintenance would be and Councillor Beaudoin asked how maintenance will be handled and suggested entertaining partnerships with other area municipalities. Mr. Shantz advised that a meter lasts ten to fifteen years and should then be replaced and that city staff will be handling ongoing maintenance.

Moved by Councillor Grenier

That the City of Welland tender a single multi-year contract for the supply and installation of water meters in private residences.

(Councillors Beaudoin and Fortier asked to be recorded as opposed to this resolution.)

CARRIED

7. NEW BUSINESS:



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(A) CORPORATE SERVICES - Councillor Alexander, Chair

Finance Division

05-4 - Councillor Alexander presented his expectations for the 2006 Budget Process.

Councillor Alexander reviewed the expectations for the 2006 Budget process and requested that Councillors complete the emailed budget process questionnaire in order to review the last budget cycle. He requested that they provide their views of the work done with the Budget Review Committee and to note their observations with respect to likes or dislikes of the process. The intent is to get through the 2006 Budget process earlier.

Committee-of-the-Whole (In Camera)

General Committee met in Committee-of-the-Whole in camera to discuss a property matter and personal matters about an identifiable individual at 9:05 p.m. General Committee arose from Committee-of-the-Whole at 9:15 p.m. without report.

8. OUTSTANDING ITEMS REFERRED TO COMMITTEE:

Mayor and Council reviewed with staff the status of the outstanding items.

9. The General Committee Meeting adjourned at 9:20 p.m.