

**COMMITTEE OF THE WHOLE
(7:30 PM to 9:15 PM)**

TOWN OF STONEWALL

DECEMBER 2, 2009

The Council of the Town of Stonewall met as a Committee of the Whole on Wednesday, December 2, 2009 commencing at 7:30 PM in the Council Chambers, Town Hall, Stonewall, MB.

Mayor Ross Thompson presided.

Councillors Badger, McLean and Ploszay and CAO Potter and Assistant CAO Patterson in attendance.

Councillor Corbin absent.

The Committee considered the following matters.

RESOLUTION NO. CW 19/09: McLean, Ploszay

BE IT HEREBY RESOLVED THAT the additions to the Dec. 2/09 Committee of the Whole meeting Agenda be approved pursuant to Section 8.3 of the Town's Procedural By-law No. 3/07.

CARRIED

A. 2010 (2009 Supplemental) BOARD OF REVISION

CAO Potter informed the Committee the 2010 (2009 Supplemental) Board of Revision for the Town of Stonewall was not required.

Three (3) applications had been duly received for the Board of Revision but one application was dealt with under an Agreement to Revise Assessment (Section 15.1 of the Assessment Act) and the other two (2) applications to the Board were withdrawn.

1. COOKE FIELDS SIGN MODIFICATIONS

- request from Charlie Cooke for modifications to Cooke Fields sign and plaque

Charlie Cooke, son of Al and Norma Cooke, has requested the Town raise the height of the Cooke Fields sign at the VMSC soccer facility and to install a plaque that relates the story of the Cooke's involvement in the development of soccer in the community.

The CAO and Parks & Arena Manager are recommending the height of the sign remain as is as the sign posts are stone pillars and the sign is the same height as the other soccer field signs (Kinsmen/Interlake Community Foundation). The sign has not suffered any major vandalism since 2004. Also if a plaque is to be installed it would be of similar height to the sign.

The cost of a plaque on a similar stone pillar is estimated at \$1,500 - \$2,000.

The Committee agreed to the request to replace/modify the sign and to install a plaque, however the Cooke family will be informed the Town will not be responsible for the costs, and final approval of the modifications and plaque will be required from the Town prior to before any changes to the sign are made.

2. 2010 5TH STREET WEST WATERMAIN PROJECT

- Phase 1 and Phase 2

The Committee reviewed the plans and project cost estimates for expanding (new) the watermain from the water pumphouse to 3rd Ave South.

Phase 1 of the watermain project is from the pumphouse on 5th St West south along the street and railway right-of-way to 2nd Ave North.

Phase 2 of the watermain project is from 2nd Ave North south along the railway right-of-way to 3rd Ave South.

Funding assistance for Phase 1 of the watermain project along with the associated street renewal works was received under the Canada-Manitoba Infrastructure Stimulus fund (\$661,300)

- Proposed capital debt/debenture for Phase 2

CAO Potter recommended to the Committee the cost of Phase 2 of the watermain project be funded as a Local Improvement District (LID) proposal and capital funding (temporary borrowing to debenture issue) project. As an LID proposal and capital funding project the cost of the project and interim financing would be paid under a debenture issue over a number of years with the annual principal and interest payment being recovered on a levy from taxable and exempt properties.

The Committee agreed with the recommendation to proceed with Phase 2 of the Watermain Project as a LID Proposal/Plan and capital funding Project.

3. 2010 STREET RENEWAL & SIDEWALK CONSTRUCTION PROGRAM

- Street renewal 5th Street West/12th Street West

The Committee reviewed the plans and cost estimates for the renewal of 5th Street West from 4th Ave North to 2nd Avenue North and 12th Street West from the north Town boundary to 2nd Ave North in 2010.

Funding assistance for the 5th St West works has been received under the Canada-Manitoba Infrastructure Stimulus fund. Additional funding will be sought for the works under the Provincial Grant-in-Aid Street program.

The 12th Street West works is partially funded by Genstar under the terms of the Development Agreement for Stone Ridge Meadows.

- Sidewalk construction 5th St West, Oakford, Centre and 3rd Ave South

The Committee reviewed the proposed sidewalk construction and cost estimates for 2010. The 2010 sidewalk construction program calls for new sidewalks on Oakford Blvd. from 2nd Ave North to Procure Bay, Centre Ave from Main east to 4th Street East and on 3rd Ave South from Main east to 2nd Street East.

The Committee directed the installation of the new sidewalks on Oakford Blvd and Centre Ave be tendered as an "option" under the 2010 Program and that the new sidewalk on 3rd Ave. South be extended the entire distance from Main St. east to 4th Street East.

4. WEST LIFT STATION ASSESSMENT/RENEWAL

- Assessment of west lift station capacity and life expectancy

The west lift station, originally constructed in 1972, may be reaching its operational and building system life expectancy as well as being at or nearing its operational capacity. A

proposal to conduct an assessment of the building and operational systems and the operational capacity is being prepared by AECOM for consideration.

5. PUB WATER & SEWER RATE STUDY AND APPLICATION

The water and sewer rate study and rate increase application to the Public Utilities Board is still being completed. A draft of the study and application will be presented to Council prior to being sent to the Board.

6. PURCHASE AND RELOCATION OF USED SHELL STORAGE BUILDING

- Purchase and relocation of former Shell storage building to Works & Operations Yard for storage

The Committee considered a proposal from the Engineering Manager to relocate the storage building from the former Shell bulk property at #480 4th Street East to the Works & Operations yard at #30 Limestone Drive for storage of signs, barricades, culverts and equipment attachments. The estimated cost to acquire and relocate the 1,440 sf building is \$ 7,500.00.

A variation order for an accessory building larger than 400 sf will be required if the building is relocated prior to the adoption of By-law No. 18/08 to amend the Zoning By-law to provide for 2,000 sf accessory buildings in the Industrial Zones.

Also the standard Performance Agreement for the exterior appearance and building/zoning requirements will be required.

The Committee agreed to proceed with the purchase/relocation of the building.

7. BY-LAW 18/08 – AMEND ZONING BY-LAW

- “OR” zoning of water supply and distribution lands and minor text amendments

The Committee was presented a draft of By-law No. 18/08 which proposes to amend the Town’s Zoning By-law in the following areas

- Rezone Parcel 1 Plan 12767 and the future water treatment plant and reservoir portion of Lot 2 Plan 43714 from “RS” Residential Single Family to “OR” Open Public Space.
- Site width (30’ in “RS” and 25’ in “RG”) and site area (3,600 sf in “RS” and 2,500 sf in “RG”) for 2 family and multiple family dwellings which have a separate certificate of title for each dwelling unit
- Reduce rear and side yard minimum setback requirements for pools to 5’ (from 8’)
- Increase maximum sign surface area and maximum sign height in Commercial and Industrial zones to 150 sf (32) and 50’ (30’) respectively
- Increase the maximum sf for and accessory building in the Industrial zones to 2,000 sf (400 sf)

The Committee agreed with the proposed amendments.

8. PERMANENT EMPLOYEE SALARY & HOURLY WAGE REVIEW

CAO Potter presented the Committee with the results of the annual salary and hourly wage survey of other urban and similar sized municipalities.

CAO Potter also provided for discussion and consideration, a proposed 2010 Salary and Hourly Wage scale for the permanent employees.

The Committee went into Camera to discuss Agenda items #8 and #11

RESOLUTION NO. CW 20/09: McLean, Ploszay

BE IT HEREBY RESOLVED that Council of the Whole resolve into Committee of the Whole, Committee meeting to be In Camera.

AND FURTHER BE IT RESOLVED THAT pursuant to Section 83(1) of The Municipal Act the matters discussed in camera shall be kept in conference.

CARRIED

RESOLUTION NO. CW 21/09: Ploszay, Badger

BE IT HEREBY RESOLVED THAT the Committee of the Whole resume into regular sitting of the Committee in open.

CARRIED

9. PROJECTS & PROGRAMS

- Quarry Park Heritage & Arts Centre *
- 5th Street West watermain expansion & associated street renewal *
- Renewal / reconstruction of west lift station *
- Lagoon capacity assessment report *
- Water / Sewer rate increase application *
- Water System report ** (completed & filed with ODW – action plan to be submitted)
- Acquisition of CPR right-of-way
- Subdivision / rezoning of water treatment plant reservoir and associated lands
- Stonewall Arena Assessment
- South property line and fencing at Memorial Park
- Contaminated well / ground water east of 4th St East
- Trail & Sidewalk Master Plan
- Genstar Stone Ridge Meadows development (on-going)
- Goodman Subdivision (conditionally approved)
- Dueck Subdivision (conditionally approved)
- Gateway Subdivision (in application)
- Global Subdivision (pending)
- Ventura residential development (pending)
- Mandel property development (pending)
- PSAB GAAP Tangible Capital Assets and Financial Reporting *
- Karate Club Lease Agreement
- Playground Project contributor recognition
- SYSA soccer field use agreement
- 2010 Employee Salaries & Wages
- New by-law for snow disposal
- New regional Library Agreement
- New policy and practise for retaining services for water and sewer works
- By-law for special tax on contaminated properties

10. 2010 FINANCIAL PLAN WORKSHOP DATES

- March 19 to 21, 2010 – The Committee agreed to obtain the 2010 rates from The Clarion hotel for the 2010 Financial Plan (Budget) workshop. The 2010 workshop is to commence on Friday afternoon with a visioning and strategy session with Council and Department Managers.

11. OTHER

#8 Gray Street – In camera

Lagoon – In camera

12. ADJOURN – 9:15 PM

The business of the meeting being concluded the meeting was adjourned at 9:15 PM.

TOWN OF STONEWALL

MAYOR

CAO