



GENERAL COMMITTEE

**Tuesday, June 13th, 2000
7:05 P.M.
COUNCIL CHAMBERS - CITY HALL**

MINUTES OF MEETING # G.C. 2000 - 10

Members Present: Mayor J. Richard Reuter

Councillors:

M. Belcastro
V. Bellantino
F. Campion
D. Fortier
J. Larouche

J. MacLellan
C. McQueen
S. O'Dell
J. Spadafora
L. Van Vliet (until 9:30 p.m.)

Members of the Staff and Others Present:

Acting Chief Administrative Officer & Community Services Director	I. Smith
Director of Development Services	T. Fitzpatrick
Fire Chief	P. Olah
City Engineer	G. Marcello
City Treasurer	R. Perron
Environmental Services Engineer	D. Cook
Assistant Clerk	D. Vettori
Recording Secretary	J. Kozuh

Others Present: Mr. Patrick J. Kolacz (President) - Rose City Soccer Club
re: Presentation regarding Welland Soccer Club facility leasing

Members of the Welland Soccer Club
re: Ref. No. 92-141 (CSD 2000-23) Lease Agreement

1. Mayor Reuter called the General Committee Meeting to order at 7:05 p.m.
2. **DISCLOSURE OF INTEREST:** Nil



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3. **ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF May 23, 2000:**

Moved by Councillor Van Vliet that the Minutes of the General Committee Meeting of May 23, 2000 be and the same are hereby approved and adopted as circulated.

4. **BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:**

(A) *Community Services - Councillor Spadafora, Chair*

Ref. No. 92-141 - Mr. Patrick J. Kolacz, Rose City Soccer Club requesting to make presentation regarding Welland Soccer Club facility leasing.

Mr. Patrick Kolacz, President of the Rose City Soccer Club (RCSC) made presentation to Committee.

His opening remarks dealt with the unfairness in charges, noting that their club is assessed an extra \$10.00 per game. The Welland Soccer Club has more income than any other sport club in Welland. They lease their facility from the City, they have sponsors, a trophy and pro shop and despite all of this, they are asking for a reduction in their proposed lease agreement with the City.

The RCSC in four (4) years has helped 200 families and also bring in monies from out-of-town. Their membership is approximately 400 and they are operated as non-profit; however, they are not incorporated. Registration costs are \$85.00.

Offer to Lease WSC Facility

Mr. Kolacz then made a verbal offer of \$40,000 to the City of Welland, to take over the present lease the City has with the WSC when it expires. He confirmed to Mayor Reuter that the offer is made on behalf of the RCSC and has been voted on by the Board, as well as receiving support of its coaches. RCSC is prepared to put forth this offer in writing.

Mr. Kolacz advised Councillor Bellantino that the club makes no profit. With the use of the WSC facility, income generated would increase due to indoor registrations, canteen, pro shop and trophy shop proceeds, tournaments, etc. These funds would be put towards the offer to lease. Registration fees would have to be raised.



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Mr. Kolacz advised that he was a member of the WSC for a period of five (5) years and is well aware of the workings and finances of the Club. Councillor Larouche queried how RCSC would be in a position to accommodate the \$150,000 in capital improvements that WSC has made to the facility. These improvements include air conditioning, lighting and goal posts. Councillor Belcastro queried whether they have a financial package in order, or secured funding from a financial institution.

Chair Spadafora interjected that if Council is to seriously consider any offer in writing, these are the type of concerns that would have to be addressed by RCSC and incorporated into their proposal.

In response to inquiry regarding his knowledge, Mr. Kolacz advised that he, as President, does everything that the WSC does as a group. He lines the fields, prepares the schedules, arranges and fields registrations, sets the prices, budgets, orders the nets, trophies and uniforms. He is also a Niagara Soccer Association Registrar as well as being a Referee.

Ref. No. 92-141 - Welland Soccer Club - Lease Agreement **(CSD 2000-23)**

Mr. Smith addressed comments made by Mr. Kolacz, President of the Rose City Soccer Club (RCSC), during his presentation. These comments related to preferential treatment for some Welland sport clubs. Community Services is working towards a user pay system and has implemented same at Plymouth Park (\$10.00 per game/practice - soccer fields) and the Sports Complex (\$10.00 per hr. for games/practices). Tournament fees for all sports fields are \$250.00 plus full charge for hours used over 20.

Welland Minor Baseball

Since 1994 Minor Baseball has received a yearly grant of \$2,500. No other charges were assessed. The grant has since been eliminated and they have been required to pay tournament fees as outlined above. The City has also put the group on notice that in Year 2001 they will be charged 65% of adult charges.

Welland Minor Hockey and Figureskating

Both Welland Minor Hockey and Welland Figure Skating are charged 65% of the adult rates and both utilize city owned and city maintained facilities. The RCSC also falls into this group, but will be charged substantially less.

The adult user fee charged for hockey is presently \$107. It should be noted, that in comparison with other sport groups, Welland Minor Hockey has a fuller program and utilizes two (2) facilities. The City subsidizes the 800-900 youths enrolled, at a cost of \$100,000. This breaks down to approximately \$120. per player. Ice



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rental rates have been increased for the last five to seven years. Hockey registration fees (\$325.00) are substantially higher than those for soccer.

Welland Soccer Club

Councillor Bellantino indicated that he chaired the recent meeting between Councillor Larouche, Mr. Bruno Silvestri, Mr. Smith and representatives of the Welland Soccer Club. The lease of \$36,000 stays in effect until September 2000. The proposed five (5) year lease agreement will be \$1.00 per year. The City will be losing three monthly payments for a total of \$9,000. This proposal comes within the City's budget and no additional funding will be required. The cost of the two (2) irrigation systems is \$12,000 each.

Councillor Larouche noted that the Club's Income Statement Projection (for the period ending September 30, 2000), found on page 9 of the Agenda, lists field maintenance costs at \$22,500. The majority of the forgiveness of the yearly lease fee (\$36,000), will be used to maintain the Club's fields.

Rose City Soccer Club

Councillor McQueen opined that the City of Welland would be unable to entertain the verbal offer made tonight by the President of RCSC, as the WSC has not been an unfavourable tenant.

Mayor Reuter queried why the City has two (2) separate soccer clubs, both receiving City assistance. Would it not be more reasonable to have one (1) soccer club with two (2) locations? Mr. Smith advised that in 1994 or 1995, Mr. Kolacz came before Council for permission to utilize the Plymouth field for soccer purposes which was approved. The mandate of the RCSC is to offer a soccer program to the residents of the City of Welland, who are unable to attend the WSC due to transportation problems. It is the desire of the City that eventually these two (2) clubs can work together; however, at the present time this is not the case. Mr. Smith is not aware of any restrictions with respect to a player being a member of both clubs.

Original Lease - Buy Back Option

Councillor Van Vliet noted that the original lease agreement included a buy-back option of \$285,000. Mr. Smith indicated that this issue was never discussed in the recently proposed lease agreement. If Council so wishes, this issue can be included for consideration by Council. With respect to the original mortgage of \$285,000, Mr. Perron advised that the City recovers approximately \$20,000 per year, leaving the City with a balance of approximately \$180,000.

Lease Renewal Options

Councillor O'Dell raised concern with respect to a renewal option. Mr. Smith advised that there must be an agreement by both parties. Councillor Belcastro advised that the City Solicitor would draft the clause with option to renew at a rate to be negotiated. If in five (5) years time the City feels that the WSC is in a financial position to pay for example \$20,000 in rent, then the City can make such a request. The WSC would have



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first right to agree or disagree. Councillor Bellantino advised that the intent of the WSC was that if it requests an option for an additional five (5) years, the lease would remain at \$1.00 per year.

Councillor Campion suggested that the renewal rate at lease expiration be negotiable. The buy-back option in the present lease agreement was for the initial price. If the facility has been improved by the City of Welland and the WSC, the value of the property will have increased. It is not logical to include a buy-back option at the purchase price. The City should give WSC first rate of refusal at market rate.

Capital Improvements

Councillor Campion queried why capital improvements were included in the proposed lease agreement. Councillor Bellantino indicated that the inclusion was necessary to obtain consent of the WSC Board.

Costs

Mayor Reuter queried the amount of funds being taken out of the budget. Mr. Perron indicated that by the end of September 2000, the City will have received \$27,000 (9 months x \$3,000). Out of that sum \$16,000 will go back into the fund, with the difference being put back into operations. The City's loss is \$9,000 (3 months x \$3,000). The \$10,000 (parking lot) for maintenance is in the Budget; therefore, the City ends up with that loss. The \$12,000 expense (irrigation) would be part of the \$21,000 left in the grant section, which is not allocated.

MOVED BY COUNCILLOR MACLELLAN:

That the matter of the Welland Soccer Club - Lease Agreement be referred to the June 27, 2000 General Committee Meeting, in order that the Rose City Soccer Club can submit a written offer to the City of Welland to lease the facility currently leased by the Welland Soccer Club, once the current Welland Soccer Club Lease Agreement expires.

LOST

MOVED BY COUNCILLOR MCQUEEN:

That Council accept the following conditions to be included in the Lease agreement with the Welland Soccer Club:

- a) The present lease will remain in effect till September 2000.
- b) The proposed lease agreement is for five years at a lease payment of \$1.00 per year with an renewal option of an additional five years, upon the agreement of both parties.
- c) The City will be responsible for the installation of an irrigation system on Field #1, in the



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- fall of 2000 at an upset limit of \$12,000.
- d) The City will provide maintenance to the parking lot, at an internal cost of \$10,000.00 per year. This work will include grading and dust control applications.
 - e) The Welland Soccer Club will provide an annual financial statement to the City outlining expenditures and revenues including operating and capital budgets and any Reserve Accounts established by the Club.
 - f) That any buy-back option include the total value of the City's investment in improvements to the said lands.
 - g) That the City Solicitor draw up a Lease Agreement for the signature of both parties; and That the Director of Community Services be directed to move toward more equitable fees for other sports clubs using similar facilities within the City.

CARRIED

Ref. No. 2000-95 - City-owned Lands - Prince Charles Drive at Riverside Drive.
(DSD 2000-58)
(Referred from June 6, 2000 Council Meeting)

Mr. Fitzpatrick advised Committee that the Niagara Regional Youth Home's (NRYH) parking lot ends at the south end of Main Street. There are service connections that run from Riverside Drive to the Youth Home. The Youth Home only becomes involved through these easements. If the recommendation were approved, the property would be offered for sale generally, in the newspaper.

The property in question is zoned and designated as open space. The width (south side) is 65-70 feet. At the back end (north south) it is 125 feet. The depth (north boundary east-west) is 175 feet. It has not been declared surplus; therefore, it has not been appraised. City Departments have expressed no interest in same.

Mayor Reuter directed Staff to come back with a use by the City, suggesting that it would be an attractive piece of property for gardens. Mr. Fitzpatrick reiterated that City Staff have no need for this property. The value of the land is probably minimal and there is no access off Prince Charles Drive. Councillor Belcastro noted that Mr. Parisee operates the sole propane tank in Welland and that this type of service industry should not be overlooked.

Councillor O'Dell cautioned that any buildings erected could further limit safe access from Riverside Drive onto Prince Charles Drive. Mr. Fitzpatrick advised that no new buildings have been erected up to Prince Charles Plaza. The townhouse project for new co-op housing on the east side of Prince Charles Drive are sufficiently set back to avoid obstruction.



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MOVED BY COUNCILLOR MACLELLAN:

That the City-owned lands located in the northwestern quadrant of the intersection of Prince Charles Drive and Riverside Drive be declared surplus, appraised and offered for sale in accordance with the provisions of the Municipal Act.

CARRIED

(B) Corporate Services - Councillor Fortier, Chair

**Ref. No. 92-168 - Termination - O/S Financial Issues - South Niagara Rowing Club
(TR 2000-24)**

MOVED BY COUNCILLOR LAROUCHE:

That Council receive Report TR 2000-24 concerning outstanding financial issues with the South Niagara Rowing Club for information, and that subsequent to further meetings with SNRC representatives, a report with recommendations be brought to Council.

CARRIED

(C) Operational Services - Councillor Campion, Chair

**Ref. No. 96-100 - River Road Reconstruction - Ross Street to Woodlawn Road -
City of Welland
(ENG 2000-26)
(Referred from June 6, 2000 Council Meeting)**

Councillor MacLellan indicated that Council cannot commit \$500,000 in Year 2001, since Council is unaware as to what will be in that budget; therefore, the report is premature.

Mr. Cook confirmed that the City of Welland must upgrade River Road from Ross Street to Woodlawn Road. The new costing for the upgrade includes land acquisition costs. River Road is constructed as a rural road. It should be a major urban collector road. There is no limitation as to type of traffic. During summer months problems such as bleeding occur and are corrected with spot repairs. These problems are not due to structural integrity. Mr. Marcello confirmed that it is a major collector and is substandard. No other collector roadway in the City is in worse shape.

Mr. Cook advised Councillor McQueen that this project does not fall under the criteria of the infrastructure program. Councillor McQueen suggested that the matter be deferred to the Year 2001 Budget meetings.



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Mayor Reuter queried whether there is any road in the City in similar condition, that has anywhere within 20% of the volume which River Road has. Mr. Cook responded negatively. River Road is the 4th or 5th most heavily travelled roadway within the jurisdiction of the City. Bargar Street and Hellems Avenue rate higher, but are in much better structural condition and have drainage and storm sewers. Mr. Cook estimates that usage of River Road will rise 15% (5,000 to 8,000 vehicles per day). Trucks weighing as much as 125,000 pounds utilize same. Councillors listed Riverside Drive, Lyon's Creek Road, Aqueduct Street and Willson Road, as being in more need of repair.

Councillor Bellantino queried whether the Region should contribute to the upgrade, since its trucks are a major user of the road. Mr. Cook advised that the Region has indicated to the City that it would not take over same, due to its structural deficiency.

Mr. Cook confirmed that under The Highway Traffic Act, the City can place weight restrictions on roadways, more particularly, bridges. However, the pollution plant serves the entire City of Welland. Such restrictions would increase City costs for removal of sludge. Councillors Bellantino and McQueen directed that Staff investigate same.

(DIRECTION)

MOVED BY COUNCILLOR MACLELLAN:

That the matter of the roadway reconstruction of River Road from Ross Street northerly to approximately 198 metres south of the intersection of Woodlawn Road and River Road be referred to the 2001 Budget deliberations.

CARRIED

**Ref. No. 96-100 - Construction of Street 'A' - River Road to Brown Road - City of Welland
(ENG 2000-18)
(Referred from May 23 General Committee Meeting)**

Chair Campion advised Committee that Report ENG 2000-18 should not be on tonight's Agenda.

At the May 9, 2000 General Committee Meeting, Councillor Fortier made notice of the following:

A **NOTICE OF MOTION** by Councillor Fortier will be placed on the next Special Council Meeting Agenda, "That Council reconsider the Motion passed on May 2, 2000 to refer the issue of the relocation of the River Road - Woodlawn Road



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Intersection to the June 13th, 2000 General Committee Meeting.”

(ACTION)

Deputy Clerk Vettori advised Councillor Fortier that his Notice of Motion was never put forward at a Council Meeting. The Notice of Motion had a specific date on it (June 13, 2000) and since there has been no Council Motion to re-consider, it is redundant. If the Motion had been before Council prior to tonight's General Committee Meeting, then the matter could have been dealt with on the date specified.

MOVED BY COUNCILLOR BELLANTINO:

That Council deny the staff recommendation contained in Report ENG 2000-18 entitled “Construction of Sheet ‘A’ River Road to Brown Road.”

CARRIED

**Ref. No. 2000-93 - Replacement of one (1) two-way Dump/Spreader Body
(ENG 2000-28)
(Referred from June 6, 2000 Council Meeting)**

MOVED BY COUNCILLOR CAMPION:

That the purchase of one (1) replacement two-way dump/spreader body (box) be referred to the June 27th General Committee meeting.

CARRIED

5. **PUBLIC HEARINGS:** Nil

6. **STAFF REPORTS:**

(A) **COMMUNITY SERVICES - Councillor Spadafora, Chair**

Community Services Department

**Ref. No. 2000-19 - International Youth Week
(REC 2000-02)**

MOVED BY COUNCILLOR BELLANTINO:

That report entitled “International Youth Week” be received for information and filed.



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CARRIED

Ref. No. 2000-32 - Arena Ice Rental Rates - 2000 & 2001
(CSD 2000-04)

Mr. Smith advised Committee that the increases are considerably lower when compared to other area Municipalities. The user groups are comfortable with same and appreciate where the funds will be used.

The adult rate was \$107.00 + \$3.00 user fee. The fee was eliminated when the current ice resurfacer was paid for and is now being put back on to off set the costs for the next resurfacer.

MOVED BY COUNCILLOR:

That the ice rental rates for use of the Welland Arena and the Jack Ballantyne Memorial Arena be raised by \$3.00 per hr. in 2000 and a further \$4.00 per hr. in 2001. In 2000, \$1.00 from the hourly rate shall be placed in the Ice Resurfacer Reserve fund with an additional \$2.00 from the hourly rate placed in the Fund beginning in 2001. The surcharge will be in place till 2005 when enough funds will have been raised to purchase the next ice resurfacer planned for 2006.

CARRIED

Councillor MacLellan asked to be recorded as opposed.

Ref. No. 2000-19 - Community Van
(CSD 2000-26)

Mayor Reuter had concerns with the report. He queried the reference to cost savings and the unreliability of the Aerostar. How can there be cost savings if the old vehicle is kept and a new vehicle is added? If the Aerostar is unreliable, then why would it be retained for a further three (3) years, and would its retention not further increase maintenance costs? Mr. Smith advised that the Aerostar is deemed unreliable since its heater does not work. Mayor Reuter suggested that renting a vehicle from Hertz on an as needed basis for out-of-town functions would make more sense. Councillor O'Dell concurred.

Mayor Reuter was also concerned that the Report and recommendation does not address a plan for the end of the three (3) year term, wherein there will be no vehicle available. Direction to Staff and the Fleet Manager to come before Council to address this issue.



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(DIRECTION)

Mr. Smith used the Zamboni as an example. The same was purchased through user group fees; therefore, it is not part of the fleet, which means that tax dollars were not used to purchase same. Therefore, monies in the Fleet Management Budget go towards the purchase of other needed equipment. Mr. Smith indicated that the Fleet Manager supports the proposal because of its innovation and Option 2 addresses his concerns.

Mr. Smith does not anticipate a problem with respect to obtaining seven (7) additional corporate sponsors.

MOVED BY COUNCILLOR BELLANTINO:

That City Council enter into an agreement with Al Slattery Ford for the lease of a 2000 Windstar at a cost of \$350.00 per month with the costs for the vehicle paid by the community sponsorship on the van; and
That the prepayment of \$850.00 be paid out of funds generated by the Department as part of the Revenue Generation Program; and further
That the current vehicle be retained by the Department until the Fall of 2000, at which time it will be returned to the City Fleet.

CARRIED

Councillor MacLellan asked to be recorded as opposed.

Development Services Department

Planning Division

**Ref. No. 99-123 - Unserviced Development on one Acre Lots, City of Welland
(DSD 2000-60)**

Mr. Fitzpatrick confirmed that \$20,000 had been budgeted to hire two (2) students for a period of eight (8) months, to assist in background studies for the City's Official Plan. In fact, by bringing in AGRA Earth & Environmental Limited, the City is spending fewer monies. With respect to one (1) acre lots and rural development, a number of issues come up regarding concentration of development. Mr. McGlone of AGRA has addressed our original request set out in our letter of April 4, 2000. We now have the opportunity to deal with the Cooks Mills Hamlet issue and one (1) acre lots generally. Mr. Fitzpatrick is currently awaiting information from Mr. McGlone for a minimal lot zoning. Welland soils are specific, and Mr. McGlone will



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utilize historical records and his expertise with soil samples. The Regional Policy Plan covers the entire Region.

Firstly, the zoning by-law needs to be amended to allow one (1) acre lots. If it turns out that soil is not suitable, a building permit will not be granted. In the instance of subdividing a ten (10) acre parcel of property, the City would look at a Plan of Subdivision and would refer to the Provincial Policy Statement for a variety of issues. In the instance of a 10-acre building lot, Mr. Fitzpatrick advised that demonstration is needed that the soils are capable of accommodating a septic system. The person would purchase the property. They would then provide a building permit application and septic tank application with appropriate fees. Councillor O'Dell cautioned that if a person purchases a (1) acre property, they may determine later on that they cannot build on it. If this recommendation is not passed this evening, then it is buyer beware.

Mayor Reuter opined that the present recommendation goes against the February 15, 2000 recommendation passed by Council. Mr. Fitzpatrick indicated that sufficient information is required when bringing forth an amendment to a by-law. He indicated that the recommendation from Council for 1 acre lots was against Staff's recommendation.

Mayor Reuter requested a legal opinion in regards to his concerns.

(ACTION)

MOVED BY COUNCILLOR MCQUEEN:

That the City of Welland accept the proposal from AGRA Earth & Environmental Limited in the amount of \$8,500.00, plus G.S.T., for the preparation of a Report relative to unserviced development in the City of Welland.

LOST

Ref. No. 93-145 - Replacement of Computer Hardware.
(DSD 2000-61)

Mr. Fitzpatrick advised that in order to avoid tender requirements (purchases over \$20,000), the computers would be brought in periodically. The lease expires at the end of the month and there are two (2) choices, purchase the hardware or send it back. The City has Network hardware which must be purchased. The City may purchase a majority of the computers and sell them to Staff. His Department e-mailed City Staff with respect to same and has received 75 responses of interested parties.

There was discussion as to whether or not City should commit to 125 computers, with same being shipped on an as-needed basis.

Mayor Reuter indicated that he wishes to purchase the first two (2) computers in order to donate same to the Red Cross, which is re-opening in the Market Square.

(DIRECTION)



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MOVED BY COUNCILLOR MCQUEEN:

1. That Council waive the requirement to obtain tender prices for the replacement of the City's 125+/- computers and servers;
2. That Council authorize Staff to buy out necessary network and computer hardware under the Lease Agreement with AT&T Capital Canada Inc.;
3. That Council authorize the sale of redundant/obsolete computer hardware, including the notebooks used by Members of Council, to Staff and Members of Council based at a price of 7.5% of the original purchase price; and
4. That funds received for the sale of obsolete/redundant hardware be credited to the Capital account used to purchase new computer hardware.

CARRIED

Ref. No. 2000-99 - City-owned lands, Lincoln Street at Empress Avenue, City of Welland
(DSD 2000-62)

MOVED BY MAYOR REUTER:

That Lot 172, Plan 951 City of Welland located at the intersection of Lincoln Street and Empress Avenue be declared surplus to the City's needs, appraised and offered for sale.

CARRIED

Ref. No. 2000-98 - City-owned lands, 179-181 East Main Street, City of Welland
(DSD 2000-63)

MOVED BY COUNCILLOR BELCASTRO:

That Part of Lot JDS, Part of Lot S.L., Plan 546 and Part of Lot Gore West of Market Square Plan 553, known Municipally as 179-181 East Main Street be declared surplus to City of Welland needs, appraised and offered for sale.

CARRIED

Ref. No. 98-106 - Request by June Donnelly and Darlene Souder/Window Cafe, 43 Hellems Avenue to Establish an Outdoor patio on City Lands
(DSD 2000-64)

MOVED BY COUNCILLOR BELCASTRO:



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1. That Council authorize a License of Occupation for Window Café for the establishment of an outdoor patio in accordance with City of Welland Policy SER-012-0011; and
2. That the City Solicitor prepare the necessary documents with respect to this matter.

CARRIED

(B) OPERATIONAL SERVICES - Councillor Campion, Chair

Public Works Division

**Ref. No. 2000-82 - Water and Sewer Operating Materials
(ENG 2000-29)**

MOVED BY COUNCILLOR VAN VLIET:

That Council accept the quotations of Emco Supply in the amount of \$17,074.74, Evans Supply in the amount of \$46,532.56, Vancor Supply in the amount of \$17,365.28, Gladding Supply in the amount of \$20,542.20, and Ontario Water Products in the amount \$18,384.55, for a total expenditure of \$119,898.63 for the Supply of Water and Sewer Materials as these were the lowest of the seven (7) quotations submitted.

CARRIED

7. NEW BUSINESS:

International Children's Olympic Event

Councillor Campion received a written request from an athlete for assistance and provided same to Mr. Smith. The item will be placed on next week's Agenda.

Physical Infrastructure Program

Councillor McQueen provided Mr. Smith with information received by himself and Councillor Campion at the recent conference. Both Councillors are presently working on a report.

Insurance Claim - 19 Grange Avenue

Documents were handed to Deputy Clerk Vettori.



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8. The General Committee recessed at 10:35 p.m. to reconvene in Committee-of-the-Whole to discuss a proposed or pending acquisition of property matter.
9. The General Committee arose from Committee-of-the-Whole at 10:40 p.m. without report.
10. The General Committee Meeting adjourned at 10:40 p.m.