



GENERAL COMMITTEE MEETING

Tuesday, May 14, 2002

COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2002 - 07

General Committee met in Committee-of-the-Whole at 6:40 p.m. and in open session at 7:25 p.m.

Members present: Mayor Cindy Forster

Councillors:

R. Alakas	D. Fortier
D. Beaudoin	D. Grenier (7:45 p.m.)
M. Belcastro	J. Irvine
N. Dmytrow-Bilboe	J. Mastroianni
M. Dzugan	S. O'Dell
T. Eybel	

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Solicitor G. Banks
City Manager T. Fitzpatrick
Chief, Fire & Emergency Services P. Olah (7:25 p.m.)
General Manager Engineering, Public Works and Transportation Services G. Marcello (7:25 p.m.)
General Manager, Parks and Recreation I. Smith (7:25 p.m.)
General Manager Financial and Corporate Services/Treasurer B. Silvestri (7:25 p.m.)
Manager Development Planning/Real Estate D. Thorpe (7:25 p.m.)
Manager Engineering Services L. Ventresca (7:25 p.m.)
Manager Environmental & Traffic Services D. Cook (7:25 p.m.)
Acting Revenue Services Coordinator L. Keca (7:25 p.m.)
Chief Building Official M. Mantesso (7:25 p.m.)
Manager Public Works J. Boc (7:25 p.m.)
Clerk Steno III B. Gallaccio (7:25 p.m.)
Recording Secretary M. Hughes (7:25 p.m.)



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Others Present:

Ref: 99-110

Regional Councillor Bruce Timms
George Nicholson, Senior Policy Co-ordination Planner, Regional Planning and Development
Department
Councillor Barbara Butters, City of Port Colborne, Welland Canals Trail Committee

The above were in attendance during Committee-of-the-Whole discussions on a Security of
Property Matter.

Ref: 94-102

Mary Jane Weatherhead, 22 Kennedy Street, Welland L3B 3R6 addressed General Committee
regarding the water rate structure

Robert Rousseau, 714 Buchner Road, Welland L3B 5N4 addressed General Committee regarding
a drainage issue with his neighbour.

Mayor Forster called the General Committee Meeting to order at 7:25 p.m.

1. ADDITIONS/DELETIONS TO AGENDA:

Robert Rousseau to address Council concerning drainage onto his property from a neighboring
property.

2. DISCLOSURE OF INTEREST: NIL

3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF April 23, 2002

Moved by Councillor Dzugan that the Minutes of the General Committee Meeting of April 23, 2002
be and the same are hereby and adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS: NIL

5. PUBLIC HEARINGS: NIL



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6. DELEGATIONS:

94-102 - Mary Jane Weatherhead, 22 Kennedy Street, Welland addressed Council regarding the water rate structure.

Mary Jane Weatherhead submitted a written statement regarding the water rate structure. As the owner of a multi residential complex, Ms. Weatherhead has concerns regarding paying a flat water rate on unoccupied units. An occupied unit pays the flat water rate as well as a separate consumption rate. She strongly feels that this flat rate structure is unfair and should be reorganized.

Mr. Banks will come back to Council regarding the court case between landlords and the Town of Penetanguishene regarding the water rate structure.

Mr. Cook informed Council that the government is in the process of passing Bill 155 which will provide a mandate for municipalities on water rate structures. This Bill is expected to become legislation within the next few months.

Councillor Fortier suggested that the Committee meet to deal with the issue so that they are prepared in advance of the Bill.

Councillor Grenier suggested that the public be informed that a Sub-Committee exists and that complaints and/or comments regarding the water rate structure could be submitted to the Committee.

Mr. Robert Rousseau addressed Council regarding a drainage issue with his neighbour.

Mr. Rousseau explained his situation. A neighbor at the back of his property recently landscaped his yard which included the installation of a pond and elevation of a portion of the yard. Mr. Rousseau alleges, the water drains onto his property and has damaged some large trees which he sells. Mr. Rousseau stated that he approached the neighbor to suggest a solution to the drainage problem but the neighbor was uncooperative.

Mr. Mantesso informed Mr. Rousseau that there are no City no by-laws concerning drainage on existing private property. Mr. Rousseau was informed that the City cannot provide legal advice but Mr. Banks offered that, if Mr. Rousseau prepared a detailed statement, he would look it over. Mr. Banks also advised Mr. Rousseau that he retain his own solicitor.

Mr. Marcello stated that the matter of drainage for new development is covered in Subdivision Agreements and Site Plan Agreements but existing property is not covered.



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7. STAFF REPORTS:

(A) COMMUNITY SERVICES – *Councillor J. Irvine, Chair*

Planning and Development Services

Building and Inspections Division

02-67 – Commentary on the Clean Yards By-law (PDS-2002-37)

Discussion took place with regards to the comparison of the Property Standards By-law and Clean Yards By-law and the enforcement of these By-laws.

Once a complaint is received under the Clean Yards By-law, the By-law Enforcement Officer will go to the site in question to investigate. Depending on the accumulation of waste on the property, the By-law Enforcement Officer will give the owner a time period to allow for the cleanup. If the problem persists, the By-law Enforcement Officer may issue a ticket or lay charges. Mr. Mantesso indicated that the Clean Yards By-law is a better process to get results expeditiously. Under the New Municipal Act the City may recover costs of cleaning by adding these costs to the tax roll and collecting them as such.

Some discussion took place with regard to derelict vehicles on properties in the City. Mr. Banks was directed to prepare a report regarding unplated and/or derelict vehicles.

(DIRECTION)

Moved by Councillor Eybel

That Planning and Development Services Report – 2002-37 regarding Commentary on the Clean Yards By-law be received for information.

CARRIED

(B) CORPORATE SERVICES – *Councillor Irvine, Chair*

Finance Division

94-102 – History of the development of current Water/Sewer Rate Structure (FIN-02-09)

Moved by Councillor Belcastro

That Report FIN-02-09 which summarizes the process leading to the development of the current water/sewer rate structure be received for information.

CARRIED



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02-4 – 2000 Tax Arrears and Collection Experience – Area Municipalities (FIN-02-10)

Moved by Councillor Belcastro

That Report FIN-02-10, 2000 Tax Arrears and Collection Experience of the Area Municipalities be received for information purposes.

CARRIED

(C) OPERATIONAL SERVICES – Councillor Beaudoin, Chair

Traffic Division

02-101 – Request to Regional Niagara, Assumption of City Streets, Netherby Road and Rusholme Road (TRAF 2002-12)

Councillor O'Dell suggested imposing load limits, speed limits and road improvements to the roads to accommodate the increased heavy truck traffic.

Mr. Cook informed Council that the City would be informed in the next few months if the Region will be taking over these roads. If the Region does take over these roads, Council will then have an opportunity to impose load limits, speed limits and road improvements.

Moved by Councillor Dmytrow-Bilboe

That Welland City Council request that the Region of Niagara assume the following road sections from the City of Welland:

1. Netherby Road - Hwy. #140 to Rusholme Road
2. Rusholme Road – Netherby Road to Hwy. 58A (Townline Tunnel Road).

CARRIED

01-101 – Regional Niagara Proposal, Revised Pavement Markings, Division Street between King Street and Burgar Street (TRAF 2002-13)

Councillors raised concerns about enlarging parking stalls. The concerns were about cars parked too far from the curb therefore further into traffic. There have been numerous accidents on these streets, such as side swiping parked cars and open car doors being hit. Council would like to see a report on the accidents on these streets.

Councillor Dmytrow-Bilboe suggested that as a courtesy businesses on those streets be informed of the parking changes.



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Moved by Councillor Irvine

1. That the Region of Niagara be advised that the City of Welland has no adverse comments to the proposal to repaint Division Street from King Street to Hellem Avenue as a two-lane roadway as outlined in proposal dated April 17, 2002.
2. That the City of Welland advise Regional Niagara that it does have some reservations with repainting of Division Street as a two-lane roadway with 4.05m lanes between Hellem Avenue and Burgar Street, as the loss of 'On-Street' parking may pose some difficulty with adjacent property owners who may not have sufficient 'Off-Street' parking to accommodate customers.

CARRIED

Transit Services Division

02-13 – Transit Customer Appreciation Day (TRANS-2002-03)

Moved by Councillor Belcastro

That Council approve the Transit Review Committee's recommendation to support the Partners in Pride Community Day by authorizing staff to proceed with a Customer Appreciation Date on Saturday, June 1st, 2002, offering \$1.00 transit fares on all transit services.

CARRIED

8. **NEW BUSINESS:**

(A) CORPORATE SERVICES – Councillor Fortier, Chair

02-4 – 2002 Current and Capital Budget Review

Mr. Silvestri explained to Council that the reason why additional Budget material was being presented was because additional information from the government was received Monday, May 12th which had implications to the budget. Mr. Silvestri went through the budget with Council. The major impact on tax assessments came with the City of Welland having numerous multi residential buildings.

Mr. Fitzpatrick informed Council that in 1997 the Maintain computer software program was implemented in some City departments but not all. This program is a good indicator for monitoring wages, purchases, etc, for departments and City projects. He suggested the Maintain Software Program be implemented in the Parks and Recreation department.



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Moved by Councillor Alakas

1. That the General Committee recommends to Council the 2002 Current and Capital Budgets;
2. That staff be directed to:
 - a) continue cost savings initiatives
 - b) continue to review outside contracts
 - c) continue to review the level/cost of inventory carried by the city
 - d) continue to review Employee Benefit costs including discussions with the Welland Public Library Board and the Welland Hydro Electric Holding Corporation
 - e) distribute Parks and Recreation salaries and wages to appropriate activities.
 - f) review new sources of revenue

CARRIED

01-108 - Downtown Revitalization

Dates have been set to discuss parking issues as follows:

- June 11 – Mr. Palumba from Delcan Consultants has been invited to attend; downtown area will be discussed
- the Region to comment on the impact of 2 way traffic
- June 17 and 24 – the public and downtown business owners are invited to discuss downtown revitalization, parking, traffic flow, etc
- July 16 – Staff presents Official Plan amendment to Council.

9. The General Committee Meeting adjourned at 10:05 p.m.