

REGULAR GENERAL MEETING, JULY 6, 2017

A Regular General Meeting of the Council of the Town of Stephenville was held in the Council Chambers at 12:10 p.m. on July 6, 2017.

Present: Mayor Tom O'Brien, Chairperson

Deputy Mayor: Mike Tobin

Councillors: Don Gibbon
Tom Rose
Laura Aylward
Justin House
Darlene Oake

Also Present: Town Manager, Mike Campbell
Town Clerk, Jennifer Brake

MINUTES

REGULAR GENERAL MEETING, JUNE 15, 2017

Motion – Gibbon/Aylward

No.17-154 That the Minutes of the Regular General Meeting of June 15, 2017 be adopted as circulated.

Carried Unanimously

PROCLAMATION & DELEGATIONS

COMMITTEE REPORTS

FINANCE COMMITTEE

EXPENSE CHEQUE LISTING FOR JUNE, 2017

Motion - Tobin/Oake

No.17-155 It was the recommendation of the Finance Committee that the Expense Cheque listing for June, 2017 totaling \$343,505.84 approved.

Carried Unanimously

POLL TAX

Motion - Tobin/House

No.17-156 It was the recommendation of the Finance Committee that Poll Tax write-offs totaling \$1,952.05 and adjustment of \$2,400.00 be approved.

Carried Unanimously

PROPERTY TAX

Motion - Tobin/Aylward

No.17-157 It was the recommendation of the Finance Committee that Property Tax adjustments totaling \$43.29 be approved.

Carried Unanimously

WATER & SEWER TAX

Motion - Tobin/Rose

No.17-158 It was the recommendation of the Finance Committee that Water & Sewer Tax adjustments totaling \$731.41 be approved.

Carried Unanimously

REMISSION OF TAX

Motion - Tobin/Aylward

No.17-159 It was the recommendation of the Finance Committee that Remission of Tax totaling \$3,025.68 and refunds totaling \$822.78 be approved.

Carried Unanimously

BUSINESS TAX

Motion - Tobin/Gibbon

No.17-160 It was the recommendation of the Finance Committee that Business Tax write offs of \$1,806.47 and adjustments totaling \$3,043.84 be approved.

Carried Unanimously

**ADOPTION, CONSOLIDATED
FINANCIAL STATEMENTS
FOR PERIOD ENDED
DECEMBER 31, 2016 AND
ANNUAL EXPENDITURE
REPORT, LOCAL GOVERNMENT
GAS TAX FUNDING AGREEMENT**

**FOR THE YEAR ENDED
DECEMBER 31, 2016**

Motion - Tobin/Oake

No.17-161 It was the recommendation of the Finance Committee that the Consolidated Financial Statements for the period ended December 31, 2016 and Annual Expenditure Report, Local Gas Tax Funding Agreement for the Year ended December 31, 2016 as prepared by Brian N. Hillier, CA, be adopted.

Carried Unanimously

**ADOPTION OF TAX RECOVERY
PLAN FOR YEAR ENDED
DECEMBER 31, 2016**

Motion - Tobin/House

No.17-162 It was the recommendation of the Finance Committee that the adoption of the Tax Recovery Plan for year ended December 31, 2016 be approved.

Carried Unanimously

PERMITS AND MUNICIPAL PLAN

BACKYARD LIQUIDATION

CENTRE INC. – 76 MAIN STREET

DATA: Request to occupy space to accommodate a liquidation store in the building located at 76 Main Street.

It was the recommendation of the Planning and Traffic Committee that this permit be granted subject to the approval of Service NL and compliance with all Town Regulations.

Motion - Aylward/Gibbon

No.17-163 That the recommendation of the Planning and Traffic Committee be accepted and Backyard Liquidation Centre Inc. be granted a permit to occupy space to accommodate a

liquidation store in the building located at 76 Main Street, subject to conditions as outlined in the agenda data.

Carried Unanimously

**J.M. DELANEY LUMBER LTD. –
72 ST. CLARE AVENUE**

DATA: Request for a permit to construct a 20' x 48' shed on the property located at 72 St. Clare Avenue.

It was the recommendation of the Planning and Traffic Committee that this permit be granted subject to compliance with all Town Regulations.

Motion - Aylward/House

No.17-164 That the recommendation of the Planning and Traffic Committee be accepted and J.M. Delaney Lumber Ltd. be granted a permit to construct a 20' x 48'shed on the property located at 72 St. Clare Avenue, subject to conditions as outlined in the agenda data.

Carried Unanimously

**CENTRAL SERVICE STATION-
449 MASSACHUSETTS DRIVE**

With possible real estate transactions, Mayor O'Brien declared himself in conflict of interest and left the Council table during this discussion.

As the design engineer for the proposed development, Councillor House declared himself in conflict of interest and left the Council table during this discussion.

DATA: Request for a permit to construct a 40' x 100' addition to existing building, as per sketch submitted, on the property located at 449 Massachusetts Drive.

It was the recommendation of the Planning and Traffic Committee that this permit be granted subject to the approval of Service NL and compliance with all Town Regulations.

Motion - Aylward/Oake

No.17-165 That the recommendation of the Planning and Traffic Committee be accepted and Central Service Station be granted permit to construct a 40' x 100' addition to existing building, as per sketch submitted, on the property located at 449 Massachusetts Drive, subject to conditions as outlined in the agenda data.

Carried Unanimously

Mayor O'Brien and Councillor House returned to the Council table at the conclusion of discussion on this item.

**NORTHERN HARVEST SMOLT LTD. –
15 CONNECTICUT DRIVE**

DATA: Request for a permit to construct a 100' x 250' x 19' building, to accommodate a salmon harvesting facility, as per drawings submitted, on the property located at 15 Connecticut Drive.

It was the recommendation of the Planning and Traffic Committee that this permit be granted subject to the approval of Service NL and compliance with all Town Regulations.

Mayor O'Brien noted that this is a 6 million dollar expansion to the building.

Motion - Aylward/Tobin

No.17-166 That the recommendation of the Planning and Traffic Committee be accepted and Northern Harvest Smolt Ltd. be granted a permit to construct a 100' x 250' x 19' building, to accommodate a salmon harvesting facility, as per drawings submitted, on the property located at 15 Connecticut Drive, subject to conditions as outlined in the agenda data.

Carried Unanimously

**RONALD MADORE-
192 HANSEN MEMORIAL
HIGHWAY**

DATA: request for Outline Planning Permission to replace existing roof, replace siding and erect a 8' x 43' fence on the right hand side of existing building, as per sketch submitted, on property located at 192 Hansen Memorial Highway.

It was the recommendation of the Planning and Traffic Committee that this permit be granted subject to compliance with all Town Regulations.

Motion - Aylward/Gibbon

No.17-167 That the recommendation of the Planning and Traffic Committee be accepted and Ronald Madore be granted Outline Planning Permission to replace existing roof, replace siding and erect a 8' x 43' fence on the right hand side of existing building, as per sketch submitted, on property located at 192 Hansen Memorial Highway, subject to conditions as outlined in the agenda data.

Carried Unanimously

**REG BENOIT-
2 HANSEN MEMORIAL
HIGHWAY**

DATA: Request for outline planning approval to move an existing shed on the property located at 2 Hansen Memorial Highway.

It was the recommendation of the Planning and Traffic Committee that this outline planning approval be granted subject to applying for a business permit and compliance with all Town Regulations.

Motion - Aylward/House

No.17-168 That the recommendation of the Planning and Traffic Committee be accepted and Reg Benoit be granted outline planning approval to move an existing shed on the property located

at 2 Hansen Memorial Highway, subject to conditions as outlined in the agenda data.

Carried Unanimously

NEW BUSINESS

APPOINTMENT OF TOWN CLERK

Motion – Oake/Tobin

No. 17-169 Mrs. Jennifer Brake will be appointed Town Clerk for the Town of Stephenville.
Carried Unanimously

SIGNING OFFICERS

Motion – Gibbon/Aylward

No. 17-170 The signing officers for the Town of Stephenville, in order of authority: Mayor, Tom O'Brien, chairperson of the Finance Committee, Michael J. Tobin; Town Clerk Jennifer Brake, and in her absence the Town Manager, Mike Campbell

Carried Unanimously

CIRCUS

Mayor O'Brien encouraged all residence to attend the circus in town

NORTHERN HARVEST HATCHERY

Mayor Tom O'Brien stated he was pleased to see Northern Harvest Hatchery being expanded

COLLEGE OF THE NORTH ATLANTIC

Mayor Tom O'Brien indicated its nice to see the College's(CNA) building is progressing with the foundation and steel work being completed

GROVE STREET/ST. CLARE

Mayor Tom O'Brien stated the water and sewer projects are progressing on time and schedule

JOB POSTINGS, COLLEGE OF THE NORTH ATLANTIC

As employees of the College of the North Atlantic both Councillors Oake and Rose left the Council Table

Mayor Tom O'Brien indicated a recent posting for Program Developer Health Sciences that was located in Stephenville has been posted for St. Johns and this is unacceptable. The Mayor indicated he will be contacting the Minister and the President of the College to invite them to discuss the situation with Council

Deputy Mayor Tobin also stated to contact the Board of Directors for the College of the North Atlantic

Councillor Oake and Rose returned to the Council table at the conclusion of the discussion on this item

PARKING NED'S POND

Deputy Mayor Tobin stated he was pleased to see construction of the parking lot off Maryland Drive for the Ned's Pond walking trail. He also noted the danger of individuals parking on the Hansen highway to access the trail.

COLD BROOK STUDY WASTE PROTECTION AREA

Councillor Rose revisited the matter regarding cold brook building permits. It is Councillors Rose recommendation to have Dr. Hanchar meet with the Town Council or set up a conference call to have a further discussion.

Councillor House stated he disagrees with the Town paying for an additional study for Cold Brook/Noel's Pond; as there are tax paying residents of Stephenville that have own land that is also being impacted by the water protection area

CANADA DAY

Councillor Aylward stated she attended the Canada Day celebrations; it was a great day with a good turnout.

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ADJOURNMENT

Motion – Aylward/Rose

No. 17-171 That the meeting adjourns at this time,
12:45 p.m.

Carried Unanimously

CHAIRPERSON

DATE CONFIRMED