

REGULAR GENERAL MEETING, MAY 5, 2016

A Regular General Meeting of the Council of the Town of Stephenville was held in the Council Chambers at 12:07 p.m. on May 5, 2016.

Present: Mayor Tom O'Brien, Chairperson
Deputy Mayor, Mike Tobin

Councillors: Laura Aylward
Justin House
Don Gibbon
Tom Rose

Absent: Councillor: Darlene Oake

Also Present: Town Manager, Mike Campbell
Town Clerk, Carolyn Lidstone

MINUTES

REGULAR GENERAL MEETING, APRIL 26, 2016

Motion – Gibbon/Aylward

No.16-91 That the Minutes of the Regular General Meeting of April 7, 2016 be adopted as circulated.
Carried Unanimously

COMMITTEE REPORTS

FINANCE COMMITTEE

EXPENSE CHEQUE LISTING FOR APRIL, 2016

Motion - Tobin/House

No.16-92 That the recommendation of the Finance Committee be accepted and the Expense Cheque listing for April, 2016 totaling \$187,089.91 be approved.
Carried Unanimously

**REQUEST FOR GRANT,
HARMON HUSTLE ROAD
RACE COMMITTEE**

Motion - Tobin/Rose

No.16-93 That the recommendation of the Finance Committee be accepted and the Town of Stephenville give a one-time grant in the amount of \$250 to cover the insurance cost for the Harmon Hustle Road Race being held August 7, 2016.

Carried Unanimously

**REMEMBER THE FALLEN –
COMMEMORATE A HERO,
THE FORGET-ME-NOT
COMMITTEE**

Motion - Tobin/Aylward

No.16-94 That the recommendation of the Finance Committee be accepted and the Town of Stephenville donate \$250 to the Remember the Fallen – Commemorate A Hero Campaign.

Carried Unanimously

**PERMISSION TO GO TO TENDER,
SUPPLY AND PLACEMENT
OF ASPHALT**

Motion - Tobin/House

No.16-95 That the recommendation of the Finance Committee be accepted and the Town of Stephenville go to tender for the Supply and Placement of Asphalt.

Carried Unanimously

**PROPOSAL FOR WASTE
REDUCTION, MMSB**

Motion - Tobin/Gibbon

No.16-96 That the recommendation of the Finance Committee be accepted and the Town of Stephenville submit a joint application with the Town of Kippens to

the MMSB for funding to undertake the construction of a Community Composting Site in the Town of Kippens; the Town of Stephenville's contribution not to exceed \$10,000.

Carried Unanimously

**GRANT, STEPHENVILLE
THEATRE FESTIVAL**

Motion - Tobin/Rose

No.16-97 That the recommendation of the Finance Committee be accepted and the Town of Stephenville give a grant in the amount of \$15,000 to the Stephenville Theatre Festival for a Legacy-level sponsorship in the 2016 Season.

Councillor Rose commented that it's nice to see that the Stephenville Theatre Festival is aligning its season with the Friendly Invasion events.

Carried Unanimously

PERMITS AND MUNICIPAL PLAN

**NATHAN CORMIER,
4 CROWN AVENUE**

DATA: Request for Outline Planning Permission to construct a 40 foot by 50 foot auto body shop on the property located at 4 Crown Avenue.

It was the recommendation of the Planning and Traffic Committee that Outline Planning Permission be denied in accordance with the provisions of Section 10, Discretionary Powers of Authority, noting in particular that the street is not up to a standard to support commercial activity and the proposed development does not conform to the aesthetics of the high-density residential area which is located on a dead-end street.

Motion - Aylward/House

No. 16-98 That the recommendation of the Planning and Traffic Committee be accepted and Nathan Cormier be

denied Outline Planning Permission to construct a 40 foot by 50 foot auto body shop on the property located at 4 Crown Avenue, for reasons as outlined in the agenda data.

Councillor Rose commented that he is hoping that Mr. Cormier will find a more suitable location within the town on which to set up his operation.

Carried Unanimously

**CURTIS POWERWORKS INC.,
NOEL'S POND TO
BLACK DUCK**

DATA: Request for a permit to rebuild NL Power transmission lines 400L, as per drawings submitted, on property located between Noel's Pond and Black Duck.

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

Motion - Aylward/Tobin

No. 16-99 That the recommendation of the Planning and Traffic Committee be accepted and Curtis Powerworks Inc. be granted a permit to rebuild NL Power transmission lines 400L, as per drawings submitted, on property located between Noel's Pond and Black Duck, subject to conditions as outlined in the agenda data.

Carried Unanimously

**SCRAP HAPPY
FABRIC STUDIO,
17 GALLANT STREET**

DATA: Request for a permit to operate a fabric studio and to erect a 3 foot by 6 foot sign on the building located at 17 Gallant Street.

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. 16-100 That the recommendation of the Planning and Traffic Committee be accepted and Scrap Happy Fabric Studio be granted a permit to operate a fabric studio and to erect a 3 foot by 6 foot sign on the building located at 17 Gallant Street, subject to conditions as outlined in the agenda data.

Carried Unanimously

**BEN'S PHARMACY,
1 CHURCHILL STREET/
103 - 105 MAIN STREET**

DATA: Request for Outline Planning Permission to construct an additional story, approximately 1,500 square feet in area, to the new extension at the rear of the building located at 1 Churchill Street/103-105 Main Street.

It was the recommendation of the Planning and Traffic Committee that Outline Planning Permission be granted subject to the provision of detailed construction drawings, the approval of Service NL and compliance with all Town Regulations.

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

Motion - Aylward/Rose

No. 16-101 That the recommendation of the Planning and Traffic Committee be accepted and Ben's Pharmacy be granted Outline Planning Permission to construct an additional story, approximately 1,500 square feet in area, to the new extension at the rear of the building located at 1 Churchill Street/103-105 Main Street, subject to conditions as outlined in the agenda data.

Carried
Councillor House sustained from voting.

Councillor House returned to the Council table at the conclusion of discussion on this item.

NEW BUSINESS

RAMP SECTION/ CAROLINA AVENUE

Mayor O'Brien stated that Council had discussed options for the future of the ramp section on Carolina Avenue. This year Council will be patching the ramp again, which appears to be the most sensible option to choose while waiting for the re-alignment of the bypass road.

Mayor O'Brien outlined that Council will be asking the Provincial Government to change the signage coming into the ramp section and as well the Town will be installing signage indicating that the area is the Stephenville Industrial Park. He encouraged the businesses on the Ramp to tidy up their properties.

Councillor Rose stated that it might be possible to encourage businesses that are doing maintenance on their properties to keep the theme of the military history in that area of the community.

In response to a statement from Councillor Rose regarding the current condition of the ramp, Deputy Mayor Tobin questioned why residents who are out for a Sunday drive follow that route as it is not one of the most scenic routes to drive.

CLEAN UP PERIOD

Mayor O'Brien stated that the Annual Clean-Up Period is scheduled for May 16 to 27, 2016. After May 27, the Friday bulk pick-up will resume.

He also encouraged residents and groups to adopt an area for clean-up; in doing so they can drop by the Town Office to pick up garbage bags and rubber gloves and arrange for the garbage collected to be picked up by Public Works department. Any groups which are registered will be paid \$1.00 per bag collected.

Mayor O'Brien informed Council and the public that the Town of Stephenville still have some residents who are not on side with the ongoing trash collections methods. Indiscriminate dumping is happening on side roads and walking trails and is not acceptable.

He advised that he, along with the Town Manager, Municipal Enforcement Officer, the local representative of the Western Star, had taken a walk through the W.E Cormack walking trail. Someone had dropped of garbage on the trail; this is not an acceptable method or location to dispose of garbage. He stated that a lot of people put a lot of time into developing and maintaining these trails for the enjoyment of all residents. One resident in particular had picked up the needles on the trail and brought them into the Town Office. Fortunately, the needles were picked up by an adult who knew how to properly deal with these needles; he noted that a lot of children use the trails as well. He asked people to cease these indiscriminate dumping activities.

BEAUTIFICATION COMMITTEE

Councillor Aylward stated that the Knights of Columbus do their share on the Columbus Bridge and the Girl Guides, Boy Scouts, and Cadets are involved in the annual beautification cleanup. She is planning a meeting next week and is hoping to involve some new people in the committee. Anyone who would like to volunteer for the committee or who has ideas about beautification within the community can contact her at any time.

PROVINCIAL GOVERNMENT BUDGET

Councillor Aylward stated that she was very disappointed with the recent budget presented by Provincial Government and noted that some people feel it is one of the worse budgets they have ever seen. She urged the Provincial Government put a hold on the Muskrat Falls development and to revisit the deficit levy.

**McHAPPY DAY
MAY 4TH, 2016**

Deputy Mayor Tobin sent a shout out to the local McDonalds Restaurant for the success of their McHappy Day on May 4th. In 2015 the local restaurant had raised \$6,500 for McDonald House and he felt the funding raised this year would surpass last year.

MUNICIPAL SYMPOSIUM

Deputy Mayor Tobin reported that after the meeting today, he will be leaving for the Municipal Symposium in Gander; he will bring back a report to the next council meeting.

**WILD FIRES IN FORT
MCMURRAY**

Councillor Gibbon stated that the thoughts and prayers of Council members and the residents of the community go out to the people of Fort McMurray. He suggested that the Town of Stephenville make a donation to that cause.

**PUBLIC PRIVATE
PARTNERSHIPS**

Councillor Rose highlighted legislation which permit municipalities in Newfoundland and Labrador to undertake economic development projects.

He felt that in the process, sometimes the Town of Stephenville creates an unfair advantage through the partnerships agreements in which they are involved. He noted the Town is involved with some sub-divisions in Stephenville and as lots are sold, money comes back to the Town. In some cases the private subdivisions have to compete with the partnerships entered into by the Town of Stephenville, mentioning in particular the arrangement for non-payment of property taxes on unsold lots.

He felt that Council has to be very cautious about their role in economic development.

Mayor O'Brien stated that the Town has not entered into partnerships on subdivisions. The Town has invited Requests for Proposals for development of large areas of land within the community. The

Town does not invest any money but expects money in return from the RFP process.

Councillor Rose stated that the Town does invest land which is an asset with a monetary value.

Mayor O'Brien stated that the developer pays for the land in the RFP process; and on the subject of taxes, that issue has been discussed and will be addressed on a go forward basis. The RFP for a subdivision development was put out for public proposals, ie: design, money to be paid to the Town, etc., and was open to all interested parties.

Councillor Rose again stated he felt the Town may be creating an unfair advantage to those developers; and Council should ensure that the process is fair, open and transparent.

Councillor House stated that in his opinion, the RFP process was a public process open to all interested parties. He felt that people who felt that there had been an unfair advantage had had the opportunity to submit a proposal at that time.

ADJOURNMENT

Motion – Aylward/Gibbon

No. 16-102 That the meeting adjourn at this time,
12:40 p.m.

Carried Unanimously

CHAIRPERSON

DATE CONFIRMED