

**MINUTES**  
**PUBLIC COUNCIL MEETING**  
**March 9<sup>th</sup>, 2023**

A public council meeting held at the Town of Stephenville Town office on Thursday March 9<sup>th</sup>, 2023. The meeting was also streamed.

Present	Tom Rose	Mayor, chairperson
	Susan Fowlow	Deputy Mayor
	Laura Aylward	Councillor
	Tracy Boland	Councillor
	Lenny Tiller	Councillor
	Myra White	Councillor

Absent: Tristan Hulan Councillor

Staff: Colin Maddock, CAO  
Jennifer Brake, Town Clerk

**CALL TO ORDER**

Mayor Rose called the meeting to order at 7:04pm

**APPROVAL OF AGENDA**

**23-70**

White/Boland

Be it resolved that the agenda be approved as presented.

In Favor:	6	Rose, Fowlow, Aylward, Boland, Tiller, White
Opposed:	0	Motion Carried

**APPROVAL OF MINUTES**

**23-71**

Boland/Tiller

Be it resolved that the minutes of February 23<sup>rd</sup>, 2023, public council meeting be approved as presented.

In Favor:	6	Rose, Fowlow, Aylward, Boland, Tiller, White
Opposed:	0	Motion Carried

**23-72**

Aylward/White

Be it resolved that the minutes of Privileged Meeting February 27<sup>th</sup>, 2023, (P02-01) to review disclosure statements be approved as presented.

In Favor:	6	Rose, Fowlow, Aylward, Boland, Tiller, White
Opposed:	0	Motion Carried

**23-73**

Tiller/Fowlow

Be it resolved that the minutes of Privileged Meeting February 27<sup>th</sup>, 2023, Privileged Meeting – (P02-02) be approved as presented.

In Favor: 6      Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0      Motion Carried

**23-74**

Fowlow/White

Be it resolved that the minutes of Special Meeting of Council March 6, 2023 (SP03-01) be approved as presented.

In Favor: 6      Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0      Motion Carried

**MATTERS ARISING FROM MINUTES**

None

**PROCLAMATIONS AND DELEGATIONS**

Deputy Mayor Fowlow acknowledged March 8, 2023, as International Women's Day.

**COMMITTEE REPORTS**

**FINANCE COMMITTEE**

Councillor White presented the recommendations from the finance committee meeting held on March 6<sup>th</sup>, 2023.

**Property Tax**

**23-75**

White/Aylward

Be it resolved that approval be given for Property Tax write offs in the amount of \$7,945.20 and adjustments of \$150.00.

In Favor: 6      Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0      Motion Carried

**Water & Sewer Tax**

**23-76**

White/Boland

Be it resolved that approval be given for Water & Sewer tax adjustments in the amount of \$2,648.15.

In Favor: 6      Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0      Motion Carried

**Business Tax**

**23-77**

White/Fowlow

Be it resolved that approval be given for business tax adjustments in the amount of \$15,359.77.00.

In Favor: 6      Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0      Motion Carried

**Expense Cheque Listing February 2023**

**23-78**

White/Tiller

Be it resolved that approval be given to pay expense cheque listing for February 2023 totaling \$209,855.76.

In Favor: 6      Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0      Motion Carried

**Travel Expense Council/CAO**

**23-79**

White/Boland

Mayor Rose declared conflict of Interest and left the council table; Deputy Mayor chaired the meeting.

Be it resolved to pay the travel expense for:  
Tom Rose FCM Sustainable Communities Conference February 2023 \$4,412.11

In Favor: 5      Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0      Motion Carried

Mayor Rose returned to the table and resumed as chairperson.

**23-80**

**White/Fowlow**

Be it Resolved to pay travel expense for:  
Colin Maddock FCM Sustainable Communities Conference February 2023  
\$4,789.35

In Favor: 4      Rose, Fowlow, Aylward, White  
Opposed: 2      Boland, Tiller      Motion Carried

**Approval to Hire – Director of Engineering & Asset Management**

**23-81**

White/Fowlow

Be it resolved that approval be given to hire for the position of Director of Engineering & Asset Management.

In Favor: 6      Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0      Motion Carried

Public Meeting of Council March 9<sup>th</sup>, 2023

Question was called; given the average salary of certified engineer is it necessary to hire this position or best to consult engineer services? In response the justifications for the position were, the position was recommended by the consulting firm, asset management is vital for future growth and development, former directors' position was close in salary, future industry (hydrogen plant), engineering firms is not always available, and most municipalities have an engineer on staff.

**Request for Sponsorship – The Canadian Fallen Firefighters Foundation (CFFF)**

**23-82** White/Aylward

Be it resolved that approval be given to sponsor Nigel Pike in the amount of \$500.00 to support The Canadian Fallen Firefighters cycle event taken place in Ontario.

In Favor: 6            Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0            Motion Carried

**Request for Donation – Bay St. George Sick Children's Foundation**

**23-83** White/Boland

Be it resolved that approval be given to donate \$500.00 to the Bay St. George Sick Children's Foundation.

In Favor: 6            Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0            Motion Carried

**Approval to sign Contribution Agreement between Stephenville Airport Corporation and Town of Stephenville**

**23-84** White/Aylward

Be it resolved that approval be given for the Mayor to sign contribution agreement between Stephenville Airport Corporation and Town of Stephenville as circulated, whereby the town agrees to contribute \$32,500 per month to Stephenville Airport Corporation with termination of 30 days written notice.

In Favor: 5            Rose, Fowlow, Aylward, Boland, White  
Opposed: 1            Tiller            Motion Carried

Question was called; it was asked to explain the agreement. In response, it was noted that on April 12, 2023 the file to lift the bankruptcy will be on the court docket in St. John's. This will allow the airport to transfer, and once it has transferred, they won't require funding from the town. The town would instead collect taxes and earn revenue. The airport is important to future developments and world energy. Also, the airport provides 911 system for our town. Comment was made that this agreement is contingent on the contribution agreement between world energy and the airport.

## PERMITS AND MUNICIPAL PLAN

Councillor Aylward presented the recommendations from the Planning and Traffic committee meeting held on March 6<sup>th</sup>, 2023.

### **93-45 & 93-47 Little Port Harmon – Paul O’Reilly**

**23-85**

Aylward/White

Be it resolved outline planning permission approval to consolidate two parcels of land, 93-45 & 93-47 located at Little Port Harmon into one parcel to be known as 93-45 Little Port Harmon.

In Favor: 6                      Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0                      Motion Carried

### **Notice of Proposed Municipal Plan & Development Regulation Amendments**

**23-86**

Aylward/Boland

Be it Resolved to approve to proceed with proposed amendments for public comment, for the request to amend Municipal Plan and Development Regulations to rezone approximately 0.6 hectares of land, commonly known as Wheelers Lounge located on Route 460 in Noels Pond, from flood to community services and from floodway to commercial general. The proposed amendments will be available for viewing on the town’s website. The applicant will be responsible for all incurred costs associated with the amendment.

In Favor: 6                      Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0                      Motion Carried

### **Land Lease Agreement, Clem-Geo Energy**

**23-87**

Aylward/Tiller

Be it Resolved to approve the recommendation at the Special Meeting of Council on March 6, 2023, that the Town of Stephenville Council do not extend the land lease agreement, with Clem-Geo Energy. Clem-Geo did not meet the requirements of the lease to obtain an extension, and after consultation with them, it appears that the project would not be feasible for a number of years; limited progress has been made on the acquisitions of the required permits. Also, they would be required to develop a new wind turbine, the timeline for which was, and remains, unknown. If the town approves a competitive process for the use of the land in the future, we invite Clem-Geo Energy to participate.

In Favor: 6                      Rose, Fowlow, Aylward, Boland, Tiller, White  
Opposed: 0                      Motion Carried

## **BY-LAWS AND REGULATIONS**

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

#### **Mayor Rose**

He acknowledged a false email was being circulated with his position title and name. He advised the public to be careful and pay attention when the context of the request is questionable.

Given the increase in crime and break-ins in the town, the town will review street light policy and mediate dark areas.

He provided a brief synopsis of the FCM's sustainable Communities Conference that he and towns CAO attended in Ottawa. He highlighted two important meeting, one being with MP for Rural Transit; there is 5 million dollars in funding available to purchase buses. We are looking at regional transit into Stephenville. The other meeting was with Canada Mortgage and Housing Corporation (CMHC) for affordable housing. CAO, Colin Maddock added accessing federal resources will be important, as municipal, and provincial funding is restricted. Manuel Hackett, Advisor Rural Economic Development in Gudie Hutching department is a resource support meeting in Ottawa, to access federal financing that will be needed for development. He echoed Minister Gudie Hutching support for the Town of Stephenville. He noted with potential rapid growth we need to be prepared for future outlining planning, regionalized growth, affordable housing and transport. MNL will be an important advocate as we explore supporting regional growth. He also referenced meeting regarding, forestry clusters involving mass timber, milling, tree growth, bio- aviation fuels, the development of secondary industry. Meeting with Department of Agriculture; discussions about food security, farming, green houses, and meeting with Qalipu; to discuss industrial zones in the town, and it was noted they will meet with council soon.

On March 27, 2023 a group of 30-45 Ukrainians will be visiting Stephenville, Corner Brook and Deer Lake.

#### **Councillor Boland**

Acknowledged broomball was a successful event at the Stephenville Dome this past weekend.

Expressed that residents need to support each other and watch over each other's properties, with the increase in break-ins.

She called question to the CAO, regarding the Manganese Report. In response CAO, Colin Maddock expressed the sampling completed on February 7, 2023 at the town office

is believed to be a sampling issue. We requested a retest, and three samples were taken. One was taken where the water first enters the municipal system, the town office was repeated. All three samples were below the required standards. He indicated the town never had a manganese problem, this was a sampling error and our water is good.

**Chief Administrative Officer, Colin Maddock**

He acknowledged that councils approval for land on Alabama Drive for Newfoundland Aboriginal Women's Network (NAWN) for affordable housing will not be progressing due to environment assessment issues, noting he is exploring other possible locations.

**NOTICE OF MOTION**

None

**ADJOURNMENT**

**23-88**

Tiller/Boland

Resolved that since there is no further business the meeting adjourned at 8:08pm