

**PUBLIC COUNCIL MEETING
FEBRUARY 22nd, 2024**

A public council meeting was held at the Town of Stephenville Town office on Thursday February 22nd, 2024. The meeting was also streamed.

Present	Tom Rose	Mayor, Chairperson
	Susan Fowlow	Deputy Mayor
	Myra White	Councillor
	Laura Aylward	Councillor

Staff: Jennifer Brake, Town Clerk
Mike Ratter, Economic Development Officer

CALL TO ORDER

Mayor Rose called the meeting to order at 12:02 p.m.

LAND ACKNOWLEDGEMENT

We respectfully acknowledge the Town of Stephenville as the ancestral homeland of different populations of Indigenous people. We also acknowledge with respect, the rich histories and cultures of the Beothuk, Mi'kmaq, Innu and Inuit of the Province of Newfoundland and Labrador.

APPROVAL OF AGENDA

24-47 Aylward/Fowlow
Be it resolved that the agenda be approved as presented.
In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

APPROVAL OF MINUTES

24-48 White/Fowlow
Be it resolved that the minutes of January 25th, 2024, public council meeting be approved as presented.
In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

MATTERS ARISING FROM MINUTES

None

PROCLAMATIONS AND DELEGATIONS

None

COMMITTEE REPORTS

FINANCE COMMITTEE

Councillor White presented the recommendations from the finance committee meeting held on February 19th, 2024.

Property Tax February 2024

24-49

White/Aylward

Be it Resolved to write off property tax for February 2024 in the amount of \$9226.39.

In Favor: 4

Fowlow, Rose, White, Aylward

Opposed: 0

Carried

Water and Sewer Tax 2024

24-50

White/Fowlow

Be it Resolved to adjust water and sewer tax for February 2024 in the amount of \$984.00.

In Favor: 4

Fowlow, Rose, White, Aylward

Opposed: 0

Carried

Business Tax February 2024

24-51

White/Aylward

Be it Resolved to adjust business tax for February 2024 in the amount of \$2,048.27

In Favor: 4

Fowlow, Rose, White, Aylward

Opposed: 0

Carried

Accounts Payable February 22, 2024

24-52

White/Fowlow

Be it Resolved to pay accounts payable for February 22, 2024 in the amount of \$98,078.66

In Favor: 4

Fowlow, Rose, White, Aylward

Opposed: 0

Carried

Request for sponsorship – Stephenville Taekwondo

24-53

White/Aylward

Be it Resolved to give a grant in the amount of \$5,000.00 to Stephenville Taekwondo club for their 50th Anniversary.

In Favor: 4

Fowlow, Rose, White, Aylward

Opposed: 0

Carried

Request for grant – Stephenville Historical society

24-54

White/Fowlow

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Be it Resolved to give a grant in the amount of \$12,000.00 to the Stephenville Historical Society Inc.

In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

Request for grant - SCAPA

24-55 White/Aylward

Be it Resolved to give a grant in the amount of \$1,262.24 to the society for the care and protection of animals.

In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

Approve to Issue Request for Proposal – LAND WESTERN SIDE OF INDIAN HEAD RANGE/ROUTE 490

24-56 White/Fowlow

Be it Resolved to approve to issue a Request for Proposal to Sale or Lease approximately 1097 Acres of land to include Western side of Indian Head Range and two parcels of land South of Route 490, adjacent to the Port of Stephenville.

In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

Request for Grant – Bay St. George Kinsmen Club

24-57 White/Aylward

Be it Resolved to give a grant in the amount of \$1,380.00 to the Bay St. George Kinsmen Club to offset 2024 bunker lease fees located on Igloo Road.

In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

Request for Adoption – Water & Sewer Rate Policy

24-58 White/Fowlow

Be it Resolved to adopt Water & Sewer Rate Policy as presented.

In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

Request for Adoption – Tax Recovery Plan & Tax Collection Policy

24-59 White/Aylward

Be it Resolved to adopt Tax Recovery Plan & Tax Collection Policy as presented.

In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

Request for Adoption – Harassment Prevention Policy

24-60 White/Fowlow

Be it Resolved to adopt the Town of Stephenville Harassment Prevention Plan, 2024 as per Section 24.1 of the Newfoundland and Labrador OHS Regulations 2012, as amendment, this will replace previous Harassment Prevention Plan, 2021.

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In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

PERMITS AND MUNICIPAL PLAN

The Planning and Traffic committee met on February 19th, 2024, and the following items were recommended for council approval.

Mayor Rose, as the property owner for the next two items, declared a conflict of interest and left the council table. Deputy Mayor commenced as chairperson.

68-70 Main Street – Keyin College

24-61 Aylward/White
Be it resolved to approve a permit to change the operating name of existing business from Western College to Keyin College, on the property located at 68-70 Main Street.
In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

1 Washington Drive – St. Luke's Pharmacy

24-62 Alyward/Fowlow
Be it resolved to approve a permit to utilize space in the building to accommodate a Pharmacy, do interior renovations and erect signage on the building located at 1 Washington Drive as per drawings submitted.
In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

20 Oregon Drive – P & R Rentals

24-63 Alyward/Fowlow
Be it Resolved to approve Outline Planning Permission to subdivide the property located at 20 Oregon Drive into two parcels of land to construct a 5 plex as per plot plan submitted.
In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

107 Main Street – DTW Holdings Ltd

24-64 Alyward/White
Be it Resolved to approve the request to reduce the operating business space located at 107 Main Street, as per floor plan submitted.
In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

149-159 Main Street – JAP Holdings Inc.

24-65 Alyward/Fowlow
Be it Resolved to approve Outline Planning Permission to relocated existing business (North Atlantic Petroleum) from 153-159 Main Street to building

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located at 149-151 Main Street and also accommodate a fast-food restaurant in the same building.

In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

150 Minnesota Drive – New Medical Center

24-66 Aylward/White

Be it Resolved to rezone parcel of land located at 150 Minnesota Drive from Comprehensive Development Area Community Service to Public Use to accommodate new medical center.

In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

153 – 159 Main Street – JAP Holdings Inc.

24-67 Aylward/Fowlow

Be it Resolved to approve a permit to demolish existing North Atlantic Petroleum Building located at 153-159 Main Street to expand parking lot.

In Favor: 4 Fowlow, Rose, White, Aylward
Opposed: 0 Carried

BY-LAWS AND REGULATIONS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Mayor Rose

Welcomes Candace Simon as Deputy Chief Administrative Officer. Candace noted that she is happy to be part of the team, very enthusiastic about the potential of Stephenville to grow and although coming in on the cusp of a by-election, it has been a positive experience and she looks forward to working with the incredible team and helping the team and town grow.

Mayor Rose spoke for public comments that were in support of World Energy. He referred to Economic Development Manager of the town who is originally from the Orkney Islands in Scotland for size comparison, stating that the Orkney Islands would be roughly the same geographical size as the Port au Port Peninsula. The Islands however, have a population of approximately 20,000 people and roughly 800 wind turbines, and the Port au Port Peninsula has approximately 3,000 people and will only have roughly 124 wind turbines. Mayor Rose stated that Canada has been behind the times in sustainable energy as the Orkney Islands have had wind turbines now for approximately 40 years. March 20, 2024 is the final deadline for citizens who wish to submit comments in support of the project.

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Mayor Rose attended the Chamber of Commerce meeting recently and noted that Billy Hynes who comes with a great recreational background, spoke on the newly formed Bay St. George Sport Recognition group. He plans to gather and research the history and achievements of athletes from different areas and showcase them, as well as memorabilia. Some of the athletes from this area recognized at the Chamber meeting were Gerry Boland, Don Cormier, Al Hancock and Katrina Roxon for their accomplishments and contribution to sport. Councillor Laura Aylward congratulated Billy Hynes and his son Stephen on taking on this initiative and said they already have a facebook page started but are looking at having a plaque or some sort of recognition placed at the Dome. Deputy Mayor Fowlow said that she also thinks this is a wonderful idea and could expand to be similar to a museum. In previous years she recalled seeing some old plaques and trophies in storage at the Middle School which had belonged to previous schools that no longer exist such as L.S. Eddy, Integrated High and Bishop O'Reilly high, so hopes that they might still be there and available for use by the Sport Recognition group.

Mayor Rose gave reference to the Map on the wall in chambers and spoke on the expansion plans for the Town of Stephenville. Currently the town has 90 km in sewer lines and 110 km of water lines. We should infill as much as we can or go up. This would be the area of Queen Street, Gallant Street, Hansen Highway and West Street. The expansion will be done in three stages. Stage one will include the areas around Oregon Drive and Utah Drive where there is a large amount of vacant land. They will work with developers, put out RFP's to determine the scope of development. Likely will be apartments and small condos developed which will hopefully allow for approximately 2,000 additional residents. Stage two will be the area of Gallant Street extension to the subdivision at the end of Queen Street which would accommodate an additional 5,000 people. The time frame for completion of Stages 1 and 2 is approximately 5 to 15 years. Stage three is Igloo Road to route 460. This would be the biggest expansion and would include tiny homes, commercial subdivisions and town houses and would accommodate approximately 8,000 residents. A lot of the land to be developed is Town of Stephenville land so will count as revenue.

Councillor Aylward

She is pleased with the newsletter received from Nigel Pike regarding the bike lanes and would like to commend his dedication and work that he has put into this as a volunteer. She also acknowledged the new communication person that will be starting a new position with the town. She feels it will be an asset to getting information out and keeping residents properly informed.

Councillor Aylward also brought up the need for a proper divided highway from Port aux Basques to St. John's. She said that Minister John Abbott recently spoke on the paving and divided highway for the Central and Eastern parts of the province, and she would like for people from this area to start speaking out about the need for the same on the West Coast.

A meeting regarding health care with the hospital foundation board and the new CAO of the Health services NL will be taking place at the Days inn and Councillor Aylward will be attending as a member of the board. In conclusion she would like to congratulate all the candidates running in the by-election and remind them to keep it clean and keep it positive and good luck.

Deputy Mayor Fowlow

She wanted to update on the sport of Pickleball. It is growing in the Town of Stephenville and two weekends ago the lunchtime group started a new learn to play rec league in the evenings. They hosted a fun tournament with 16 teams which was approximately 40 new people. They have a facebook site as well and have plans to expand.

Mayor Rose noted that sometimes things are discussed in privileged meetings, until they are brought to a public meeting where they are adopted, passed or defeated. There are procedures followed on financial items, grants in lieu of taxes that require different amounts of votes to pass. In the case of a grant in lieu of taxes, a business who has plans for significant growth may be granted a reduced amount over a 24 month period, however at the end of that agreement period if the goals and objectives haven't been met, than council has the right to cancel the tax agreement. Dealings with stake holders should remain private until it goes to a public meeting.

NOTICE OF MOTION

None

ADJOURNMENT

24-68

Aylward/Fowlow

Resolved that since there is no further business the meeting adjourned at 12:54 p.m.

In Favor: 4

Fowlow, Rose, White, Aylward

Opposed: 0

Carried