

PUBLIC MEETING OF COUNCIL

September 12, 2025

Present: Tom Rose Mayor, Chairperson
Laura Aylward Councillor (online)
Maurice Hynes Councillor
Tom O'Brien Councillor (via telephone)
Darren Roberts Councillor (online)
Myra White Councillor

Regrets: Susan Fowlow Deputy Mayor

Staff: Bill Ramsay, Chief Administrative Officer
Candace Simon, Deputy Chief Administrative Officer
Jennifer Brake, Town Clerk
Matt Simms, Planning and Development Manager
Marilee Joy-Castillo, Communication Manager
Don Gibbon, Fire Chief
Mike Ratter, Community, Economic and Industrial Development Manager

Called to Order

25-312 Moved by Councillor White, Seconded by Councillor Hynes that the meeting was called to order at 12:11pm

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White
Opposed: 0 Carried

Land Acknowledgment

Stephenville, and the whole of the Bay St. George area is home to rich, diverse, and vibrant rural Indigenous communities. Located on the ancestral and unceded territory of the Beothuk, the lands and waters in and around us have traditionally served as a gathering place for the Mi'kmaq. The broader region of Newfoundland and Labrador continues to be home to diverse Indigenous Peoples, including First Nations, Inuit, and Métis. We honour and pay respect to the past, present, and future caretakers of these territories.

APPROVAL OF AGENDA

25-313 Moved by Councillor Roberts, Seconded by Councillor Hynes

Be it Resolved to approve the Agenda for September 12, 2025 as presented.

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White
Opposed: 0 Carried

APPROVAL OF MINUTES

25-314 Moved by Councillor Aylward, Seconded by Councillor White

Be it Resolved that the minutes for August 21, 2025 Public Meeting of council be approved.

MATTERS ARISING FROM MINUTES

No Matters

PROCLAMATIONS AND DELEGATIONS

Mayor acknowledged the flag was raised in honor of Terry Fox.

FINANCE COMMITTEE REPORT**Accounts Payable**

25-315 Moved by Councillor White, Seconded by Councillor Roberts

Be it Resolved to approve accounts payable for September 12, 2025 in the amount of \$366,458.90

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White
Opposed: 0 Carried

Expense Cheques August 2025

25-316 Moved by Councillor White, Seconded by Councillor Aylward

Be it Resolved that the Town of Stephenville approve expense cheques for the month of August 2025 totaling \$ 245,695.97

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White
Opposed: 0 Carried

Water and Sewer

25-317 Moved by Councillor White, Seconded by Councillor Roberts

Be it Resolved to approve Water and Sewer Tax Adjustments in the amount of \$2,944.72

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White
Opposed: 0 Carried

Business Tax

25-318 Moved by Councillor White, Seconded by Councillor Hynes

Be it Resolved to approve Business Tax write-off's in the amount of \$256.32

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White
Opposed: 0 Carried

Sponsorship Program**25-319** Moved by Councillor White, Seconded by Councillor Roberts

Be it Resolved to approve sponsorship to Long Range Small Business Committee for Lifetime Achievement Award in the amount of \$1000.00.

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White

Opposed: 0 Carried

25-320 Moved by Councillor White, Seconded by Councillor Hynes

Be it Resolved to approve sponsorship to Kids Eat Smart Foundation NL for Kids Eat Smart Radiothon in the amount of \$1,000. Each dollar equals one meal for a child. There are four schools in Stephenville that participate in the Kids Eat Smart program with a total of 91,200 meals served in 2024-2025.

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White

Opposed: 0 Carried

25-321 Moved by Councillor White, Seconded by Councillor Aylward

Be it Resolved to approve sponsorship to the *Knights of Columbus in the amount of \$1000.00* for their September 11th ecumenical service. The Event is open to the public.

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White

Opposed: 0 Carried

25-322 Moved by Councillor White, Seconded by Councillor Hynes

Be it Resolved to approve sponsorship to the *Bay St. George Chamber of Commerce* in the amount of \$1000.00 to sponsor the BSG Chamber of Commerce 70th Anniversary Gala on September 27th

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White

Opposed: 0 Carried

Request for Contribution**25-323** Moved by Councillor White, Seconded by Councillor Hynes

Be it Resolved to approve a contribution of \$1,000 towards the Department of Tourism, Culture, Arts and Recreation approved grant in the amount of \$9,000 to support "Stephenville in Colour" Phase 1 Mural Project. The project will add murals to buildings, streets and public areas throughout the town.

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White
Opposed: 0 Carried

Late item

Award of Tender 2025-10

25-324 Moved by Councillor White, Seconded by Councillor Hynes

Be it Resolved to Award RFP 2025-10 to Pivot Housing Solutions Inc in the amount of \$65,000 plus HST to develop a comprehensive master development plan including conceptual layout, land use recommendations, funding strategy and implementation road map for the parcel of land behind the hospital.

Question was called: CEO stated that the town has active funding application with the Federation of Canadian Municipalities, which could cover up to 80% of the eligible costs. Additional funding may be available through Canada Mortgage and Housing Corporation. The Qalipu First Nation also has committed approximately \$12,000 towards elements of the program. The investment and costs are expected to be recoverable through property sales, with some land already committed to support community groups.

Mayor passed the gavel to councillor Hynes. He referred to the map that was completed by Upland Consulting which mapped areas for future development and expansion. The master plan will identify mixed development for the two parcels of land behind the hospital.

Mayor resumed as chair.

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White
Opposed: 0 Carried

PLANNING AND DEVELOPMENT COMMITTEE REPORT

The Mayor being a property owner, declared conflict of interest and left the table. Councillor Hynes resumed as Chairperson.

Approval Comprehensive Development Plan- Hillier Avenue

25-325 Deferred, on Motion by Councillor O'Brien, Seconded by Councillor Roberts

On motion by Councillor Hynes, Seconded by Councillor Aylward

Be it Resolved to approve Comprehensive Development Plan for Hillier Avenue. This would include development of 15 unserviced residential lots in the Hillier Avenue area for residential dwellings. No more dwellings will be permitted until further water studies are completed.

Question was called, regarding the density of the development, specifically concerns about the number of roads and the placement of houses potentially affecting access for emergency services and the potential liability. Councillor Aylward emphasized that there should be no further deferrals. The development has received all the necessary approvals and it's unfair to delay it longer, Councillor White agreed there should be no delays, it's time to move forward.

The Planning of Development manager stated a comprehensive development plan is required because the area is currently zoned as comprehensive development. The proposed development vision was shaped by recommendations from the planning consultant, water resources and individuals with expertise installing septic and wells. The Water study used fifteen lots as a quantified number and lot size is consistent with other areas requiring septic and shallow wells. The town would receive the applicant's development plans to ensure compliance and Approval from Service NL is required before the town would issue a development permit. The CAO stated its private land, and private roads would be the responsibility of the landowner, however development plans would require prior approval of Service NL and a permit would be issued by the town only if the development meets regulation requirements.

Motion Deferred:

In Favor: 3 Hynes, O'Brien, Roberts
Opposed: 2 Aylward, White Carried

Mayor Rose returned to the council table.

Fall Clean-Up

The Town of Stephenville will offer a Fall Clean Up period with curbside pickup on October 6th throughout October 10th. Debris will be picked up on the same day as residents regular scheduled garbage day. Weekly regular household garbage and recycling must be separated.

Residents can also drop-off waste from September 29 – October 3 at the Town of Stephenville Public Works Depot located at 56 Wisconsin Drive from 8:30 am to 4:00 pm. Residents are required to provide proof of residency

BY-LAWS, REGULATIONS, POLICYS

Election Signage Policy

25-326 Moved by Councillor White, Seconded by Councillor Hynes

Mayor Rose read the document

Be it Resolved to approve Election Signage Policy as circulated

In Favor: 6 Aylward, Hynes, O'Brien, Roberts, Rose, White
Opposed: 0 Carried

UNFINISHED BUSINESS

NEW BUSINESS

Councillor Aylward

Terry Fox Run, registration will take place on Sunday at 12:00pm at the YMCM

She expressed concerns circulating about changes at the hospital, including the possible removal of the courtyard and repurpose of the cafeteria space.

She extended congratulations to Stephenville Crossing on the approval of a new 150-bed long-term care facility.

Sent condolences to the family of the late Dr. Gulliver, who was respected dermatologist in St. John's

Mayor Rose

Acknowledged the passing of an important person to him; Vince Kerfont as the age of 94 years old, he expressed condolences to his family and friends.

Sent well wishes to Father Maurice O'Quinn, clergy and diocese as Father Hynes recovers from an injury.

He reflected on some notable contributions during his eight-year tenure as mayor

- Twenty million Dollars invested in Capital Upgrades, with taxpayers contributing approximately four million. Management would recommend Municipal Capital Works Projects for submission. The Town's financials are in really good shape, and the town has the ability and approval to borrow.
- Maintained the best water system with no loss of water.
- Recreation initiatives – first town to complete disc golf course, constructed a dog park, created accessibility committee to review and enhance accessibility
- Hosted single largest political signing event in Newfoundland and Labrador at the Stephenville Industrial Building in the year 2022; the German Chancellor, Prime Minister and delegates visited the Town.
- Provided millions to community groups and volunteer groups over eight years.
- Promote our culture including indigenous, Mi'Kmaq and French.
- Over past two years the town saved approximately 1 million by no longer subsidizing airport operations.

He noted the future holds opportunities, but councils in the past had faced challenging times and difficult decisions, referencing the closures of liner board, Air Base, Abitibi Price and Air Canada. It's in my hope that the people get elected around this table, come with a moral compass, a moral compass to do what's right.

Councillor Hynes

Thanked the town staff for providing maintenance to the cenotaph and painting remembrance crosswalk.

Chief Administrative Officer.

He reminded citizens to respect road closures and detours, following a recent incident on Carolina Avenue. Despite proper signage, barriers and a flag person on site, some individuals attempted to bypass the roadblock. The town staff were harassed and these actions posed serious safety risks to the staff. The town has followed up with the RCMP and provided license plate numbers.

NOTICE OF MOTION**ADJOURNMENT**

25-327 Moved by Councillor White , Seconded by Councillor Hynes

Resolved that since there is no further business the meeting adjourned at 1:24pm

In Favor:	6	Aylward, Hynes, O'Brien, Roberts, Rose, White
Opposed:	0	Carried

Mayor

Town Clerk