

**TOWN OF PARADISE
PUBLIC COUNCIL MEETING
TUESDAY, JANUARY 9, 2018
TOWN HALL, PARADISE
8:00 P.M.**

PRESENT:	Chairperson	Dan Bobbett, Mayor
	Deputy Mayor	Elizabeth Laurie
	Councillor	Paul Dinn
	Councillor	Allan English
	Councillor	Patrick Martin
	Councillor	Deborah Quilty
	Councillor	Sterling Willis
	Chief Admin. Officer	Lisa Niblock
	Director of Corporate Services	Terrilynn Smith
	Director of Planning & Protective Services	Alton Glenn
	Director of Infrastructure & Public Works	Garry Spencer
	Director of Recreation & Leisure Services	Conrad Freake
	Assistant Town Clerk	Barb Butler

ABSENT:

1. The meeting was called to order by Chairperson Bobbett at 8:00 p.m.

2. **ADOPTION OF THE MINUTES:**

M18-001 **Moved by Councillor English, seconded by Deputy Mayor Laurie to adopt the Minutes of the December 19, 2017 Public Meeting.**

Motion carried.

3. **BUSINESS ARISING FROM THE MINUTES:**

There was no business arising from the Minutes.

4. **FINANCE COMMITTEE:**

1. Accounts for Payment

M18-002 Moved by Councillor Dinn, seconded by Deputy Mayor Laurie that invoices in the amount of \$563,822.28 be approved for payment as submitted by the Director of Corporate Services.

Motion carried.

5. **PERMITS:**

1. **M18-003 Moved by Councillor Willis, seconded by Councillor Quilty to approve application, B2017-689, to construct an accessory building in Conservation (CON) use zone at 152 Three Island Pond Road subject to eleven (11) conditions.**

Motion carried.

6. **COMMITTEE REPORTS:**

PLANNING COMMITTEE:

1. M18-004 Moved by Councillor Quilty, seconded by Deputy Mayor Laurie.

“BE IT RESOLVED that the Council of the Town of Paradise rescinds the Development Approval for Application C2017-668, issued on December 6, 2017, to construct a single family dwelling at 57A Neary Road. The approval is rescinded to allow Council to reconsider the application and alternatives to the conditions placed on the proposed development.”

Motion carried.

INFRASTRUCTURE & PUBLIC WORKS COMMITTEE:

1. M18-005 Moved by Councillor Willis, seconded by Councillor Martin.

“BE IT RESOLVED that the Town of Paradise obtain Madsen Construction Equipment, 141 Glencoe Drive, Mount Pearl to complete necessary repairs on Unit 70 – Case Front End Loader at a cost of \$7,153.56 plus HST.”

Motion carried.

6. **COMMITTEE REPORTS:**

INFRASTRUCTURE & PUBLIC WORKS COMMITTEE (cont'd):

2. M18-006 Moved by Councillor Willis, seconded by Councillor Quilty.

“BE IT RESOLVED that the Town of Paradise approve Change Order #4 for the St. Thomas Line Wastewater Treatment Plant Upgrading in the amount of \$11,400 + HST to cover additional engineering fees for site inspection.”

Motion carried.

3. M18-007 Moved by Councillor Willis, seconded by Councillor Quilty.

“BE IT RESOLVED that the Town of Paradise obtain First Choice Paving, Paradise, Newfoundland to supply snow clearing services for Town fire hydrants at a cost of \$7,000.00 plus HST per snow event.”

Motion carried.

RECREATION COMMITTEE:

1. M18-008 Moved by Deputy Mayor Laurie, seconded by Councillor Martin.

“BE IT RESOLVED that the Town of Paradise approve the emergency purchase of batteries (2) for Zamboni ‘A’ from Electro Mechanical Services for a total cost of \$14,491.12.”

Motion carried.

2. M18-009 Moved by Deputy Mayor Laurie, seconded by Councillor Martin.

“BE IT RESOLVED that the Town of Paradise approve the emergency purchase of batteries (2) for Zamboni ‘B’ from Electro Mechanical Services for a total cost of \$14,491.12.”

Motion carried.

3. M18-010 Moved by Deputy Mayor Laurie, seconded by Councillor Martin.

“BE IT RESOLVED that the Town of Paradise rescind Motion M18-008 to approve the emergency purchase of batteries (2) for Zamboni ‘A’ from Electro Mechanical Services for a total cost of \$14,491.12.”

Motion carried.

7. NEW/UNFINISHED BUSINESS:

1. Councillor Dinn tossed a bouquet out to the Peewee B Paradise Warriors of the Paradise Minor Hockey Association for being the semi-finalists in the Chevrolet Good Deeds Cup. The Good Deeds Cup is an initiative encouraging young hockey players to give back to their community. He encouraged everyone to view the Chevrolet Good Deeds website on January 15, 2018 as the video views will be tallied with the top three viewed videos making the finals.
2. Councillor Dinn addressed a resident's concern about speeding in the Tiverton Street area near Sobey's. He acknowledged that moving violations are under RNC jurisdiction and that the Town is exploring some winter traffic calming possibilities in problem areas, such as gradual speed bumps that would not interfere with winter snow clearing.
3. Councillor Dinn inquired as to whom is responsible for putting up signs stating "Hearing Impaired Child in the Area" and removing them when they are no longer needed. Mayor Bobbett responded to have this matter passed along to the Infrastructure & Public Works Committee.
4. Deputy Mayor Laurie informed Council that she had received calls from residents regarding safety issues and noise concerns in regards to domestic fireworks being put off on New Year's Eve. Mayor Bobbett stated that the Town will look into whether there was a resolution sent to the provincial government from MNL on domestic fireworks. Also the Town will discuss it in Planning Committee and see if tighter regulations can be put in place in regards to the usage of domestic fireworks.
5. Councillor English inquired about the status of the pedestrian crossing on Topsail Road at Sgt. Donald Lucas Drive. Mayor Bobbett responded that staff will look into the timelines on the construction of the crosswalk.
6. Councillor Dinn asked that Infrastructure & Public Works Committee explore the use of thermoplastics on the roundabout.
7. Councillor Willis stated that he is receiving positive feedback from residents on the snow clearing that is being done in the Town and passed along a bouquet to all the snow clearing and plow operators.
8. Councillor English asked if anyone had responded to an email that was sent to all members of Council on January 5, 2017 from a resident on Ortega Drive. Mayor Bobbett responded that a follow-up will be done.

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Town of Paradise
Public Council Meeting
Tuesday, January 9, 2018
Town Hall, Paradise
8:00 p.m.

8. **M18-011 Moved by Councillor Willis, seconded by Deputy Mayor Laurie to adjourn the meeting at 8:30 p.m.**

Dan Bobbett, Mayor

Terrilynn Smith, Town Clerk

BILLS FOR PAYMENT
09/01/2018 - Revised *

SUPPLIER	INVOICE	AMOUNT	DESCRIPTION
A. Harvey & Company	S0037643	\$ 15,074.69	Road Salt - December 15, 2017
A. Harvey & Company	S0037644	\$ 14,861.19	Road Salt - December 18, 2017
A. Harvey & Company	S0037950	\$ 87,328.36	Road Salt - December 19-21, 2017
Atlantic Sandblasting & Painting	2368	\$ 5,819.00	Sandblasted/Primed/Painted One Skidster
City Concrete	119490	\$ 10,575.22	Road Cut at 1536 Topsail Road
Clarkes Trucking & Exc. Ltd	12164	\$ 8,240.66	Winter Sand
Credit Recovery	11/01/2017 to 11/30/2017	\$ 13,549.79	Trust Statement
* Farrell's Excavating Ltd	2016-SR Claim 4	\$ 49,137.27	2016 Street Rehab Program
Imprint Specialty Promotions Ltd	155596	\$ 17,855.83	Protective Clothing
Jordan Construction Ltd	4191	\$ 18,532.95	Progress Claim 4 - Town Hall Renovations
Municipal Assessment Agency	99521	\$ 61,924.50	First Quarter 2018 Assessment Fees
Murphy's Services	134	\$ 8,188.00	Topsoil & Sod - Band Stand
Nordik Blades	22387	\$ 28,486.08	Cutting Edges For Snow Equipment
Saunders Equipment Ltd	69839	\$ 159,027.75	New Sidewalk Blower
Spectrum Security	IN28546	\$ 6,672.19	November 2017 Security Services
Traffic Structures Ltd	4197	\$ 11,485.05	Topsail Road Phase 4 - Sgt Donald Lucas Drive
Weir's Construction Ltd	Progress Claim 1	\$ 31,774.50	Parking Lot - Dianne Whalen Soccer Complex
Weir's Construction Ltd	Progress Claim 2	\$ 3,530.50	Parking Lot - Dianne Whalen Soccer Complex
Western Hydraulic 2000 Ltd	5633	\$ 11,758.75	Larochelle Parts For Tandems

Be it resolved that invoices in the amount of **\$563,822.28**
be approved for payment, as submitted by the Director of Corporate Services.

**TOWN OF PARADISE
COMMITTEE OF THE WHOLE
TUESDAY, JANUARY 9, 2018
TOWN HALL, PARADISE
6:00 P.M.**

PRESENT:	Chairperson	Dan Bobbett, Mayor
	Deputy Mayor	Elizabeth Laurie
	Councillor	Paul Dinn
	Councillor	Allan English
	Councillor	Patrick Martin
	Councillor	Deborah Quilty
	Councillor	Sterling Willis
	Chief Admin. Officer	Lisa Niblock
	Director of Corporate Services	Terrilynn Smith
	Director of Planning & Protective Services	Alton Glenn
	Director of Infrastructure & Public Works	Garry Spencer
	Director of Recreation & Leisure Services	Conrad Freake
	Assistant Town Clerk	Barb Butler

ABSENT:

1. The meeting was called to order by Chairperson Bobbett at 6:10 p.m.

2. **DELEGATION:**

Council heard from the applicant of Application #C2017-668 regarding Conditions #4.3 and #16 in the Development Approval issued on December 6, 2017 to construct a single family dwelling at 57A Neary Road. The applicant requested that Council consider removing these conditions.

3. **ADMINISTRATION DEPARTMENT:**

There were no Administration Department items.

4. **FINANCE COMMITTEE:**

1. Accounts for payment

Council recommended that accounts in the amount of \$563,822.28 be approved at the January 9, 2018 Public Meeting as submitted.

5. PERMITS:

1. 152 Three Island Pond Road B2017-689
Application to construct an accessory building in Conservation (CON) use zone.

Council recommended for approval subject to the following conditions:

1. The gross floor area of the accessory building must not exceed 23.4m². The accessory building shall not exceed a height of 4.0 metres.
2. An Accessory Building Permit must be obtained prior to the commencement of construction on the site.
3. Approval or exemption must be obtained from the Water Resources Management Division at the Department of Environment.
4. Any construction must to be done in accordance with the National Building Code of Canada in effect at the time the permit is issued.
5. All work shall be carried out in accordance with the requirements of the Regulations, the terms of this permit and all other rules and regulations of the Town of Paradise.
6. The issue of this permit does not exempt the applicant from obtaining any other permits or approval required by law.
7. This permit does not authorize the use or occupancy of Crown Land or other lands without a lease or grant from the Crown or permission of the owner.
8. The accessory building must be located in the rear yard, a minimum of 2.4m from the dwelling and 1.2m from any property boundary lines.
9. The accessory building must be located as per the proposed plan. A scale drawing must be submitted for approval prior to release of the building permit.
10. Plumbing to the accessory building is not permitted.
11. Accessory building must be used for domestic purposes only. The accessory building cannot be used for commercial purpose or for human habitation. Aside from minor vehicle or boat maintenance, no person shall use an accessory building for the purpose of performing major repairs, painting, dismantling, or scrapping or vehicles or machinery.

Councillor Dinn questioned if the three accessory buildings have been removed from the property. The Director of Planning & Protective Services responded that he believes they have been removed.

Council agreed that an additional condition be added to the permit stating that the three accessory buildings must be removed.

6. PLANNING COMMITTEE:

1. 57A Neary Road, Development Approval Conditions

Council recommended to rescind the Development Approval for Application C2017-668, issued on December 6, 2017, to construct a single family dwelling at 57A Neary Road. The approval is rescinded to allow Council to reconsider the application and alternatives to the conditions placed on the proposed development.

Council was in agreement to negotiate with the applicant to exchange some lands so that a gravel turning circle can be put in place so that Town equipment can safely turn around.

2. Blasting Regulation Research

Council agreed that the Town of Paradise require developers to provide copies of blasting insurance, blasting licence and pre-blast surveys to the Town for information purposes prior to the blasting operation.

7. ECONOMIC DEVELOPMENT COMMITTEE:

1. Council received information from the Economic Development Officer in regards to business occupancies in November-December 2017.

Councillor Dinn asked for information also on the closing of businesses in the Town. Councillor Martin, as Chair of the Economic Development Committee, responded that he would provide that information for the next Council meeting.

8. INFRASTRUCTURE & PUBLIC WORKS COMMITTEE:

1. Repairs Unit 70 – Case Front End Loader

Councillor Willis informed Council that an assessment was carried out on the Case Front End Loader and the dealership identified that the SCR Muffler had to be replaced. This work is not covered under the warranty and the Town Depot is not equipped to carry out this type of work.

Council recommended to obtain Madsen Construction Equipment, 141 Glencoe Drive, Mount Pearl to complete necessary repairs on Unit 70 – Case Front End Loader at a cost of \$7,153.56 plus HST.

8. INFRASTRUCTURE & PUBLIC WORKS COMMITTEE:

2. St. Thomas Wastewater Treatment Plant, Change Order #4

Councillor Willis informed Council that the Town's consultant for the St. Thomas Line Wastewater Treatment Plant Upgrading project, CBCL Limited, has requested a change order to cover additional engineering fees for site inspection costs.

Council recommended to approve Change Order #4 for the St. Thomas Line Wastewater Treatment Plant Upgrading in the amount of \$11,400 + HST to cover additional engineering fees for site inspection.

3. St. Thomas Line Wastewater Treatment Plant – Progress Update

The Infrastructure & Public Works Committee provided Council with a brief summary of the work done by CBCL Limited in regards to the upgrading of the St. Thomas Line Wastewater Treatment Plant.

Councillor English asked what the outcome will be of this upgrading to the plant. Mayor Bobbett responded that the upgrades to the plant were to meet the new Federal regulations. The Town received monies from government to bring it up to meet today's standards and in a position to accommodate future upgrades.

Councillor English asked if there were plans to upgrade the Riverhead plant. Council asked Councillor Willis to pose this question at the next Eastern Waste Management Committee Meeting.

4. Snow Clearing Services: Town Fire Hydrants

Council recommended to obtain First Choice Paving, Paradise, to supply snow clearing services for Town fire hydrants at a cost of \$7,000.00 plus HST per snow event.

Councillor English asked if the Town checked into whether the contractor has the appropriate snow clearing equipment to do the work. Councillor Dinn responded that the Town does not specify the equipment to be used but does require the hydrants to be cleared within a 24-hour period with no damage to the hydrants.

9. RECREATION COMMITTEE:

1. Zamboni Batteries Emergency Purchase

Deputy Mayor Laurie stated that the two Zambonis for the Paradise Arena are battery powered and recent issues with one unit have led to investigation of battery capacity. It has been determined that the batteries in Zamboni "A" are at 60% capacity and the batteries in Zamboni "B" are at 15% capacity. Therefore, the batteries in Zamboni "B" need immediate replacement and the batteries in Zamboni "A" may last 6 to 8 months depending on usage.

Councillor Willis inquired about a charging station for the Zambonis. The Director of Recreation & Leisure Services responded that the Town has a charging station for each Zamboni and they are put on overnight charging every evening. He stated that the Town was told when purchasing the two Zambonis that there was a 3-5 year life span on the batteries. The Zambonis are in their third season of use.

Council recommended to approve the emergency purchase of batteries (2) for Zamboni 'B' from Electro Mechanical Services for a total cost of \$14,491.12.

10. CORRESPONDENCE:

There was no correspondence.

11. OTHER BUSINESS:

1. Deputy Mayor Laurie inquired about approving the Committee of the Whole Minutes. Mayor Bobbett responded that the Committee of the Whole minutes will be approved, as per the recommendation of Councillor Dinn, on a go forward basis, at the next Committee of the Whole meeting on January 23, 2018.

2. Councillor Martin asked if the snowplows first cut in cul-de-sacs that is done for emergency purposes, could be made closer to the perimeter of the bulb as he had a call from a resident that said the first cut was 22 feet from his driveway. Mayor Bobbett asked that this request be sent to Committee for discussion.

The CAO stated that there is a plan in place that the Town will come to residents' aid in an emergency if they need to get out.

3. Councillor Willis inquired about the Regional Plan. The Director of Planning & Protective Services responded that the Regional Plan Amendment Hearing is scheduled for February 7, 2018.

11. OTHER BUSINESS:

4. Councillor English asked if soil analysis for contamination was done before the construction of the salt shed. The Director of Infrastructure & Public Works responded that a soil analysis was done after construction started on the salt shed.
 5. Councillor English asked if the four sidewalk plows are in operation at the schools. The Director of Infrastructure & Public Works replied that two of the sidewalk plows are down with issues but should be back in service shortly.
 6. Councillor English asked if the fire code capacity at the St. Thomas Community Centre is 60 people. The Director of Recreation & Leisure Services responded that before taking over the building it was understood that the capacity would be 99. He explained that the reason the building is now at 60 capacity is because there are two exits in the main room of the building that are too close together which is against Fire Code regulations. He informed Council that a meeting has been scheduled with Vigilant Management and Town staff in regards to this matter.
 7. Councillor Dinn asked that a follow up be done on the letter sent to the City of St. John's in regards to Jack's Auto Service on Paradise Road. Mayor Bobbett responded that he will set up a meeting with the Mayor of St. John's.
 8. Councillor Dinn asked if the couple of houses at the end of Harcourt Road are included on the list for water & sewer for 2018. The Mayor responded that they are not included on the 2018 list.
 9. Councillor Quilty commented that she was very disappointed to learn of the reduced capacity for the St. Thomas Community Centre and is hopeful that the meeting with Vigilant Management will resolve the problem.
 10. Councillor Quilty informed Council that the letter regarding Jack's Auto Service on Paradise Road will be brought forward to the next Planning Committee meeting.
12. Moved by Deputy Mayor Laurie, seconded by Councillor Quilty to adjourn the meeting at 7:20 p.m.

Dan Bobbett, Mayor

Terrilynn Smith, Town Clerk