



Town of Paradise
Public Council Meeting Minutes

April 1, 2025
Virtual Meeting

Council Present: Dan Bobbett, Mayor, Chairperson
 Kimberley Street, Deputy Mayor
 Glen Carew, Councillor
 Tommy Maher, Councillor
 Patrick Martin, Councillor
 Deborah Quilty, Councillor
 Larry Vaters, Councillor

Staff Present: Lisa Niblock, CAO
 Tina Auchinleck Ryan, Director of Recreation and Community Services
 Chris Milley, Director, Infrastructure & Engineering
 Terrilynn Smith, Director, Corporate Services
 Nelson Whalen, Director of Public Works
 Diane Keough, Manager, Communications
 Angelina Richards, Executive Assistant
 Kim Blanchard, Director of Planning and Protective Services

1. Calling of Meeting to Order

The meeting was called to order by Mayor Bobbett at 6:00 pm.

2. Safety Moment

Mayor Bobbett brought forward a safety moment for Council and residents.

3. Adoption of Agenda

a. Adoption of Agenda

Resolution No. M25-088

Moved by Councillor Martin

Seconded by Councillor Carew

To adopt the Agenda for the April 1, 2025 Public Meeting.

Motion Carried Unanimously

4. Conflict of Interest

There were no conflicts of interest declared for this meeting.

5. Adoption of Committee of the Whole Minutes - March 25, 2025

Resolution No. M25-089

Moved by Councillor Quilty

Seconded by Councillor Vaters

To adopt the Minutes of the March 25, 2025 Public Committee of the Whole Meeting.

Motion Carried Unanimously

a. Business Arising from the Committee of the Whole Minutes

There was no business arising from the March 25, 2025 Committee of the Whole minutes.

6. Adoption of Public Council Minutes - March 18, 2025

Resolution No. M25-090

Moved by Councillor Maher

Seconded by Councillor Carew

To adopt the Minutes of the March 18, 2025 Public Council Meeting.

Motion Carried Unanimously

a. Business Arising from the Public Council Minutes

There was no business arising from the March 18, 2025 Public Council minutes.

7. Infrastructure and Engineering

Council Lead - Deputy Mayor Street

a. Decision Notes

1. TOP-25-03 Line Painting – Award of Tender

Resolution No. M25-091

Moved by Deputy Mayor Street
Seconded by Councillor Carew

Be it resolved that the Town of Paradise award TOP-25-03 – 2025 Line Painting Project, to Modern Paving Limited, pending final review and acceptance of the bid, in the amount of \$242,592.50 (HST Included).

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

2. Kenmount Road Phase 1 – Award of Construction Tender

Resolution No. M25-092

Moved by Deputy Mayor Street
Seconded by Councillor Vaters

Be it resolved that the Town of Paradise award the construction tender for Kenmount Road Phase 1 Upgrades (17-RNC-24-00006) to Modern Paving Limited, pending final review and acceptance of the tender submission, in the amount of \$3,239,228.35 (HST Included).

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

3. STL Pump Station Project – CCN 46R1 – Epoxy Floor

Resolution No. M25-093

Moved by Deputy Mayor Street
Seconded by Councillor Quilty

Be it resolved that the Town of Paradise accept Contemplated Change Notice 46R1 and issue a Change Order to Olympic Construction Limited for a credit of \$111,706.63 (HST Included) for epoxy floor finish substitution.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

4. STL Pump Station Project – CCN 051 – Concrete Pads

Resolution No. M25-094

Moved by Deputy Mayor Street

Seconded by Councillor Carew

Be it resolved that the Town of Paradise accept Contemplated Change Notice 51 and issue a Change Order to Olympic Construction Limited in the amount of \$2,750.00 (HST Included) for mounting pads.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

8. Administration and Corporate Services

Council Lead - Councillor Vaters

a. Decision Notes

1. Rules of Procedures for Public Council Meeting By-Law BL-CS-001

After discussion, Councillor Carew requested that Council vote on a motion to amend the Rules of Procedure for Public Council Meeting By-Law to include new and unfinished business.

Resolution No. M25-095

Moved by Councillor Carew

Seconded by Councillor Vaters

Be it resolved that Council amend the Rules of Procedure for Public Council Meeting By-Law to include new and unfinished business.

Motion Defeated

For: Councillor Carew, Councillor Maher and Councillor Vaters

Against: Mayor Bobbett, Deputy Mayor Street, Councillor Martin and Councillor Quilty

Resolution No. M25-096

Moved by Councillor Vaters

Seconded by Councillor Martin

**Be it resolved that the Town of Paradise adopt the Town
Council Meeting Rules of Procedure By-Law BL-CS-001**

Motion Carried

*For: Mayor Bobbett, Deputy Mayor Street, Councillor Maher, Councillor
Martin, Councillor Quilty and Councillor Vaters*

Against: Councillor Carew

9. Recreation and Community Services

Council Lead - Councillor Martin

a. Decision Notes

1. Bleacher – Request for Quotes 2025

Resolution No. M25-097

Moved by Councillor Martin

Seconded by Councillor Carew

**Be it resolved that the Town of Paradise award the supply and
installation of 6 sets of aluminum bleachers to Coastline
Specialties Limited at a cost of \$41,434.50 HST included.**

Motion Carried Unanimously

*For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor
Maher, Councillor Martin, Councillor Quilty and Councillor Vaters*

2. Paradise Double Ice Complex Naming Rights Proposal 2025

Resolution No. M25-098

Moved by Councillor Martin

Seconded by Deputy Mayor Street

**Be it so resolved that the Town of Paradise enter into a
sponsorship agreement with the Capital Auto Group for the
naming of the Paradise Double Ice Complex at this time. I so
move.**

Motion Defeated Unanimously

*Against: Mayor Bobbett, Deputy Mayor Street, Councillor Carew,
Councillor Maher, Councillor Martin, Councillor Quilty and Councillor
Vaters*

10. Planning and Protective Services

Council Lead - Councillor Quilty

a. Decision Notes

1. Request for Fee Waiver for Calvary Baptist Church Affordable Housing Development at 83 Karwood Drive

Resolution No. M25-099

Moved by Councillor Quilty

Seconded by Deputy Mayor Street

Be it resolved that, the Town of Paradise in support of the Calvary Baptist Church Affordable Housing Development, waives the combined *Building Permit Processing Fee, Building Permit Fee, and Excavation and Grading Permit* fees for the property at 83 Karwood Drive.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

2. Habitat for Humanity - Property Transfer at 12 Mercury Street

Resolution No. M25-100

Moved by Councillor Quilty

Seconded by Councillor Maher

Be it resolved that the Town Council of Paradise donate land at 12 Mercury Street (as per the attached survey by Legge Surveys Limited) to Habitat for Humanity Newfoundland and Labrador for the purpose of constructing two semi-detached affordable dwelling units.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

b. Permits

1. 1221 Kenmount Road – Tenant Fit Up

Resolution No. M25-101

Moved by Councillor Quilty
Seconded by Deputy Mayor Street

Be it resolved that the application for the sale of travel trailers at 1221 Kenmount Road be approved, subject to no objections being received in response to the Notice of Discretionary Use and subject to 9 conditions.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

2. 10 Cloudberry Drive – Home Based Business

Resolution No. M25-102

Moved by Councillor Quilty
Seconded by Councillor Maher

Be it resolved that application D2025-026 for a home-based business at 10 Cloudberry Drive be approved subject to eleven (11) conditions.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

3. 10 Ellsworth Street – Home Based Business

Resolution No. M25-103

Moved by Councillor Quilty
Seconded by Councillor Martin

Be it resolved that the application D2025-027 for a home-based business at 10 Ellsworth Street be approved subject to ten (10) conditions.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

4. 173 Summit Drive – Development Approval

Resolution No. M25-104

Moved by Councillor Quilty
Seconded by Councillor Carew

Be it resolved that application B2025-088 to construct a second accessory building at 173 Summit Drive be approved subject to 15 conditions and no objections being received in response to the Notice of Discretionary Use and Variance.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

5. 40 Aurora Place – Development Approval

Resolution No. M25-105

Moved by Councillor Quilty
Seconded by Councillor Vaters

Be it resolved that the application for the construction of a wheelchair ramp in front of the dwelling, at 40 Aurora Place, and which will reduce the building line setback to approximately 1.5 meters, be approved subject to 7 conditions.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

- c. Orders

There were no orders for this meeting.

11. Public Works

Council Lead - Councillor Carew

- a. Decision Notes

1. Auto Claims – Equipment Update 1 – March 2025

Resolution No. M25-106

Moved by Councillor Carew
Seconded by Deputy Mayor Street

Be it resolved that Town of Paradise Unit 143 – 2024 Freightliner Tandem Plow Truck be written off as a total loss in

accordance with the Insurance provider's recommendations and accept \$279,149.00 for this unit.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

Resolution No. M25-107

Moved by Councillor Carew

Seconded by Councillor Vaters

Be it resolved that Town of Paradise Unit 7 – 2014 Freightliner Automated Waste Collection Truck be written off as a total loss in accordance with the insurance provider's recommendations and accept \$34,855 for this Unit.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

Resolution No. M25-108

Moved by Councillor Carew

Seconded by Councillor Martin

Be it resolved that Town of Paradise Unit 83 – 2014 Aquatech 1500 Vacuum Truck be written off as a total loss in accordance with the insurance provider's recommendations and accepts \$88,507 for this Unit.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

12. Community Highlights

- Deputy Mayor Street attended the Mount Pearl Paradise Best in Business Awards Gala last Thursday. She congratulated the nominees and the award winners. Deputy Mayor Street noted that it was a great celebration, and she thanked the Chamber and Town Staff.
- Deputy Mayor Street informed residents that the deadline for nominations for the Municipal Awards is April 11 and additional information can be found on the Town's website or social media outlets.

- Deputy Mayor Street informed residents that there is a free friends and family skate on April 6 at the Paradise Double Ice Complex from 11:00 am-11:50 am.
- Councillor Vaters attended the board meeting for FCM in Montreal a couple of weeks ago. There was a lot of great discussion about tariffs and working together to be a more resilient country. Councillor Vaters stated that Canada's strength has always come from within our people, our natural resources, our industries and foremost from the communities that make up our Country. Local communities are the engines of economic prosperity that maintain vital infrastructure and essential services that underpin our nation. Municipalities have a role to play alongside provinces, territories and the federal government. There needs to be a structural conversation about how Municipalities can build a stronger, more resilient Canada. Stronger infrastructure enables trade, drives local job creation, boosts productivity and lays the groundwork for increased housing supply. A new national prosperity partnership will ensure local governments to long term predictable funding to support what is needed for new homes including pipes, water, wastewater treatment plants, waste facilities, fire halls and more services that essentially make a house a home. Councillor Vaters encourages Canadians to head to the polls to decide who will form the next government and to have discussions with their local candidates to relay the importance of municipal infrastructure and the funding it requires.
- Councillor Vaters advised Council that he has been invited to attend a virtual roundtable discussion with the Canadian Infrastructure Council on Infrastructure and Development Financing and Delivery on April 3. CAO Niblock will be attending also as another representative from the Town.
- Councillor Carew noted that Municipal Governments are the governments of proximity to every resident, yet we get the least amount of taxation. Municipalities find themselves having to do more with less money and it's very difficult.
- Councillor Carew attended the Best in Business Awards and thanked Town Staff for decorating the room beautifully. He stated that it was a great night.
- Councillor Carew noted that there are several hockey tournaments and programs taking place at the Paradise Double Ice Complex over the next few weeks. He encouraged Council and residents to attend the events if they can.

- Councillor Quilty noted that she was unable to attend the Best in Business Awards but passed along congratulations to the nominees and award winners.
- Councillor Quilty noted that there were permits for another 14 new dwelling units in the Town from March 3-March 14. Mayor Bobbett responded that CAO Niblock has been asked to do an interview with VOAR to discuss the growth in the Town and being the CAO of the fastest growing Municipality in Newfoundland and Canada.
- Councillor Maher informed residents of construction at St. Thomas Line Lift Station 10 and at the boundary of Paradise and Conception Bay South. He encouraged residents to have patience, obey the signs and stay safe.
- Councillor Martin noted that he missed the best in business awards but congratulated all involved.
- Mayor Bobbett informed Council and residents that he attended the breakfast with the Premier in Toronto. It was the first event with Advantage St. John's. The CAO, Michelle Simms and representatives from Conception Bay South and St. John's were in attendance. The event was hosted by MUN alumni.

13. Adjournment

Resolution No. M25-109

Moved by Councillor Vaters

Seconded by Councillor Carew

To adjourn the meeting at 7:49 pm.

Motion Carried Unanimously