



Town of Paradise
Public Committee of the Whole Meeting Minutes

April 22, 2025, 6:00 p.m.
RPYCC Boardroom

Council Present:	Dan Bobbett, Mayor, Chairperson Glen Carew, Councillor Tommy Maher, Councillor Patrick Martin, Councillor
Council Absent	Kimberley Street, Deputy Mayor Deborah Quilty, Councillor Larry Vaters, Councillor
Staff Present:	Lisa Niblock, CAO Tina Auchinleck Ryan, Director of Recreation and Community Services Kim Blanchard, Director of Planning and Protective 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

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

To adopt the Agenda for the April 22, 2025 Public Meeting.

4. Conflict of Interest

Councillor Maher asked Council if he was in a potential conflict of interest regarding the discussion on Evergreen Village Phase 1 as his uncle works for Maher's Excavating who was the contractor on this project. Mayor Bobbett asked Council if Councillor Maher was in a potential conflict of interest.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

5. Presentation

a. Paradise Park Master Plan by Mills and Wright

Mills and Wright presented the Paradise Park Master Plan Public Engagement Summary.

Council were in agreement to move the Draft Paradise Park Master Plan to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

6. Infrastructure and Engineering

Council Lead - Deputy Mayor Street

a. Decision Notes

1. STL Pump Station – Contemplated Change Notice 047 – Conduit Paint Credit

The St. Thomas Line Lift Station Project contract calls for the interior conduit to be painted to match the wall colour.

Contemplated Change Notice 047 was raised to remove this requirement from the contract. The contractor has offered a credit of \$2,200.00 plus HST for this change.

Recommendation:

The recommendation from staff is to accept Contemplated Change Notice 047.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

2. Carberry Place Water & Sewer Project – Engineering Change Order 01 – Option Investigation

The investigation, preliminary design and cost estimations required to bring options forward for the Carberry Place Water & Sewer

Project required engineering effort that was out of scope. Irvine Engineering has submitted a change order for \$3,300.00 plus HST for this work.

Recommendation:

The recommendation from staff is to accept Engineering Change Order 01 and issue a Change Order.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

3. Evergreen Village Phase 1– Prime Consultant Services – Contemplated Change Notice 05

Note: Councillor Maher left the meeting for this discussion due to a conflict of interest.

The construction contract for Evergreen Village Phase 1 ended in 2024 with the contractor completing some minor work. EXP Services Inc, the Prime Consultant, was active in the management of this work and provided onsite inspection services when required. Contemplated Change Notice 05 was submitted for the cost overruns for \$9,775.00 plus HST.

Recommendation:

The recommendation from staff is to accept CCN 05 and issue a Change Order to EXP Services Inc.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew and Councillor Martin

Abstained: Councillor Maher

4. STL Pump Station Project – Contemplated Change Notice 052 – Pipe Substitution Credit

A substitution request has been submitted and accepted to use Class 53 Ductile Iron Pipe in lieu of the Class 54 Ductile Iron Pipe specified in the St. Thomas Line Lift Station Project contract. The contractor has offered a credit of \$13,850.00 plus HST for the substitution through Contemplated Change Notice 052.

These changes have been reviewed and accepted by the Prime Consultant and Engineer of Record, RC Andersen and Associates.

Recommendation:

The recommendation from staff is to accept Contemplated Change Notice 052.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

5. STL Pump Station Project – Contemplated Change Notice 040

During construction of the St. Thomas Line Pump Station the contractor encountered deteriorated and corroded conditions in the forcemain chambers #1 and #3 during installation of the Air Relief Combination Valves. Town staff instructed the contractor to replace the corroded infrastructure and submit a Contemplated Change Notice for \$4,094.19 plus HST.

Recommendation:

The recommendation from staff is to accept CCN 040 and issue a Change Order.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

6. STL Pump Station Project – Contemplated Change Notice 050

During construction of the St. Thomas Line Pump Station, the contractor encountered as-built conditions on the existing forcemain that were different from the provided as-built drawings when connecting the new section of forcemain to the existing near the St. Thomas Line/Carlingford Street intersection. The 'found' work required the contractor to complete additional work that was not included in the contract document. The total cost submitted to complete this work is \$12,172.75 plus HST.

Recommendation:

The recommendation from staff is to accept CCN 050 and issue a Change Order.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

7. Windmill Road Water and Sewer (17-GI-24-00069)– Tender Results and Award

Providing residents of Windmill Road with municipal water and sewer infrastructure is on the Town's Water and Sewer priority list. The project includes the installation of 140 meters of water and sewer main, connection stubs to four properties, new hydrants, culverts, upgraded ditching and new asphalt surface, including a turning circle and a new box culvert.

The construction tender closed on April 9, 2025 and there were five (5) bids received. Dexter Construction Company Limited submitted the lowest tendered price of \$869,719.75 plus HST.

Recommendation:

The recommendation from staff is to award the Windmill Road Water and Sewer construction tender to Dexter Construction Company Limited, pending final review and acceptance of the submissions.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

8. Milton Road Water and Sewer Servicing

There is a section of Milton Road that is not serviced by the Sanitary Sewer. Preliminary Research shows that there are three or four existing homes that are not serviced. The area is in a dip in the road that would require a lift station to deliver the sewer to nearby gravity mains. It was noted that Milton Road will very likely need to be upgraded in the near future and it would be efficient to complete the sanitary sewer servicing before or at that time.

Recommendation:

The recommendation from staff is to add the area of Milton Road un-serviced by Sanitary Sewer to the Water and Sewer Priority List so that time and resources can be spent on the matter of taking the steps necessary to extend services in line with the Strategic Plan.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

b. Department Report

The report from the Infrastructure and Engineering Department was brought forward to Council for information and discussion. The report included information on the Kenmount Road Phase 1 Upgrade Project, the Bayview Heights and Drovers Road Water and Sewer Projects, the Infrastructure and Engineering project status and activity report, the St. Thomas Line Pump Station change management log and the Evergreen Village Phase 1 Water and Sewer Upgrade project status report.

7. Administration and Corporate Services

Council Lead - Councillor Vaters

a. Decision Notes

1. Renewal of Bell Mobility Lease for Communications (Cellular) Facility

The Town signed a lease agreement with Bell Mobility in 2013 to use and maintain required equipment for a telecommunications facility on the rooftop of the Camrose Drive Water Tower. The original lease was signed for 5 years and shall automatically renew for 3 successive 5-year renewal terms unless notice is provided by the Town of intent not to renew.

While the agreement automatically renewed for a 2nd term, a motion of Council is required to sign the renewal agreement.

Recommendation:

The recommendation from staff is to authorize the Town of Paradise to sign the second lease renewal agreement with Bell Mobility for the lease of property at the Camrose Drive water tower for the use of a telecommunications facility (Cell Tower).

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

b. Department Report

The report from the Administration and Corporate Services Department was brought forward to Council for information and discussion. The report included information on the Mount Pearl Paradise Chamber AGM, Mental Health First Aid Training, National Occupational Safety and Health Week, 2025 Commercial Insurance Renewal and the 2024 Audit.

8. Recreation and Community Services

Council Lead - Councillor Martin

a. Decision Notes

1. Trail from Morgan to Howard

In the 2025 budget, \$160,000 was allocated to complete a second trail that would connect Howard Avenue to Morgan Avenue. Staff have been actively working to access various funding opportunities for Town projects.

Applications for funding was made to the Active Transportation Fund and Active NL Fund early this year to help cover a portion of the project costs for this trail connection. Staff are not expecting to hear back on these applications until later this year.

The intention was for work to begin in Spring of 2025 but the recommendation is to place a temporary pause on this work as the Town awaits the outcome of potential funding opportunities that could support this project.

Recommendation:

The recommendation from staff is to temporarily pause on moving forward with the Howard Avenue to Morgan Avenue trail connection as we await the outcome of potential funding opportunities that could support this project.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

b. Department Report

The report from the Recreation and Community Services Department was brought forward to Council for information and discussion. The report included information on the Paradise Park Master Plan, the Canada Summer Games Grant, approval of funding from the Celebration and Commemoration Program by Canadian Heritage and spring and summer programming.

9. Planning and Protective Services

Council Lead - Councillor Quilty

a. Decision Notes

1. Development Regulations Amendment No. 29, 2025

The proposed Paradise Development Regulations Amendment No. 29, 2025 was initially included in the broader housekeeping amendment (Development Regulations Amendment No. 28, 2025) but was referred back to staff for further review and refinement.

The amendment introduces a minimum front yard landscaping requirement within the zone standards table for the Planned Mixed Development (Residential) (PMDR) and Residential Mixed (RM) zones. This amendment would help protect the character of new residential neighbourhoods and ensure a balance between built form and green space.

Recommendation:

The recommendation from staff is that Council authorize the amendment process, directing staff to advertise the proposed amendment to consider public feedback before advancing for Council consideration to adopt the amendment.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

2. Paradise Municipal Plan Amendment No. 5, 2025 and Development Regulations Amendment No. 27, 2025

The Town is proposing a Town-initiated amendment to the Commercial Main Street (CM) zone to add subsidiary apartments and dwellings above or below ground-floor commercial/office uses to the list of discretionary uses.

This amendment is in response to two (2) specific cases, both of which highlight the need for greater flexibility in the zoning regulations to support housing needs.

Recommendation:

The recommendation from staff is to advertise the proposed amendment to receive public feedback.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

b. Permits

There were no permits for this meeting.

c. Department Report

The report from the Planning and Protective Services Department was brought forward to Council for information and discussion. The report included information on residential building permits between March 31-April 11, 2025, building statistics in the first quarter of 2025 and the speed camera program.

10. Public Works

Council Lead - Councillor Carew

a. Decision Notes

1. Supply & Install Topsoil & Sodding 2025

The Town recently issued a tender for the Supply and Installation of Topsoil and Sodding for the 2025 season. Murphy Services Inc. was the only local area company that expressed interest in the tender and submitted a qualifying bid.

Recommendation:

The recommendation from staff is to proceed with Murphy Services Inc. for the supply and install of Topsoil & Sods for the 2025 season.

Council were in agreement to move this forward to the Public Council Meeting for decision.

For: Mayor Bobbett, Councillor Carew, Councillor Maher and Councillor Martin

b. Department Report

The report from the Public Works Department was brought forward to Council for information and discussion. The report included information on the extension of the existing parking lot at 1655 Topsail Road, upgrades to Paradise Park, refuse collection, water and sewer issues being addressed, street repairs, street sweeping, community clean up, assessments of parks/trails fields and recruitment, training and staffing and the bi-weekly equipment operations report.

11. Adjournment

To adjourn the meeting at 7:45 pm.