



Town of Paradise
Public Council Meeting Minutes

August 19, 2025, 6:00 p.m.
RPYCC Boardroom

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

Council Absent Deborah Quilty, Councillor
 Larry Vaters, Councillor

Staff Present: Lisa Niblock, CAO
 Tina Auchinleck Ryan, Director, Recreation and Community Services
 Kim Blanchard, Director, Planning and Protective Services
 Chris Milley, Director, Infrastructure & Engineering
 Terrilynn Smith, Director, Corporate Services
 Nelson Whalen, Director, 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

Resolution No. M25-276

Moved by Councillor Maher

Seconded by Deputy Mayor Street

To adopt the Agenda for the August 19, 2025 Public Meeting.

Motion Carried Unanimously

4. Conflict of Interest

Deputy Mayor Street asked Council if she was in a potential conflict of interest regarding the Windmill Road Water and Sewer Project discussion as she has a family member that lives on Windmill Road.

Resolution No. M25-277

Moved by Councillor Carew

Seconded by Councillor Maher

Be it resolved that Deputy Mayor Street is in a potential conflict of interest regarding the discussion on Windmill Road Water and Sewer Project.

Motion Carried

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

Councillor Carew asked if he was in a potential conflict of interest regarding the Trenton Drive Open Space - CCBF Funding Application as his employer submitted a bid for this work.

Resolution No. M25-278

Moved by Deputy Mayor Street

Seconded by Councillor Maher

Be it resolved that Councillor Carew is in a potential conflict of interest on the discussion of Trenton Drive.

Motion Defeated

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

5. Adoption of Public Council Minutes

Resolution No. M25-279

Moved by Deputy Mayor Street

Seconded by Councillor Carew

To adopt the Minutes of the August 5, 2025 Public Council Meeting.

Motion Carried Unanimously

a. Business Arising from the Public Council Minutes

There was no business arising from the minutes.

6. **Infrastructure and Engineering**

Council Lead - Deputy Mayor Street

a. Decision Notes

1. Carlingford Street – Culvert Repair Recommendation of Award

Resolution No. M25-280

Moved by Deputy Mayor Street

Seconded by Councillor Carew

Be it resolved that the Town of Paradise award the Carlingford Street Culvert Repair to Dexter Construction Company Ltd., pending final review and acceptance of the submissions, in the amount of \$29,683.938 HST included.

Motion Carried Unanimously

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

2. 2025 Street Maintenance - CCBF Funding Application

Resolution No. M25-281

Moved by Deputy Mayor Street

Seconded by Councillor Maher

Be it resolved that the Town of Paradise submit a CCBF funding application for Part A of the 2025 Street Maintenance contract in the amount of \$265,949 (HST inc.)

Motion Carried Unanimously

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

3. Trenton Drive Open Space – CCBF Funding Application

Resolution No. M25-282

Moved by Deputy Mayor Street

Seconded by Councillor Carew

Be it resolved that the Town of Paradise submit a CCBF funding application for the Trenton Drive Open Space project in the amount of \$339,186.75 HST included.

Motion Carried Unanimously

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

4. Windmill Road Water and Sewer Project – Increase in Quantities

Note: Deputy Mayor moved away from the Council table for this discussion due to potential conflict of interest.

Resolution No. M25-283

Moved by Councillor Maher

Seconded by Councillor Carew

Be it resolved that the Town of Paradise issue a Change Order to Dexter Construction Company in the amount of \$73,025.00 (HST Included) to increase the quantities in the contract to complete the concrete works associated with installing the new culvert for Windmill Road.

Motion Carried

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

Abstained: Deputy Mayor Street

5. Lanark/Glendarek Intersection Improvements - CCBF Funding Application

Resolution No. M25-284

Moved by Deputy Mayor Street

Seconded by Councillor Maher

Be it resolved that the Town of Paradise submit a CCBF funding application for the Lanark/Glendarek Intersection Improvement project in the amount of \$362,115.11 HST included.

Motion Carried Unanimously

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

6. STL Pump Station – Engineering Change Order 07

Council agreed to move to a short recess at 6:39 pm. The meeting resumed at 6:44 pm.

Resolution No. M25-285

Moved by Deputy Mayor Street

Seconded by Councillor Maher

Be it resolved that that the Town of Paradise accept Engineering Change Notice 07 and award a Change Order to RVA Anderson Associates Limited in the amount of \$436,039.75 HST included.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, 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 staffing, the Glendarek Drive/Lanark Drive intersection and Glendarek Drive traffic calming project, the Canada Games Beach Volleyball competition and practice courts, a limited call tender to repair a defect in the Carlingford Street Arch Culvert and Roadway, the project status report, the St. Thomas Line Change Management Log and the speed data analysis for Archibald Drive.

Councillor Carew also presented a petition from residents for traffic calming measures on Archibald Drive.

7. **Administration and Corporate Services**

Council Lead - Councillor Vaters

a. Decision Notes

1. 2025 Audit Services – Contract Renewal

Resolution No. M25-286

Moved by Councillor Maher

Seconded by Councillor Carew

Be it resolved that the Town of Paradise accept the final renewal term of the audit services contract with the current

provider, BDO Canada LLP, to complete the 2025 financial statements and Canada Community Building Fund (CCBF) audits in the amount of \$45,655 (HST included).

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, 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 vote by mail regulations, the cheque registers for June and July, the semi-annual ATIPP summary report and the development of the Muni App for service requests.

8. Recreation and Community Services

Council Lead - Councillor Martin

a. Decision Notes

There were no decision notes for this meeting.

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 2025 Canada Games, the Sunsplash Multi-Cultural Festival, upcoming swimming lessons and public swim collaborations, funding received from 2025-2026 Active NL Fund, the upcoming pool feasibility public consultation and Fall programming.

9. Planning and Protective Services

Council Lead - Councillor Quilty

a. Decision Notes

There were no decision notes for this meeting.

b. Permits

1. Grand Meadows Phase 8 Subdivision - Development Approval

Resolution No. M25-287

Moved by Councillor Maher

Seconded by Deputy Mayor Street

Be it resolved that application S2024-003 for Grand Meadows Phase 8 subdivision located at Mayfair Avenue containing sixteen (16) lots be approved subject to twenty-two (22) conditions.

Motion Carried Unanimously

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

2. 15 Sanderling Place – Accessory Building

Resolution No. M25-288

Moved by Councillor Maher

Seconded by Councillor Carew

Be it resolved that application B2025-365, to permit an existing accessory building in the Conservation zone at 15 Sanderling Drive be approved subject to (13) thirteen conditions.

Motion Carried Unanimously

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

3. 154 Three Island Pond Road – Development Approval

Resolution No. M25-289

Moved by Councillor Maher

Seconded by Deputy Mayor Street

Be it resolved that the application B2025-446 to construct an extension on the existing dwelling be approved subject to fourteen (14) conditions.

Motion Carried Unanimously

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

4. 96 Ridgewood Drive – Home Based Business

Resolution No. M25-290

Moved by Councillor Maher

Seconded by Councillor Carew

Be it resolved that the application B2025-566 for a home-based business at 96 Ridgewood Drive be approved subject to twelve (12) conditions.

Motion Carried Unanimously

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

5. 260 Three Island Pond Road – Development Approval

Resolution No. M25-291

Moved by Councillor Maher

Seconded by Deputy Mayor Street

Be it resolved that application B2025-235, to permit a proposed accessory building (boathouse) in the Conservation zone with a 10% floor area variance at 260 Three Island Pond Road be approved subject to (14) fourteen conditions.

Motion Carried Unanimously

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

6. 12 Stokes Road – Development Approval

Resolution No. M25-292

Moved by Councillor Maher

Seconded by Councillor Carew

Be it resolved that the application to construct a 15 m² accessory building at 12 Stokes Road providing a total combined floor area of all accessory buildings of 99 m², be approved subject to thirteen (13) conditions.

Motion Carried Unanimously

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

- c. Orders

There were no orders for this meeting.

- d. 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 staffing, permits issued between July 25-August 8, 2025, a covert enforcement operation for illegal ATV usage, Metrobus Route 30 and correspondence from Minister Stoodley regarding speed cameras.

10. Public Works

Council Lead - Councillor Carew

a. Decision Notes

1. Front End Loader Lease RF

Resolution No. M25-293

Moved by Councillor Carew

Seconded by Councillor Maher

Be it resolved that The Town of Paradise award RFP–25-13 for lease of six (6) Front-End Loaders with snow clearing attachments to Toromont Cat in the amount of \$3,480,208.20 HST Included at the end of the 42-month agreement. Pending final review and acceptance of the bid and lease agreement to ensure all terms of the RFP are incorporated.

Motion Carried Unanimously

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

2. Leak Detection Equipment 2025

Resolution No. M25-294

Moved by Councillor Carew

Seconded by Deputy Mayor Street

Be it resolved that the Town of Paradise proceed with the purchase of new Leak Detection Equipment from EMCO Waterworks through the Canoe Procurement Group of Canada in the amount of \$49,525.04 HST Included.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, 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 water and sewer services, preparation efforts for the 2025 Canada Games, refuse and bulk collection, the bi-weekly equipment operations report, the 2026 Snow Clearing Operations Update and the Purchase of an I-Hydrant.

11. Community Highlights

- Mayor Bobbett thanked staff for their work last week during the fire at Paddy's Pond. He noted that Town staff enacted the emergency plan, opened the Emergency Operations Centre, regularly communicated to the public and were in consultation with the Provincial Emergency Operations Centre. Mayor Bobbett commended staff on their efficiency and how smoothly things went during the evacuation and when residents returned home. He thanked the fire fighters, emergency response, first responders and all those who worked hard to knock that blaze down in such a timely manner.
- Mayor Bobbett noted that the Canada Games Beach Volleyball and Box Lacrosse were taking place last week at the Paradise Double Ice Complex and Paradise Park. Some events got delayed due to the fire but Mayor Bobbett stated that he passed out medals with Deputy Mayor Street for Box Lacrosse on Friday evening and he passed out medals for Beach Volleyball on Saturday evening. Mayor Bobbett noted that this week everything is back in full operation with Men's Lacrosse taking place at the Paradise Double Ice Complex. He also reminded residents about the Canada Games Arta Vista festival in conjunction with the annual Sunsplash Festival on Saturday at Paradise Park.
- Deputy Mayor Street noted that last week was a stressful week for the Town due to the Paddy's Pond Wildfire that was so close to home. There were several residents that were placed on Evacuation Emergency Preparedness Alert and others evacuated due to the wildfire and at times it was uncertain what the outcome would be. Deputy Mayor Street stated that she is very grateful that there was no loss and thanked the many first responders and volunteers involved, the Town and the Province for acting quick and working tirelessly with incredibly dedicated people to bring safety back, and Premier Hogan and CAO Niblock for their leadership. She noted that despite the difficult times there were many heart-warming moments such as businesses and residents coming together to provide food deliveries, kids setting up lemonade stands raising money and just

general offers of support to anyone that was displaced, it was an incredible display of human kindness. Deputy Mayor Street sent her thoughts and prayers to Conception Bay North as they continue to fight the fires and in time rebuild in their beloved Town's.

- Deputy Mayor Street mentioned that the Canada Games Beach Volleyball and Women's Lacrosse went great and had great spectator turnout. She noted that there was some uncertainty during the wildfire Emergency Preparedness Alert, but she was glad that Beach Volleyball could continue, and Lacrosse could return to the beautiful turf that was at the Paradise Double Ice Complex. Deputy Mayor Street noted that she is looking forward to the Men's Lacrosse this week and thanked the Town Staff and the Canada Games Board and Volunteers for doing such a great job as this was a big undertaking with a lot of moving parts.
- Deputy Mayor Street congratulated all Paradise resident athletes on Team NL at the Canada Games. She mentioned swimmer Gavin Baggs who secured the first medal for Team NL, swimmer Thomas Pelley who took silver and bronze home and Kieran Cutler had a grand slam in baseball that was very impressive. Deputy Mayor Street said that according to many social media posts, a lot of great memories are being made during the Canada Games, and it is very heartwarming.
- Councillor Carew stated that Paradise Park was transformed into a world class Beach Volleyball venue. He noted that there were some tense moments with the delays from the fire, then competitions resumed with no spectators, but medals were awarded, and it was a world class event. Councillor Carew gave hats off to everyone for putting this together.
- Councillor Carew congratulated Gavin Baggs and Kieran Cutler.
- Councillor Carew stated that when you think about what went on last week with the fire it makes you realize how helpless you are when these types of situations happen. He noted that you need to fully rely on the professionals from the firefighters to the water bomber pilots to the guys and gals on the ground that are putting out the hot spots, fighting it at the front lines, including our CAO and Directors at the Paradise Emergency Operations Centre and those involved in the Provincial Emergency Operations Centre that are still working hard to try to manage the fire in Conception Bay North. Councillor Carew gave kudos to everyone involved.

- Councillor Martin thanked the CAO and staff that worked during a very stressful week and put in a lot of long hours with little sleep during the fire. He noted that the leadership will not be forgotten. Residents have reached out with positive comments on the great communication that was second to none. Councillor Martin stated that our staff deserve kudos and deserve to be commended.
- Councillor Martin congratulated Gavin Baggs on winning a gold medal for the wheelchair men's race today. This is his second gold medal. He stated that Team NL has received 4 medals and 3 of them are from the Valley Ridge Subdivision. Councillor Martin remarked that there are phenomenal athletes coming from the Town of Paradise.
- Councillor Maher thanked the CAO, Directors and staff who got the Town through a horrible week of evacuation alerts and an evacuation. He noted that every day Council were being kept up to date and we were lucky to save our Town. Councillor Maher thanked the first responders who helped put out the wildfire in Paddy's Pond. He wanted to let the residents of Conception Bay North know that we are thinking of them as they deal with the same thing in a much larger capacity and more personal as they are losing homes.
- Councillor Maher thanked Costco for donating 200 cases of water to those working the fire. He delivered a truck full to the Rovers, and they were very happy to receive it.
- Councillor Maher congratulated all those who have finished with the Canada Games and wished good luck and well wishes to those participating this week.

12. Adjournment

Resolution No. M25-295

Moved by Councillor Carew

Seconded by Councillor Maher

To adjourn the meeting at 8:17 pm.

Motion Carried Unanimously