

Town of Carbonear
Regular Council Meeting, April 7th, 2008

Minutes of a regular meeting of the Council of the Town of Carbonear
held in Council Chambers, April 7th, 2008 at 7:30pm

Members Present: Mayor Sam Slade
Deputy Mayor Ned Slade
Councillors Gladys Mercer
Jim Burden
Terry Emberley
John Comerford
Fred Earle

Also Present: Town Clerk Cathy Somers
Town Administrator Cynthia Davis
Director of Operations & Public Works Brian O'Grady

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1. Calling of Meeting to Order
Mayor called the meeting to order at 7:29pm and welcomed everyone present at the meeting.

 2. Adoption of Minutes
 - a) March 24th, 2008 Regular Meeting
Motion 08-092 **E. Slade / T. Emberley**
Resolved that the minutes of the March 24th, 2008 regular meeting of council be adopted as presented.
Favour 7; Opposed 0; **Carried**
 - b) March 24th, 2008 Privileged Meeting
Motion 08-093 **E. Slade / J. Comerford**
Resolved that the minutes of the March 24th, 2008 privileged meeting of council be adopted as presented.
Favour 7; Opposed 0; **Carried**

 3. Business Arising From Minutes
Minutes to be ratified from the March 24th, 2008 Privileged Meeting
Mayor Slade asked that Motion SPE2008-03-24-001 be ratified.
Motion 08-094 **G. Mercer / J. Comerford**
Resolved that the Town of Carbonear add Section 4 under On Site Storage Regulations, "that no more than one unlicensed vehicle can be stored on a property without the authorization of Council".
Favour 5; Opposed 2; Carried

Deputy Mayor Slade and Councillor Emberley opposed the motion.
Mayor Slade asked that Motion SPE2008-03-24-002 be ratified.

Motion 08-095 **G. Mercer / J. Comerford**

Resolved that the Town of Carbonear send letters of intent to the property owners with accumulated debris on site, listed as #2 to #11 as recommended by the Beautification Committee in their meeting of March 10, 2008.

Favour 7; Opposed 0; **Carried**

Mayor Slade asked that Motion SPE2008-03-24-003 be ratified.

Motion 08-096 **G. Mercer / J. Comerford**

Resolved that the Town of Carbonear send letters of intent to the property owners with sheds and buildings on site, listed as #1 to #5 as recommended by the Beautification Committee in their meeting of March 10, 2008.

Favour 7; Opposed 0; **Carried**

Mayor Slade asked that Motion SPE2008-03-24-004 be ratified.

Motion 08-097 **G. Mercer / J. Comerford**

Resolved that the Town of Carbonear send letters of intent to the property owners with vehicles or truck boxes stored on site,, listed as #1 to #24 as recommended by the Beautification Committee in their meeting of March 10, 2008.

Favour 7; Opposed 0; **Carried**

Mayor Slade asked that Motion SPE2008-03-24-005 be ratified.

Motion 08-098 **G. Mercer / F. Earle**

Resolved that the Town of Carbonear approve a 3% salary increase retroactive to January 1, 2008 for the management positions of Town Administrator, Town Clerk and Director of Recreation and Tourism.

Favour 4; Opposed 3; **Carried**

Mayor Slade, Councillors Burden and Emberley opposed the motion.

4. Delegations
None

5.1 Correspondence, Permits & Development

Mayor Slade advised that Councillor Comerford would review the recommendations on the following permit applications in the Development Committee Report section of the meeting:

- a) Application to construct a building to house executive suites and retail space at 43 Highroad North
Reviewed by the Development Committee, Motion Required
- b) Application to construct a single dwelling home off Cotters Street
Reviewed by the Development Committee, Motion Required

- c) Application to construct a garage on property located at Hiscock's Road Referred to the Development Committee, awaiting further information.
- d) Application to construct an extension to house at 10 Crowdy Street. Referred to the Development Committee, awaiting further information.
- e) Application for General Repairs to building at 193 Water Street Referred to the Development Committee, General Repair permit to be issued.
- f) Application to construct a single dwelling home off Long's Hill north of Old Dump Road on Lot #3 of land being sub-divided by property owner. Reviewed by the Development Committee, Motion Required
- g) List of Permits #4006-4007.

Motion 08-099

E. Slade / F. Earle

Resolved that the Town of Carbonear approve the list of permits #4006-4007 as presented to Council.

Favour 7; Opposed 0; **Carried**

5.2 Correspondence, Requiring Council's decision

- a) Baccalieu Board of Trade, Invitation to attend the presentation luncheon "The Economic Benefits should a Penitentiary be Built in our Region" Luncheon to be held at the Harbour Breeze on Wednesday, April 16th, 2008 at 6:30pm.
Mayor Slade suggested that the Town purchase a table at this event, and write a letter of support on this matter to the Town of Hr. Grace.
Council agreed.
Mayor Slade, Deputy Mayor Slade, Councillor Earle, Councillor Emberley and Councillor Burden will attend.
Town Administrator to write letter of support.

5.3 Correspondence, Received and action taken

Council reviewed the following correspondence and action taken:

- a) NL Public Health Laboratory, Sanitary Reports for water samples taken on March 5, 2008 at Town Office, Western Petroleum, and Red Circle and samples taken on March 6, 2008 at Clarke residence, Valley Road; Broomfield residence, London Road and Southside location.
All results marked satisfactory and placed on file.
- b) Ontario Good Roads Association, Offer of services of Software Municipal DataWorks (MDW), a comprehensive asset management application.
Placed on file.
- c) Service Canada, Re. Acknowledgement of receipt of our application requesting funding for the Toursim Facility Maintenance project.
Placed on file.
- d) Avalon Renewable Resources Conference, "Life after Oil", April 10-11, 2008, Invitation to attend. Copied to Council for their consideration.
- e) Parkinson Society NL, Invitation to attend the Parkinson Society NL the launch of

April Awareness 2008 at the Civic Centre on April 1, 2008.

Copied to Council.

- f) NL Department of Environment and Conservation, Water Resources Management Division.
2007 Annual Drinking Water Quality Report - Carbonear.
Reviewed by the Town Administrator. Placed on file.
- g) 2008 Canada Post Community Literacy Awards, invitation for nominations
Copied to Rob Button and Council for their consideration.
- h) Government Service Centre, Removal of Boil Water Advisory, March 10, 2008 that was issued on March 3.
Notices posted. Placed on file.
- i) Fire & Emergency Services, RE. Emergency Preparedness Week - May 4-10, 2008
Request for participation by municipalities.
Referred to the Town Administrator for consideration.
- j) Property owner, request for exemption of property tax.
Reviewed by the Finance Committee for consideration.
- k) Resident, Request for tax adjustment.
Referred to the Finance Committee for review.
- l) NLMEB Inc. Pension Plan, Revised Pension Plan Participation Agreement.
Referred to the Finance Committee for review.
- m) MMSB, Re. Household Hazardous Waste Program
Reviewed by the Works Committee.

6. Committee Reports

a) Development Committee

Councillor Comerford reviewed the following recommendations from the Development Committee:

The Development Committee recommends that the Town of Carbonear issue a permit to the property owner of 193 Water Street to change the existing commercial space to residential apartments as per the application submitted.

Councillor Mercer asked if this would maintain the 25% clause for store front business space in buildings in our Heritage Zone on Water Street.

Councillor Comerford indicated that the Committee did not feel that this was necessary to maintain. If no business located to the property, it would remain vacant space.

Councillor Mercer expressed concern that a portion of the buildings on Water Street in the Heritage Zone should be maintained for business use to encourage business development in the Downtown Area.

Deferred for further discussion in privilege with Council.

Town Administrator to check to determine the guidelines used in previous permits to property owners in the Heritage Zone on Water Street.

Motion 08-100

J. Comerford / F. Earle

Resolved that the Town of Carbonear approve a permit to construct executive suites and retail building at 43 Highroad North as per the application submitted and subject to receipt of approval from Government Services on the application.

Favour 7; Opposed 0; **Carried**

Motion 08-101

J. Comerford / F. Earle

Resolved that the Town of Carbonear approve a permit to construct a single dwelling home off Cotters Street as per the application submitted and subject to the applicant providing verification of ownership of a 6m access to the property and further subject to receiving approval from Government Services for a septic system design for the lot.

Favour 7; Opposed 0; **Carried**

Motion 08-102

J. Comerford / F. Earle

Resolved that the Town of Carbonear approve a permit to construct a house as per the application submitted on Lot #3 of land being sub-divided off Long's Hill, subject to the access to the property being located a minimum of 10m from the street intersection.

Favour 7; Opposed 0; **Carried**

b) Works Committee

Councillor Burden presented the following recommendations:

Motion 08-103

J. Burden / G. Mercer

Resolved that the Town of Carbonear participate in the Household Hazardous Waste Program sponsored by the MMSB, and schedule a Household Hazardous Waste Day for the Town of Carbonear in the spring/summer season of 2008.

Favour 7; Opposed 0; **Carried**

Mayor Slade noted that this is an excellent opportunity for residents to dispose of their hazardous waste.

Town Administrator to determine date with MMSB, and check with the Town of Hr. Grace and the Town of Victoria to determine if they would like to participate as well. Notice will be given to the residents when the date is finalized.

Motion 08-104

J. Burden / E. Slade

Resolved that the Town of Carbonear purchase sand/salt (75/25 mix) for the 2008/2009 year from Department of Transportation & Works at a cost of \$34.50 per tonne plus transportation.

Favour 6; Opposed 1; **Carried**

Councillor Emberley opposed the motion, as he feels that we should have a 60/40 mix. We previously had 70/30 mix, now we are going back to 75/25 mix.

7. Reports from Town Administrator & Department Heads

a) Town Administrator

Town Administrator advised that her report was previously distributed to Council. Any questions, could be addressed to her.

Councillor Mercer asked if the Rorke Cribbing project would start soon. Town Administrator advised it should start as soon as the materials are received, probably within a few weeks.

b) Director of Operations and Public Works

Director of Operations and Public Works advised he distributed his report, any questions could be addressed to him.

Brian noted that we have received some positive feedback in regards to asphalt repairs being made by our asphalt crews.

Mayor asked that the area in front of railway station parking lot be cut out and patched with asphalt, as the class A is continuously being washed out.

Brian will have this work completed.

Fred, couple of areas on Water Street on the sidewalks where snow needs to be removed, so people can walk the sidewalks. Brian will arrange to have the snow removed from the sidewalks.

Councillor Emberley, suggested that we should bevel the cuts to the asphalt. Brian indicated that there is a problem in doing that right now with the frost in the ground, but during summer months this could be done.

Deputy Mayor Slade asked if Brian investigated the crusher operation by the Town of Bay Roberts. Brian advised that he did, however they don't rent a crusher, they rent a screener. Brian is considering this option as well.

Councillor Earle asked if the crews are concentrating on main roads, bus routes, etc., then moving onto the side roads when doing asphalt patching. Brian confirmed that is the how the crews are handling the asphalt patching.

Councillor Comerford asked the status on the 936 right now. Brian advised he is waiting to hear back from the engine builder in St. John's.

8. Finance

a) List of Invoices totaling \$41,069.61

Motion 08-105

G. Mercer / E. Slade

Resolved that the Town of Carbonear approve for payment the list of invoices totaling \$41,069.61 as presented to Council.

Favour 7; Opposed 0; **Carried**

9. Regulations

None

10. General Business

• Tree By-Law

Councillor Earle noted that he copied Council members with a copy of the Tree By-law for the City of St. John's. He asked Council to review it and make recommendations and suggestions.

• Mandatory tires

Councillor Mercer asked that this be placed on the agenda.

UMC is looking for a response on this matter.

There is a CBC article on line, Council could view this article.

UMC is requesting Towns throughout the province for their support to lobby government to implement legislation for mandatory winter tires in the province.

Quebec has already introduced this legislation.

Council to review the matter before the next Council meeting.

11. Notices of Motion

None

12. Adjournment

Motion 08-106 to adjourn at 8:20pm

J. Comerford / J. Burden

Favour 7; Opposed 0; **Carried**

