

# Town of Bay Bulls

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## Meeting Minutes

*Public Meeting*

July 8, 2024  
7:00 p.m.

Virtual Meeting

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### **Council Members Present**

Deputy Mayor Jason O'Brien  
Councillor Ethan Williams  
Councillor Corey Ronayne  
Councillor Jason Sullivan

### **Staff Present**

Ashley Wakeham, Town Manager  
Jennifer Blanchard, Assistant Town Clerk

### **Regrets**

Mayor Keith O'Driscoll

## 1. Call to Order

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Deputy Mayor Jason O'Brien assumed the Chair and called the meeting to order at 7:00 p.m.

## 2. Adoption of Agenda

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**MOTION: 2024-107** Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO adopt the agenda as presented for July 8, 2024.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## 3. Adoption of Minutes

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### **3.1 June 17 2024, Public Meeting Minutes**

**MOTION: 2024-108** Councillor Jason Sullivan / Councillor Ethan Williams

MOVE TO adopt the minutes of the Public Meeting of June 17, 2024, as presented.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillors E. Williams, C. Ronayne, J. Sullivan)

Against: 0

Abstained: 0

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## 4. Business Arising

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## 5. Delegations & Proclamations

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## 6. Applications

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### 6.1 Application #2024-427

134-136 Track Road Extension

#### **New Residential Development**

**MOTION: 2024-109** Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO provide approval-in-principle for Application #2024-427 to construct a new residential development located at 134-136 Track Road Ext, pending receipt of a Certificate of Approval from the Department of Digital Government and Service NL for the installation of a septic and well system.

The Motion was carried.

For Motion: 3 (Councillors E. Williams, C. Ronayne, J. Sullivan)

Against: 1 (Deputy Mayor J. O'Brien)

Abstained: 0

### 6.2 Application #2024-305

38-42 Marsh Road

#### **New Residential Accessory Building**

7:03 p.m. Councillor Ethan Williams declared a Conflict of Interest on Application #2024-305, as Councillor Williams resides in close proximity to the proposed development. Councillor Williams did not participate in the discussion nor vote on the matter.

**MOTION: 2024-110** Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO approve Application #2024-305 to construct an accessory building at 38-42 Marsh Road.

The Motion was carried.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillors J. Sullivan and C. Ronayne)

Against: 0

Abstained: 1 (Councillor E. Williams)

### 6.1 Application #2024-601

1-3 Southside Road

#### **New Commercial Development**

**MOTION: 2023-111** Councillor Corey Ronayne / Councillor Jason Sullivan

MOVE TO provide approval-in-principle for Application # 2024-601 to construct an addition to the wharf located at 1-3 Southside Road, pending approvals from all other regulatory bodies are received.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## 7. Accounts Payable

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### 7.1 Accounts Payable Listing for the period ending June 30, 2024

**Total for Section A: \$39,784.61**

**Total for Section B: \$49,837.09 – Pre-authorized disbursements**

**Total Disbursements for the Month: \$89,621.70**

**MOTION: 2024-112** Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO approve the release of all payables in Section A in the amount of \$39,784.61

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

**MOTION: 2024-113** Councillor Ethan Williams / Councillor Jason Sullivan

MOVE TO approve all payables in Section B in the amount of \$49,837.09

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## 8. Committee Reports

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8.1. **BBRLC Monthly Update, June 2024**

8.2. **BBRLC Canada Day Budget Overview 2024**

8.3. **BBRLC Financial Update, May 2024**

8.4. **BBBAA Financial Update, May 2024**

## 9. Action

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### 9.1 Southeast Construction Ltd. Request for Snow Clearing Contract Extension Year 1

**MOTION: 2024-114** Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE THAT the Town of Bay Bulls deny the request to extend the lump sum Snow Clearing and Ice Control contract for 2024-2025. FURTHER MOVE THAT the Town issue a Open Call for Bids for the provision of Snow Clearing and Ice Control services for the 2024-2025 season.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## **9.2 Witless Bay Fire Department Regional Open House – Request for Support**

**MOTION: 2024-115** Councillor Corey Ronayne / Councillor Jason Sullivan

MOVE TO provide a \$75.00 donation to the 2024 Witless Bay Fire Department Regional Open House.

The Motion was carried unanimously

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## **9.3 Cost Proposal for Community Outdoor Rink**

**MOTION: 2024-116** Councillor Corey Ronayne / Councillor Jason Sullivan

MOVE THAT the Town of Bay Bulls accept the presented Outdoor Community Ice Rink project estimate prepared by Tract Consulting for a total of \$1,218,050.00 + HST. The Town will utilize the project estimate for funding applications. The completion of this capital project is contingent on Provincial and Federal funding availability and the Town of Bay Bulls' annual budget.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## **9.4 Intersection at Southside Road, Lower Road, and Quay's Road Reconfiguration Plan**

**MOTION: 2024-117** Councillor Jason Sullivan / Councillor Ethan Williams

MOVE TO approve the scope of work to reconfigure the intersection at Southside Road, Lower Road, and Quay's Road.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## **9.5 Business Closure – Bay Bulls Green Depot**

**MOTION: 2024-118** Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO remove Bay Bulls Green Depot, located at 297-299 Southern Shore Highway, from the Town of Bay Bulls Business Tax Roll effective May 31, 2024.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## **9.6 Water Issue – Dunn Drive**

**MOTION: 2024-119** Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE THAT item #9.6 "Water Issue – Dunn Drive" be deferred for additional information on the area water flow and proposed work scope.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## **9.7 Annual CPSI Playground Inspection Report Results**

**MOTION: 2024-120** Councillor Ethan Williams / Councillor Jason Sullivan

MOVE TO approve the Coastline Specialties Ltd. to perform the required playground equipment repairs at the BBRLC playground stemming from the recently conducted CPSI Certified Playground Inspection for a total cost of \$2,430.00 + HST.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## **9.8 Survey for Purchase of Cemetery Lane West Property**

**MOTION: 2024-121** Councillor Jason Sullivan / Councillor Ethan Williams

MOVE TO award the completion of survey work, to the lowest compliant bidder, Tucker Survey's Ltd. for a total cost of \$1,800.00 + HST.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## **9.9 Release of Funds for Purchase of Cemetery Lane West Property**

**MOTION: 2024-122** Councillor Corey Ronayne / Councillor Ethan Williams

MOVE THAT the Town of Bay Bulls engage Stewart Mckelvey Law to complete the transfer of title to the Town of Bay Bulls. FUTHER MOVE TO release funds in the amount of \$30,000.00 for the payment of the purchase price to Stewart Mckelvey- In Trust.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

## **9.10 Creation of Public Works Supervisor**

**MOTION: 2024-123** Councillor Corey Ronayne / Councillor Jason Sullivan

MOVE THAT the Town approve the creation of a position of a Public Works Supervisor – details and job description to be finalized for the 2025 budget.

The Motion was carried unanimously.

For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

# **10. Information Only**

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## **10.1 2024 Clar Simmons Scholarship Application**

## **10.2 Applications for the 2024-25 Community Enhancement Employment Program**

## **10.3 Permit Report for the Period Ending June 30, 2024**

**10.4 Tax Receivable Report for the Period Ending June 30, 2024**

**11. Correspondence Received**

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**11.1 WSP Technical Memo 17-GI-23-00088 Northside Road**

**12. Correspondence Sent**

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**12.1 Town of Bay Bulls Response to Town of Witless Bay Feasibility Study, Fire Hall**

**12.2 Town of Bay Bulls Response to Application #2024-426**

**13. New Business**

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**14. Adjournment**

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7:31 p.m. Deputy Mayor Jason O'Brien called for adjournment as there was no further business of the Council.

**MOTION: 2024-124** Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE THAT the meeting be adjourned.

The Motion was carried unanimously


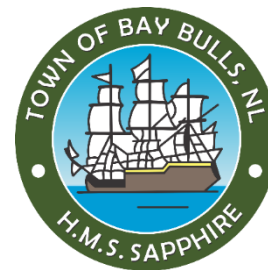
For Motion: 4 (Deputy Mayor J. O'Brien, Councillor E. Williams, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0



Mayor

  
Town Manager

August 14, 2024

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Date