

Mayor Paul Brazil
Deputy Mayor – Tammy Oliver
Councillors – Eric Jewer
Sheri Lundrigan
Debbie Newman
Darlene Stamp

Town Mgr. - Tony Ryan

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The Municipality of Spaniard's Bay

September 9, 2025

A meeting of Council took place on the above date with the following members in attendance: Mayor Brazil, Deputy Mayor Oliver, Councillors Newman, Lundrigan and Stamp along with acting Town Manager Vanessa Higgins. Councillor Jewer was absent due to illness. Visitors included Byron Smith, Town Manager Tony Ryan, Charlotte Reid and Gerald Harris. All residents are invited to watch via Spaniard's Bay Facebook page Live. Mayor Brazil called the meeting to order at 7:01 pm and welcomed everyone.

Motion to Adopt Agenda

The agenda for the meeting of September 9, 2025 was tabled.

Motion #25-294 It was moved by Councillor Stamp, seconded by Councillor Lundrigan, that the Agenda of September 9 2025 be adopted as presented.

Carried

Petitions and/or Visiting Groups

Byron Smith Chartered Accounting presented the 2024 Consolidated Financial Statements to Council for approval.

Motion #25-295 It was moved by Councillor Stamp, seconded by Deputy Mayor Oliver to accept the 2024 Financial Statements as presented.

Carried

Motion #25-296 It was moved by Councillor Stamp, seconded by Councillor Lundrigan to appoint Byron Smith Accounting for the 2025 Audit.

Carried

Adoption of the Minutes

The minutes of the regular meeting August 5, 2025 meeting was tabled.

Motion #25-296 It was moved by Councillor Lundrigan, seconded by Councillor Stamp that the minutes of the meeting of August 5th, 2025 be adopted as presented.

Carried

The minutes of the special meeting August 19th, 2025 meeting was tabled.

Motion #25-297 It was moved by Councillor Newman, seconded by Councillor Lundrigan that the minutes of the meeting of August 19th, 2025 be adopted as presented.

Carried

Town Manager's Report

1. To the best of our knowledge there are no leaks outstanding.
2. Attached to my report is an email from Brandt regarding the warrant on the John Deer Excavator. Our warranty will be out September and they can offer us an extended warrant for 60 months or 5000 hours for \$3900.00 plus hst. Wondering if Council is interested in purchasing this warranty.
3. I also had a request from a Councillor to add a pole light at the top of Chipman's Road that got missed on the Agenda
4. Attached to my report is a permit for an extension on a building at 855-865 Conception Bay highway. Everything looks to be in order for this extension.
5. Also attached to my report is a letter from Minister Haggie, confirming that our Fire Department will receive 6 pairs of Wildland Coveralls.

Motions arising from the Town Manager's Report

Motion #25-298 It was moved by Councillor Lundrigan, seconded by Councillor Stamp to approve the purchase of an extended warranty for the John Deer Excavator for 60 months or 5000 hours at the cost of \$3900 plus HST.

Carried

Motion #25-299 It was moved by Councillor Stamp, seconded by Councillor Newman to approve a new Street light at the end of Chipmans Road.

Carried

Motion #25-300 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman, to grant approval for an extension to the business located at 855-865 Conception Bay, Tilton in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

Committee Reports:
Finance Committee:

Accounts Payable

Motion #25-301 It was moved by Deputy Mayor Oliver, seconded by Councillor Lundrigan, that Accounts Payables in the about of \$20,068.72 be paid as presented.

Carried

Quick Stats, Income Expense Statement and Cheque Register were tabled for Council's information.

Planning Committee

New Garage – 37-39 Brazils Hill

Planning reviewed the application for a new attached garage at 37-39 Brazils Hill.

Motion #25-302 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman to grant a conditional approval based on the garage having a maximum width of 10ft and if any other changes it is to be resubmitted for review in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

New Apartment – 31-37 Church Hill

Planning acknowledged receipt of a letter in opposition of the 55+ Apartments at 31-37 Church Hill.

An application was tabled for new apartments at 31-37 Church Hill, Spaniard's Bay

Motion #25-303 It was moved by Deputy Mayor Oliver, seconded by Councillor Lundrigan to grant approval for new 55+ apartments at 31-37 Church Hill, Spaniard's Bay under discretionary use, Regulation 10 and in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

New 4Plex unit – 57-59 Big Pond Road

Planning reviewed the requested change to the application for a 4Plex at 57-59 Big Pond Road.

Motion #25-304 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman to grant approval to change the side yard depth as presented in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

Tax Recovery Plan

2024 Tax Recovery Plan was tabled.

Motion #25-305 It was moved by Deputy Mayor Oliver, seconded by Councillor Lundrigan to accept the 2024 Tax Recovery Plan as presented with the revising that restricts permits to those in arrears.

Carried

Rooster Issues

Deputy Mayor Oliver discussed the ongoing rooster issue on Big Pond Road. Mayor Brazil stated due to the privacy issues Council will have a private meeting to further discuss the rooster complaints.

Office Position Restructuring

A proposal was tabled to restructure the office duties and create a new non-union Position to help with the increased administrative duties at the Town office.

Motion #25-306 It was moved by Councillor Stamp, seconded by Councillor Lundrigan to approve the office staff restructuring as presented.

Carried

Environment Water Supply

Councillor Stamp wanted to refer the current and future water supply issues the towns are experiencing to the Joint Council Committee.

Motion # 25-307 It was moved by Councillor Stamp, seconded by Councillor Newman to refer water supply issues to Joint Council Committee for discussion.

Carried

Lift Station Repair Quote

Two quotes were tabled from Rodco. Option 1: \$32,000 plus HST for a full mechanical Upgrade and Option 2: \$16,000 plus HST to complete repairs.

Motion #25-308 It was moved by Councillor Stamp, seconded by Councillor Lundrigan to Approve option 1 to complete full mechanical upgrades at an estimated cost of \$32,000 plus HST as option 2 only a bandaid solution.

Carried

Sand Quote

A quote from Donald H. Smith Ltd. for winter sand in the amount of \$42.00 plus HST for 600 tons was tabled.

Motion #25-309 It was moved by Councillor Stamp, seconded by Councillor Newman to approve the purchase of 600 tons of sand from Donald H. Smith Ltd at the cost of \$42.00 plus HST.

Carried

Municipal Building Painting Quote

A quote was tabled to paint the Municipal Center in the amount of \$46,997.00 plus HST. Council discussed the options available for funding as has been a budgeted project for years.

Motion #25-310 It was moved by Councillor Stamp, seconded by Councillor Lundrigan to apply for the painting of the Municipal Center under the CCBF in the amount of \$46,997 plus HST.

Update Municipal Affairs Funding

The finance approval letter from Scotiabank was tabled for the Road Reconstruction and Paving of Rocky Pond Road was tabled in the amount of \$116,189.00.

Motion #25-311 It was moved by Councillor Stamp, seconded by Councillor Lundrigan to accept the approval letter as presented for the road reconstruction and paving of Rocky Pond Road in the amended amount of \$116,189.00.

Carried

Speed Bump

Councillor Stamp discussed the use of speed bumps and 3 way stops. She has had correspondence with the RCMP. Council is still waiting for a response from them on solutions to control speeding within town limits. Councillor Lundrigan requested to have STOP painted on the roads at the 3 way stops. Council agreed to have the new council review and continue with solutions to stop the speeding.

Letters

Business Address Change

A request was tabled from a business at 877 Conception Bay Highway to change business address to the owners primary residents on 51-55 New Harbour Road Spaniards Bay.

Motion #25-312 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman deferred the request to change the business address from 877 CB Highway, Tilton to 51-55 New Harbour Road to Planning Committee for review and recommendation back to council.

Carried

Resident of 22 Back Cove Road – Water Hook up

A letter was tabled from a resident of 22 Back Cove Road requesting to relocate the Curb stop for a new duplex they are building at the expense of the Town.

Motion #25-313 It was moved by Councillor Newman, seconded by Councillor Lundrigan to refer the request to move the curb stop at the towns expense to Public Works and Finance Committees for review and recommendation back to council.

Carried

Permits

Application for a New Garage – 26 Back Track, Tilton

An application was tabled for a new garage at 26 Back Track, Tilton.

Motion #25-314 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman to grant approval for a new garage at 26 Back Track, Tilton in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

Application for a New Shed/Greenhouse - 9 Costellos Road, Spaniards Bay

An application was tabled for a new Shed/Greenhouse at 9 Costellos Road, Spaniards Bay.

Motion #25-315 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman to grant approval for a new shed/greenhouse at 9 Costellos Road, Spaniards Bay in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

Application for a New Garage – 129 Seymours Road, Spaniards Bay

An application was tabled for a new garage at 129 Seymours Road, Spaniard's Bay

Motion #25-316 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman, to grant approval for a new garage at 129 Seymours Road, Spaniard's Bay in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

Application for a New House Perrys Hill, Spaniards Bay

An application was tabled for new house at Perrys Hill, Spaniard's Bay

Councillor Stamp declared a conflict of interest in accordance with the Code of Conduct Act due to applicant is her nephew. She left her seat 8:25pm

Motion #25-317 It was moved by Deputy Mayor Oliver, seconded by Councillor Lundrigan to refer the application for a new house at Perrys Hill, Spaniards Bay to Planning Committee for review and recommendation back to council

Carried

Councillor Stamp returned 8:26pm

Application for a New Storage Units – 205-207 CB Highway, Spaniard's Bay

An application was tabled for a new storage units, 205-207 CB Highway, Spaniard's Bay

Motion #25-318 It was moved by Deputy Mayor Oliver, seconded by Councillor Lundrigan to refer the application for a new storage units at 205-207 CB Highway, Spaniards Bay to Planning Committee for review and recommendation back to council

Carried

Donations

Trinity Conception Placentia Health Foundation - Telethon

A donation request for the Trinity Conception Placentia Foundations Telethon.

Motion #25-319 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman to approve the standard telethon donation in the amount of \$1000.

Carried

Red Cross – Kingston Fire

A recommendation for a donation to the Kingston fire relief was tabled.

Motion #25-320 It was moved by Councillor Stamp, seconded by Councillor Newman to approve a donation of \$500 for the Kingston Fire relief as the Provincial & Federal Government will match the donation.

Carried

Other Business

Councillor Stamp reminded people of the upcoming Election and wished candidates good luck.

Councillor Lundrigan also wished candidates the best of luck. She reminded residents of the upcoming Haunted House, volunteers and unused decorations are welcome.

Councillor Newman Welcomes staff and students back to school for a new year. She encouraged residents to keep dogs leashed when outside their doors.

Deputy Mayor Oliver also wished candidates. She inquired about the bridge on Bishops Cove Road and office will contact Dept Highways to check on status. She read out a heart felt letter from Eric Jewer, after 20 yrs on council he will not be re-running and wishes candidates the best of luck.

Mayor Brazil also wished all the candidates good luck in the upcoming election.

Adjournment

Mayor Brazil stated that the next meeting of Council will be Tuesday September 23rd ,2025, at 7:00 pm.

Motion #25-321

It was moved by Councillor Stamp, seconded by Councillor Lundrigan, and carried that the meeting adjourn at 8:38pm.

Carried

Recorder
Andrea

Mayor, Paul Brazil