

Minutes of the regular meeting of council held Tuesday 22nd, 2025 No. 1494 held in the Council Chambers at 34 Reid's Lane, Deer Lake, NL.

In attendance: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (phone)
Councillor Gordon Hancock
Councillor Amanda Freake

Also in attendance: Town Manager, Jason Young
Town Clerk, Lori Humphrey
Director of Recreation Community Services, Glynn Wiseman

Regular meeting of council called to order at 7:58 pm by Mayor Michael Goosney.

2025-0722-01, Agenda Meeting 1494

Councillor Amanda Freake / Councillor Gordon Hancock

Resolved to accept the agenda of regular meeting of council, 1494 July 22nd, 2025.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (phone)
Councillor Gordon Hancock
Councillor Amanda Freake

2025-0722-02, Minutes No. 1493

Councillor Amanda Freake Councillor David Hynes

Resolved to accept the minutes of regular meeting of council, 1493 June 16th, 2025.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 7; opposed 0. Carried

2025-0722-03, Special Meeting Minutes July 7th, 2025

Deputy Mayor Kerry Jones/ Councillor David Hynes

Resolved to accept the minutes of special meeting of council, held on July 7th, 2025.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 7; opposed 0. Carried

2025-0722-04, Alternate Returning Officer

Councillor Gordon Hancock/Councillor Amanda Freake

Resolve that the Town of Deer Lake appoint Christa Jones to serve as alternate returning officer for the 2025 Municipal Election.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 7; opposed 0. Carried

2025-0722-05, Advance Polls

Councillor Gordon Hancock/ Deputy Mayor Kerry Jones

Resolve that the Town of Deer Lake hold two advance polls for the 2025 Municipal Elections, Thursday, September 18 at the Deer Lake Annex from 8am -8pm and Saturday, September 27, 2025 at the Deer Lake Annex from 8am -8pm.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 7; opposed 0. Carried

2025-0722-06, Advance Polls

Councillor Gordon Hancock/ Deputy Mayor Kerry Jones

Resolve that the Town of Deer Lake hold nomination day for the 2025 Municipal Elections, Thursday, September 4 at the Deer Lake Town Office from 8am -8pm.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 7; opposed 0. Carried

Correspondence

Meeting No. 1494

Date: July 22nd, 2025

No	NAME	REGARDING	ACTION
1	RCMP	Quarterly report	FYI
2	MNL	Western Meetings – Stephenville Sept 11-12	FYI

(a) Finance

2025-0722-07, Finance

Councillor Amanda Freake / Councillor Brett Langdon

Resolved that the recommendations for Finance Report for July 16th, 2025 be adopted as presented.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald(phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 7; opposed 0. Carried

Finance Committee Minutes
July 16, 2025

In Attendance

Councillor Brett Langdon
Town Manager Jason Young

Councillor Gordon Hancock
Town Clerk Lori Humphrey

No.	Vendor	Amount	Notes	Action
1	Main Dam Road Change Order # 5 Change Order #6	\$24,360.11 \$5,874.41	TODL mgmt. met with consultant and contractor on these items, all parties agreed to CO # 5 and #6	Recommend for Payment
2	Marine Contractors	\$8,696.88	Asphalt Patch Grace Ave.	Recommend for Payment
3	Western Pump	\$11,310.70 \$2,856.60	Pump repairs	Recommend for Payment
4	CBCL	\$5,173.29 \$1,390.66	Lagoon Study	Recommend for Payment
5	Main Dam Road Progress Claim	\$98,527.30	Progress Claim for Capital project. Reviewed by province	Recommend for payment
6	SAR	\$6,000.00	\$5,000 donation and other items.	Recommend for payment as per budget, follow up conversation with SAR on regional contributions.
7	Bennett Ave Paving/Parking lots	\$561,265.55	Need to review that deficiencies were completed.	Pending deficiency work being completed
8	Timberstone	\$16,657.75	Asphalt Patching 5 th Ave, High Street	Recommend for payment
9	Twin City	\$2,500.00	¼ Zip for all staff and council	Recommend
10	Web Design		Go out for quote for a web designer	Recommend
11	Automotive phone call out system		Go out for quote for an automotive phone call out system	Recommend
12	Aguathuna Drafting and Consulting Company	\$18,386.43	Main Dam Road	Recommend for payment

2025-0722-08, Annex Construction MCW#17-CCR-21-00007

Councillor Amanda Freake / Councillor Brett Langdon

Resolved that the Town of Deer Lake approve the Brooks Construction of Progress Payment # 38 in the amount of \$3,967.47 as part of the ongoing work completed on the project and Progress Payment #39 in the amount of \$659,404.39, which represents the Mechanics Lien Holdback, less a deduction of \$200,000 for lien placed on the project commissioning report submitted by the provincial government. Both payments are to be processed in accordance with the contractual terms and the current status of the project Annex Construction MCW#17-CCR-21-00007

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald(phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 7; opposed 0. Carried

2025-0722-09, Water Filter Replacement 17-GI-22-00007

Councillor Amanda Freake / Councillor Brett Langdon

Recommend for payment to Cahill Instrumentation & Technical Service for Claim #12 in the amount of \$328,977.79 pending micron filter review.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald(phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 7; opposed 0. Carried

(b) Accounts Payable

2025-0722-10, Accounts Payable Report

Councillor Amanda Freake / Councillor Brett Langdon

Resolved to accept the Accounts Payable Report for July 10th, 2025.

In Favor:

Mayor Michael Goosney

Deputy Mayor Kerry Jones
 Councillor David Hynes
 Councillor Brett Langdon
 Councillor Darren Fitzgerald(phone)
 Councillor Gordon Hancock
 Councillor Amanda Freake

In favor 7; opposed 0. Carried

Town of Deer Lake

Regular Accounts Payable Report

Date: July 10, 2025

No.	Name of Supplier	Amount Owing	Notes
1	A & C Enterprises	\$491.20	Monthly mats
2	Air Liquide	\$659.46	Cylinder rentals & C02
3	Atlantic Industries	\$189.87	Culvert
4	Allrock	\$2,912.84	QC Services
5	Auto Value	\$26.82	Adapter
6	B & S Trucking	\$8,845.70	Class A&B Stone, dumpster rentals
7	Battlefield	\$458.31	Paint
8	Browning Harvey	\$898.86	Drinks for vending machine
9	Byrnes Shoe & Sportswear	\$529.00	MEO uniforms
10	Byron's Shoe & Tarp	\$312.15	Ear plugs, glasses, rags, bolts, nuts etc
11	Canadian Red Cross	\$225.50	First aid training
12	Central Cashier's Office	\$441.60	Annual inspections
13	Central Office Agreement	\$441.60	Service agreements
14	Certified Laboratories	\$1,736.10	Lubricants
15	Canoe	\$799.49	Office supplies
16	Curtis Powerworks	\$2,736.54	Pole for spillway lift station

17	Deer Lake Foodland	\$753.76	Supplies for various events
18	Deer Lake Home Hardware	\$1,313.97	Paint, plugs, tarps, trimmer line, keys etc.
19	Deer Lake Truck & Tire	\$40.24	Tire repair
20	Eastchem	\$7,944.81	Pool supplies
21	Humber Ready Mix	\$335.80	Supplies for Spillway Lift Station
22	JCL Investments	\$3,795.00	Supplies for Spillway Lift Station
23	K.C Reid Enterprises	\$1,489.97	Supplies for various departments
24	Kerr	\$1,381.20	Refrigerant
25	McLoughlan Supplies	\$690.46	Supplies for Spillway Lift Station
26	N.C.L Contractors	\$1,817.92	Topsoil
27	Newfoundland Fasteners	\$18.40	Turn buckle
28	NLCSA	\$28.75	Training
29	OMB Parts	\$2,113.70	Seat for unit 34
30	Paint Shop	\$321.44	Paint supplies
31	Phonetech	\$98.98	Quarterly monitoring
32	PSD Citywide	\$426.94	Annual agreement
33	Rudy's Transportation	\$160.00	Various locations
34	SCP	\$329.18	Pool supplies
35	Shears Building Supplies	\$936.07	Lumber, connectors, splash pad supplies etc.
36	Superior Propane	\$34.22	Cylinder rentals
37	Traction	\$156.77	Air spring, parts for unit 64
38	Troy Life & Fire Safety	\$75.70	Monitoring services
39	Timberstone	\$4,600.00	Paving
40	Tow Fast	\$288.73	Fix trimmer
41	UPS	\$175.34	Customs

42	Valmin Fire Protection	\$588.80	Fire extinguisher maintenance - Fire dept.
43	West Coast Glass	\$2,731.25	Fix shop door
44	Western signs	\$2,592.22	Decals, signs, maps etc.
45	Western Steel Works	\$144.79	Supplies for Spillway Lift Station
46	Williams' Building Supplies	\$880.90	Lumber, cable crimps, rebar mesh, silicone etc.
47	Western Regional Waste Management	\$86,763.86	June waste & spring clean up
48	William Perry Trucking	\$3,881.25	Supply back fill and leveling wights road

\$148,615.46

(c) Planning Community Development and Corporate Services

2025-0722-11, Planning Community Development and Corporate Services

Councillor Brett Langdon/ Deputy Mayor Kerry Jones

Resolved that the minutes/recommendations for The Town of Deer Lake Planning Community Development and Corporate Services Committee for July 15th, 2025 excluding item #30 and #32, be adopted as presented.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor Brett Langdon
Councillor Gordon Hancock
Councillor Amanda Freake

Opposed: Councillor David Hynes
Councillor Darren Fitzgerald(phone)

In favor 5; opposed 2. Carried

Councillor Hynes leaves meeting due to conflict of interest.

2025-0722-12, Planning Community Development and Corporate Services

Councillor Brett Langdon/ Deputy Mayor Kerry Jones

Resolved that the minutes/recommendations for The Town of Deer Lake Planning Community Development and Corporate Services Committee for July 15th, 2025 item #30 only, be adopted as presented.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones

Councillor Brett Langdon
Councillor Darren Fitzgerald(phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 6; opposed 0. Carried

Councillor Hynes returns to the meeting.

2025-0722-13, Planning Community Development and Corporate Services

Councillor Brett Langdon/ Deputy Mayor Kerry Jones

Resolved that the minutes/recommendations for The Town of Deer Lake Planning Community Development and Corporate Services Committee for July 15th, 2025 item #32 only, be adopted as presented with the following conditions. Documentation showing that all The Town of Deer Lake Parking Regulations are met and the ownership of land is in the name of RHS Investments.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor Gordon Hancock
Councillor Brett Langdon

Opposed: Councillor David Hynes
Councillor Darren Fitzgerald (phone)
Councillor Amanda Freake

In favor 4; opposed 3. Carried



Planning Community Development and Corporate Services

Minutes July 15, 2025

In attendance:

Councillor Brett Langdon
Councillor Darren Fitzgerald
MEO Lisa Olford

David Thomas, Public Works Director
Christa Jones, Administrative Assistant

Jan 1, 2025 - July 14, 2025	Qty	<u>Construction</u> <u>Value</u>	Jan 1, 2025 - July 14, 2025	Qty	<u>Construction</u> <u>Value</u>
<u>Residential</u>			<u>Commercial</u>		
new dwelling	4	\$1,219,000.00	new building	2	\$13,307,000.00
renovations/improvements	32	\$306,800.00	renovations/improvements	4	\$153,000.00
accessory building	15	\$319,500.00	accessory building	1	\$600,000.00
extension	3	\$43,500.00	extension	0	\$0.00
change of use	0	\$0.00	change of use	0	\$0.00
deck/patio/ramp	27	\$145,400.00	land development	4	\$3,000.00
fencing	13	\$33,592.00	sign	3	\$49,500.00
pool / hot tub	1	\$8,000.00	temporary vendor permit	0	\$0.00
retaining wall	0	\$0.00			
subdivision	1	\$0.00			
Residential Total:	97	\$2,019,792.00	Commercial Total:	13	\$14,168,500.00
Total Permits issued 2025 110 \$16,188,292.00					

Permits issued					
#	Name	Address		Description	Permit #
1	Brumsey, Lisa	9	TULK'S LANE	Replacing top of deck	4067
2	Rideout, Christopher	72	NICHOLSVILLE ROAD	Replace windows and siding	4068
3	Rice, Garry	76	High Street	Deck	4069
4	Lavers, Natasha	28	HANCOCK'S ROAD	Sign	4070
5	Butt, Aaron	17	PHILIP DRIVE	Replace Windows	4071
6	Pearce, Marjorie	12	Trailer Court Road	Siding	4072
7	Elms, Andrew	5	FOURTH AVENUE	Fence and Door	4073
8	Roberts, Brad	32	OLD BONNE BAY ROAD	Windows	4074
9	Deer Lake Home Hardware	60	NICHOLSVILLE ROAD	Signage	4075
10	Reid, Deborah	10	SECOND AVENUE	Patio	4077
11	Wall, Cynthia	9	MAPLE STREET	Porch addition 8x8	4078
12	Pittman, Sheldon & Adrienne Burton	2	KING'S LANE	New Patio (14X20Long)	4079
13	Williams, Pamela	15	FOURTH AVENUE	Renew Permit 3470 - Fencing	4081
14	Simmons, Dennis	3	SHEAR'S PLACE	Siding and doors	4082
15	Coates, Josh & Jena	95	GOOSE ARM ROAD	Pool	4083
16	Kennedy, John & Sharon Drudge	85	GOOSE ARM ROAD	Shingles	4084

17	Waldon, Mark & Diane	5	Lakeside Drive	Deck	4085
18	Rumbolt, Marion	19A	WOODFORD DRIVE	Deck	4086
19	Pentecost Church	45	BENNETT'S AVENUE	Shingles	4087
20	Humphries, Dean & Christine (Anthony Sutton)	12	JEDDORE'S LANE	Land Development	4090
21	Ball, Jonathon	3	ISLANDVIEW HEIGHTS	Ext to Deck	4091
22	Williams, Darrold	20	HUMBER VIEW DRIVE	Shed	4092
23	Collins, Eugene	28	High Street	Replacing boards on deck	4093
24	Hiscock, Trevor	27	Oake's Road	Ext to Deck	4094
25	Hayden, Robert	27	MIDDLE ROAD	Shingles	4095
26	Bailey, Linda	2	Tower Road	Car Port	4096
27	Bailey, Linda	2	Tower Road	Deck	4097

New Business Applications				
#	Name	Address	Description	Action
28	Flat Out Focaccia (Shelly Wells)	54 Middle Road	Home Based Business – Baked Goods. Advertised, responses due back noon July 18 th . No response	Recommend to approved pending Service NL approval
29	Best Kind Suites	20 Oake's Road	Home Based Business – Supply Asian/Filipino Food Products Advertised, responses due back noon July 18 th . No response	Recommend to approved pending Service NL approval
30	David Hynes	27 Nicholasville Road	Home Based Business – Nightly Rental Do not need to advertise in Town Centre	Recommend to approved pending Service NL approval

Other items

Other				
#	Name	Address	Description	Action
31	Haven of Rest	13 Gatehouse Road	Would like to purchase this property, seeking councils' support to rezone to RMD in order to put housing on this parcel of land.	Recommend to proceed with re-zoning.
32	RHS Investments	3 Airport Ave	2 Level Apartment Building	Recommend Approval

(d) Public Works

2025-0722-14, Public Works

Deputy Mayor Kerry Jones/Councillor Brett Langdon

Resolved that the minutes/recommendations for The Town of Deer Lake Public Works Committee for July 16th, 2025 be adopted as presented.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 7; opposed 0. Carried

Public Works Meeting

July 16, 2025

Attendance Councilor Kerry Jones
 Councilor Darren Fitzgerald
 Town Manager Jason Young
 Director of Public Works David Thomas

No	Description	Notes
1	Work update	FYI Patching, ditching, line painting, installed culverts on Elizabeth Ave, lawn repairs W/S hookup Wights lane
2	Water issue	With the warm weather we have had very high consumption of water, nearly double. We have put out a water ban of watering lawns. We recommend that we look at having an automated phone system that would call all residents for town messages such as water ban. We also recommend a fine system for residents that won't adhere to our notices.
3	Industrial Park Road realignment	FYI the tender is out and closes July 22, 2025
4	Trees on George Aaron Dr	There are trees on the town boundary that can fall onto residents' property. We recommend having these trees removed. Will get prices from contractors and go with the lowest price

5	Curb on Mayor Ave.	We have issues with water from road running into residents' property on Mayor Ave. We recommend installing a concrete curb to prevent this. We will get prices from contractors
6	Pothole Repair	FYI we are getting some complaints about road conditions. We will get Public Works crew out to have these potholes filled. Shears place, Jeddore's Lane, Willow Ave., George Aaron drive, Goose Arm Rd, Scott Dr
7	Hidden driveway sign	FYI hidden driveway sign to be placed on Wellon Dr. Will have PW crew to install
8	Pine street curb stop	FYI needs curb top repaired. Have PW crew to complete

2025-0722-15 Adjournment


Councillor Amanda Freake

Resolved that since there is no further business that the meeting adjourns at 8:53 pm. Next Meeting scheduled for Monday, August 18th, 2025.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (phone)
Councillor Gordon Hancock
Councillor Amanda Freake

In favor 7; opposed 0. Carried



Mayor Michael Goosney



Town Clerk, Lori Humphrey