

Minutes of the regular meeting of council held Monday, September 15th 2025 No. 1496 held in the Council Chambers at 34 Reid's Lane, Deer Lake, NL.

In attendance: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor Darren Fitzgerald
Councillor Gordon Hancock
Councillor Amanda Freake
Councillor David Hynes

Absent: Councillor Brett Langdon

Also in attendance: Town Manager, Jason Young
Town Clerk, Lori Humphrey
Director of Public Works, David Thomas

Regular meeting of council called to order at 7:38 pm by Mayor Michael Goosney.

2025-0915-01, Agenda Meeting 1496

Councillor Amanda Freake/ Councillor Gordon Hancock

Resolved to accept the agenda of regular meeting of council, 1496 September 15th, 2025.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor Darren Fitzgerald
Councillor Gordon Hancock
Councillor Amanda Freake
Councillor David Hynes

In favor 6; opposed 0. Carried

2025-0915-02, Minutes No. 1495

Councillor Darren Fitzgerald /Councillor David Hynes

Resolved to accept the minutes of regular meeting of council, 1495 August 18th 2025.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor Darren Fitzgerald
Councillor Gordon Hancock
Councillor Amanda Freake
Councillor David Hynes

In favor 6; opposed 0. Carried

(a) Finance

2025-0915-03, Finance

Councillor Amanda Freake / Councillor Darren Fitzgerald

Resolved that the recommendations for Finance Report for September 10th, 2025 be adopted as presented.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor Darren Fitzgerald
Councillor Gordon Hancock
Councillor Amanda Freake
Councillor David Hynes

In favor 6; opposed 0. Carried

Finance Committee Minutes

Wednesday, September 10th, 2025 @ 6:15pm

In attendance:

Councillor Amanda Freake, Councillor Gordon Hancock, Town Manager Jason Young

No.	Vendor	Amount	Notes	Action
1	Timberstone	\$6,676.44 \$16,468.00 \$13,800	Wight's Lane – cost shared with property owner Powells ln., Shears ln, Hancock's ln, Wights rd. Riverbank Road	Recommend Payment
2	William Perry	\$14,375.00 \$3,484.50	Main Street Parking Standing offer - excavator	Recommend Payment
3	Paint Shop	\$33,392.94	Materials for Pool upgrades	Recommend Payment
4	Virgin Valley Turf Farm	\$14,166.97	Sods for Splashpad	Recommend for payment

5	ABC Recreation	\$155,575.92	Splashpad Installation	Recommend for payment pending Rec Director review
6	The Haven	\$1817.30	Property Tax exemption request.	Recommend for exemption, compare with Thrift store
7	Voyent Alert	\$4,485	Quote for tele services	Recommend purchase
8	ADC	\$21,748.50 \$4,471.20	Inspection Main Dam Road Booster Station inspection and report	Recommend for Payment
9	Roof Quote for Hodder Lobby	\$23,478.00	Quotes were requested, only one company replied.	Recommend for Recreation department to approve project. Ensure warranty terms.
10	Doubtful Accts. # 115393 #113344	\$3,754.83 (\$1,516.20 in taxes and \$2,238.63 interest) \$5,035.45 (\$2,320.34 in taxes and 2714.11 in interest)	The auditor suggest we approve to write off the following doubtful accounts, they are business taxes that are not collected that will cost more to take to small claims court.	Recommend write off of business tax
11	Website Host/content		2 Quotes obtained requires review for offering	Staff to review proposals for comparison with current host.

(b) Planning Community Development and Corporate Services

2025-0915-04, Planning Community Development and Corporate Services

Deputy Mayor Kerry Jones/ Councillor Amanda Freake

Resolved that the minutes/recommendations for The Town of Deer Lake Planning Community Development and Corporate Services Committee for September 12th, 2025 be adopted as presented.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor Darren Fitzgerald

Councillor Gordon Hancock
Councillor Amanda Freake
Councillor David Hynes

In favor 6; opposed 0. Carried



Planning Community Development and Corporate Services

Minutes September 12, 2025

In attendance:

Deputy Mayor Kerry Jones

Jason Young, Town Manager

Councillor Brett Langdon (via phone)

Christa Jones, Administrative Assistant

ME0 Lisa Olford

Jan 1, 2025 - Sept 11, 2025	Qty	Construction Value	Jan 1, 2025 - Sept 11, 2025	Qty	Construction Value
<u>Residential</u>			<u>Commercial</u>		
new dwelling	9	\$2,889,000.00	new building	2	\$13,307,000.00
renovations/improvements	51	\$405,700.00	renovations/improvements	5	\$203,000.00
accessory building	25	\$361,100.00	accessory building	2	\$675,000.00
extension	5	\$70,000.00	extension	1	\$20,000.00
change of use	0	\$0.00	change of use	0	\$0.00
deck/patio/ramp	37	\$179,400.00	land development	6	\$3,000.00
fencing	16	\$62,592.00	sign	5	\$67,650.28
pool / hot tub	1	\$8,000.00	temporary vendor permit	0	\$0.00
retaining wall	0	\$0.00			
subdivision	1	\$0.00			
Residential Total:	145	\$3,917,792.00	Commercial Total:	21	\$14,333,650.28

Total Permits issued	\$18,251,442.
2025	166 28

Permits issued					
#	Name	Address		Description	Permit #
1	Ropson, Brendan	6	BOULOS PLACE	Deck and Front Door	4131
2	Hopkins, Timothy	10	DR. D D MACDONALD DR	Garden Shed	4132
3	Collier, Greg	2A	GOOSE ARM ROAD	Renewal: Permit 3861 Subdivision	4134
4	Smith, Frank	11	JOEL'S CRESCENT	Fence	4135
5	Seal, Andrew	20	HANCOCK'S ROAD	Renewal Permit 3785	4136
6	Cassell, James	22	HANCOCK'S ROAD	Shed	4137
7	Tucker, Ruby	4	CANAL ROAD	Shingles	4138
8	Seal, Andrew	20	HANCOCK'S ROAD	Shed	4139
9	Newcombe, Nautasha	57	NORTH MAIN STREET	Replace Deck	4140
10	Corbett, James	10	CANAL ROAD	Temp Lean too Shed	4141
11	Sparkes, Dwayne	29	GEORGE AARON DRIVE	Shingles	4142
12	Burry, Jonothan	44	HIGH STREET	Backyard Fence & Gates	4143
13	RHS Investments LTD.	23	NORTH MAIN STREET	Install Windows	4144
14	Newman, Marilyn O.	8	MIDDLE ROAD	Metal Roof	4145
15	Luther, Franklin	86	NICHOLSVILLE ROAD	Replace Deck	4146
16	Collier, Greg	2A	GOOSE ARM ROAD	Fill	4149
17	Campbell, John	54	ELIZABETH AVENUE	Shed	4150
18	Simpson, Robert	6	JUNIPER STREET	Shingles	4151
19	Armstrong, Dave	3	KING'S LANE	Extension on Shed	4153
20	Hiscock, Gary	14	BALL STREET	Garage	4154
21	Wellon, Raymond & Amanda	9	SHEAR'S PLACE	Renew Permit #3727 Shingles and Siding	4156
22	Samms, Barry	74	GEORGE AARON DRIVE	Renew Permit #3871 Apt Renovations	4157
23	Zowen Custom Homes	22	MURDOCH DRIVE	Duplex	4158
24	Maillouox, Frank	34	WOODFORD DRIVE	Ext to Porch	4159
25	Serrick, Perry	24	RIVERSIDE DRIVE	New dwelling	4161
26	Compagnon, Paul	28	AMANDA AVENUE	Fence	4162

New Business Applications				
#	Name	Address	Description	Action
27	SallyGene Variety Store (Eugene Collins)	28 High Street	Home based business to supply Filipino products, order only, no foot traffic. Advertised on July 9, 2025, no response.	Recommend Approval
28	This Lil Apartment (Stacey Pittman)	13 Ball Street	Nightly Rental business. Advertised on August 21, 2025, no response.	Recommend Approval
29	Nailed it! (Pamela Dredge / Amber Gould)	17 George Aaron Drive	Home based business, manicures, pedicures, gel nails, piercings. Advertised on 21, 2025, no response.	Recommend Approval
30	Restoring Wellness Massage Therapy (Shelly Mante)	24 Tower Road	Massage Therapy Office. Advertised on August 22, 2025, no response.	Recommend Approval

Re-Zoning Request				
#	Name	Address	Description	Action
31	RHS Investment's Ltd.	155-157 Goose Arm Road	Rezone land currently RU to accommodate 2 Duplex's (4 units)	Recommend to proceed with Town Planner to advertise

Other items

Other					
#	Name	Address		Description	Action
32	BTG		Murdoch Drive	Request to postpone until spring of 2026	Recommend to approve
33	BTG		Cross's Road Extension	Requesting discretionary use to build Quadplex on the Extension	More information required on rezoning
34	Brian Tulk	88	Nicholsville Road	Seeking to purchase land behind his property. Was	Deferred

				previously told to wait for the Schwartz Park development.	
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(c) Arts, Recreation and Culture

2025-0915-05, Arts, Recreation and Culture

Councillor Darren Fitzgerald / Councillor Amanda Freake

Resolved that the minutes/recommendations for The Town of Deer Lake Arts, Recreation and Culture Committee for September 11th, 2025 be adopted as presented.

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor Darren Fitzgerald
Councillor Gordon Hancock
Councillor Amanda Freake
Councillor David Hynes

In favor 6; opposed 0. Carried

Department of Arts, Recreation and Culture

Minutes

Sept 11, 2025

In Attendance:
Councillor – Darren Fitzgerald
Councillor – Amanda Freake
Town Manager – Jason Young
Recreation Manager – Hillary Hoyles
Director of Recreation Community Services - Glynn Wiseman

#	Item/Description	Discussion/Notes	Decision
1	Arena pro shop request for proposal	The recreation committee met to discuss the proposal for operating a pro shop in the arena. The recreation director was tasked with reaching out to some of the proponents to gather answers to the committee's questions, which were necessary for making an informed decision. After reviewing all the requests for proposals, the recreation committee recommends accepting the	Recommended approval

		proposal from RSA Skate Sharpening to operate within the arena.	
2	Rental fees in the annex for a multi-day large gathering event.	The annex has been receiving requests to host multi-day large gathering events, which include floor coverings, stage setups, and chair and table rentals. After reviewing the costs related to the labor required to set up this equipment, as well as the need to cancel all programmed events and checking the fees charged by the Corner Brook Civic Center, the recreation committee recommends a fee of \$1,500 per day. Additionally, there will be a one-time fee for the rental of chairs and tables per event.	Deferred
3	Meeting with Gracia Gymnastics	The Town Manager and Recreation Manager recently met with the Gracia Gymnastics Board Members to discuss several important topics. The board members requested permission to use the party rooms located in the recreation complex for customers renting Gracia Gymnastics facilities for birthday parties. However, the recreation committee expressed concerns, stating that the two available party rooms are currently overloaded due to demand from customers renting the swimming pool, bowling alley, gymnasium, and arena. Allowing the gymnastics association access to the party rooms could limit the opportunities for the town's own customers, as they may not have a party room available when needed. Additionally, the board members requested that the Town of Deer Lake share the cost of renting mats to place in the hallway near the entrance for Gracia Gymnastics. They argued that the area is shared because town staff may need to access it for maintenance of the air handling or electrical systems. However, the committee disagreed with this argument and does not recommend contributing to the rental costs of the mats. The board also requested the installation of a water fountain in the hallway near the Gracia Gymnastics space. They have secured a grant for the fountain,	For Council Information

		and the Town Manager agreed to find a contractor to supply and install it for the gymnastics members. The town will provide Gracia Gymnastics with a quote to determine if the project fits within their budget. The recreation committee is in agreement with providing this quote to Gracia Gymnastics.	
	Recreation complex roof repairs	The recreation director has been actively searching for companies to provide roof repairs at the Hodder Recreation Complex. Initially, contact was made with the company that performed roof repairs at the fire hall. This company conducted a site visit and indicated that they would provide a quote. However, after two months of follow-up, the recreation director was informed that the company was too busy to offer a quote and recommended contacting Island Dynamic Inc., as they have workers in the area and specialize in roofing similar to ours. The director reached out to Island Dynamic, and they assured that a quote would be provided. They believed they could do a good job, and since they were already in the area working on the roof of the new clinic, they should be able to get us at our repair promptly. A quote was received from Island Dynamic and as a result, the recreation committee recommends awarding the contract to Island Dynamic. Provided they can provide a warranty and a timely repair. An email has been sent to Island Dynamic to get this information.	Recommended approval

(d) Winter Sand Tender

2025-0915-06, Winder Sand Tender

Deputy Mayor Kerry Jones/ Councillor Gordon Hancock

Resolved that the Town of Deer Lake accept the bid tender from William Perry Trucking in the amount of Pick-up \$14.95 per ton and delivery \$17.95 per ton.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor Darren Fitzgerald
Councillor Gordon Hancock
Councillor Amanda Freake
Councillor David Hynes

In favor 6; opposed 0. Carried

2025-0915-07 Adjournment

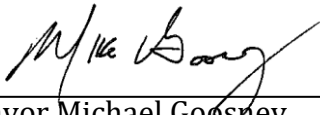
Councillor Amanda Freake

Resolved that since there is no further business that the meeting adjourns at 8:27 pm. Next Meeting scheduled for Monday, October 6th, 2025.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor Darren Fitzgerald
Councillor Gordon Hancock
Councillor Amanda Freake
Councillor David Hynes

In favor 6; opposed 0. Carried



Mayor Michael Goosney



Town Clerk, Lori Humphrey