



TOWN OF STEADY BROOK
PUBLIC MEETING
September 18th, 2025

ATTENDANCE:

Mayor Dawson
Deputy-Mayor Kennedy-Dyson

Councillors:

C. Diamond
C. Morrissey

Sherry Lee Hull – Town Clerk Manager

ABSENT:

C. Jenkins
C. Douglas
C. Wight

Opening Remarks – Final Meeting of Council Term

Mayor Dawson - Before we officially call this meeting to order, I want to take a moment to reflect on the past four years. It has truly been a privilege to work alongside each one of you.

This Council has been dedicated, hardworking, and focused on doing what's best for the residents of Steady Brook. Councillors Jenkins and Wight have been fantastic to work with—always committed to getting the job done and contributing meaningfully to every discussion. I want to thank them sincerely for their service.

I'm proud to say that many of the current councillors are offering again in the upcoming election, and we also welcome a new candidate, Ken Wheeler, who has put his name forward. There will be one remaining seat, and a by-election will be held to fill it. I encourage anyone considering the role to think seriously about the opportunity to serve and make a positive impact on our town.

Credit to everyone sitting around this table—you've made this one of the best councils I've had the pleasure of working with. Thank you all for your dedication over the past four years. I look forward to what the next four years will bring.

Agenda Item

1) Call Meeting to Order

Mayor Dawson called the meeting to order at 7:01 p.m.

Mayor welcomed everyone to the meeting. Mayor Dawson confirmed that Councillor Douglas, Councillor Jenkins and Councillor Wight were absent.

(1.1) Adoption of the Agenda

Mayor Dawson asked if there were any additions or omissions to the September 18th, 2025, Agenda.

**RESOLUTION
#2025/076**

**DIAMOND/KENNEDY-DYSON:
BE IT RESOLVED TO APPROVE THE AGENDA AS
PRESENTED FOR THE REGULAR PUBLIC COUNCIL
MEETING OF SEPTEMBER 18TH, 2025.
IN FAVOUR: (4) Dawson, Kennedy-Dyson, Morrissey,
Diamond
OPPOSED: (0)
RESOLUTION CARRIED**

Mayor Dawson proceeded to the adoption of August 21st, 2025, minutes. Mayor Dawson asked if there were any errors/omissions to note.

**(1.2) Adoption of
Meeting Minutes**

Mayor Dawson, hearing none, called for a motion to adopt August 21st, 2025, minutes.

**RESOLUTION
#2025/077**

**KENNEDY-DYSON/DIAMOND:
BE IT RESOLVED TO ADOPT THE MINUTES AS
PRESENTED FOR THE REGULAR PUBLIC COUNCIL
MEETING OF AUGUST 21ST, 2025.
IN FAVOUR: (4) Dawson, Kennedy-Dyson, Morrissey,
Diamond
OPPOSED: (0)
RESOLUTION CARRIED**

Mayor Dawson proceeded to the adoption of August 28th, 2025, Special Public minutes. Mayor Dawson asked if there were any errors/omissions to note.

Mayor Dawson, hearing none, called for a motion to adopt August 28th, 2025, Special Public Minutes.

**RESOLUTION
#2025/078**

**MORRISSEY/KENNEDY-DYSON:
BE IT RESOLVED TO ADOPT THE MINUTES AS
PRESENTED FOR THE SPECIAL PUBLIC COUNCIL
MEETING OF AUGUST 28, 2025.
IN FAVOUR: (4) Dawson, Kennedy-Dyson, Morrissey,
Diamond
OPPOSED: (0)
RESOLUTION CARRIED**

**(2) Business
Arising
Action Items**

Nothing to Report.

**(3) Notices of
Resolutions**

Nothing to Report.

**Delegations &
Guests**

No Guest

(4) Committee Reports

4.1 OPERATIONS AND PUBLIC WORKS:

4.1.1 Maintenance Update

- The slipway is currently undergoing repairs and is being worked on.
- Fall Clean-Up details will be announced at the next public meeting.

4.1.2 Water/Artesian Wells

- FracFlow will be onsite next week to proceed with cleaning the well that contains a fallen wall, located approximately 200 feet down. Once the cleaning is complete, a flow test will be conducted to assess capacity.
- The next priority will be integrating this water source into the Town's existing water system. Over the past four years, the Town has issued boil water advisories in the month of November. We are committed to doing everything possible to avoid another advisory this year.
- The new Council will continue work on the artesian wells project to bring all available water sources into our system. While this will be a costly initiative, it is a necessary investment for the future of Steady Brook. The artesian wells that have been drilled are showing strong flow and utilizing them will help reduce our reliance on the brook, which currently supplies a significant amount of water to the Town.

4.1.3 Capital Works Application – Project #17-GI-23-00067 – Lagoon/Compressor Pumps

- No update at this time.

4.1.4 MCW Marble Drive Paving Upgrades -Project #17-RNC-24-00010 – Lagoon/Compressor Pumps

- Roadwork Completed – The main roadwork has been completed; however, there are a few issues with the road shoulders that the Town is currently looking into.
- Line Painting Postponed – Line painting has been postponed because the paint is water-based and not durable enough for this time of year. To avoid wasting funds, the decision was made to postpone line painting until Spring.

4.2 REGIONAL SERVICES & EMERGENCY MEASURES:

4.2.1 Fire Department

- Nothing new to report.

4.3 PLANNING AND DEVELOPMENT:

4.3.1 – Building Permit Approval (MOTION)

KENNEDY-DYSON/DIAMOND:

WHEREAS THE TOWN CLERK HAS APPROVED 1 PERMIT BETWEEN AUGUST 20, 2025, TO SEPTEMBER 17, 2025, AND PRESENTED TO COUNCIL FOR REVIEW; BE IT RESOLVED THE TOWN OF STEADY BROOK APPROVE THE PERMIT PRESENTED SUBJECT TO FOLLOWING THE TOWN'S REGULATIONS AND COMPLIANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

IN FAVOUR: (4) Dawson, Kennedy-Dyson, Morrissey, Diamond

OPPOSED: (0)

RESOLUTION CARRIED

RESOLUTION
#2025-079

4.3.2 – Application #2025-009 – Rescind (MOTION)

KENNEDY-DYSON/MORRISSEY:

BE IT RESOLVED THE TOWN OF STEADY BROOK RESCIND MOTION #2025-058 AS THE TOWN HAS RECEIVED INFORMATION REGARDING THE VARIANCE REQUESTED AS PER MOTION #2025-058.

IN FAVOUR: (4) Dawson, Kennedy-Dyson, Morrissey, Diamond

OPPOSED: (0)

RESOLUTION CARRIED

RESOLUTION
#2025-080

4.3.3 – Application #2025-009 – (MOTION)

KENNEDY-DYSON/DIAMOND:

WHEREAS THE TOWN OF STEADY BROOK RECEIVED AN APPLICATION REQUESTING APPROVAL TO INSTALL A 8FT FENCE ALONG THE BACKYARD; THE TOWN OF STEADY BROOK DID NOT RECEIVE ANY INFORMATION BACK REGARDING THE VARIANCE REQUESTED ON APPLICATION #2025-009; BE IT RESOLVED THE TOWN OF STEADY BROOK APPROVES THE APPLICATION FROM PAR ID #160444 TO CONSTRUCT A 8-FOOT FENCE AS PRESENTED TO COUNCIL.

IN FAVOUR: (3) Dawson, Kennedy-Dyson, Diamond

OPPOSED: (1) Morrissey

RESOLUTION CARRIED

RESOLUTION
#2025-081

4.3.4 – Application #2025-016 – (MOTION)

KENNEDY-DYSON/MORRISSEY:

BE IT RESOLVED THAT THE TOWN OF STEADY BROOK APPROVE IN PRINCIPLE APPLICATION #2025-016 FOR PAR ID 160-288 TO CONSTRUCT A NEW COMMERCIAL DWELLING. THE FOLLOWING APPLICATION IS SUBJECT TO THE FOLLOWING CONDITIONS:

- MUST PROVIDE APPROVAL FROM SERVICE NL FOR PROTECED ROAD AREA
- ALL DEVELOPMENT MUST BE DONE IN ACCORDANCE WITH THE TOWN OF STEADY BROOK'S MUNICIPAL

RESOLUTION
#2025-082

- PLAN, NOTABLY SECTION 3.4 AND 4.5. WHEREAS A GEOTECHNICAL STUDY MUST BE CONDUCTED
- OBTAIN AN APPROVAL FROM THE MINISTER OF ENVIRONMENT & CLIMATE CHANGE FOR AN ENVIRONMENTAL ASSESSMENT
 - TO COMPLY WITH THE TOWNS REGULATIONS REGARDING PARKING WHEREAS A MINIMUM OF (1) ONE PARKING SPACE FOR EVERY GUEST ROOM, BE PROVIDED ON THE LOT
 - DEVELOP THE SITE ACCORDING TO THE PRELIMINARY DRAWINGS AND IN KEEPING WITH THE TOWN OF STEADY BROOK'S DEVELOPMENT REGULATIONS
 - DESIGN & CONSTRUCTION OF THE PROPOSED DEVELOPMENT IS DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA
 - PROVIDE APPROVAL FROM THE DIGITAL GOVERNMENT & SERVICE NL FOR LIFE SAFETY & BUILDING ACCESSIBILITY
 - ANY OTHER APPROVALS IDENTIFIED BY OTHER GOVERNMENT AGENCIES THROUGHOUT THE COURSE OF CONSTRUCTION
 - ALL INFORMATION SHALL BE RECEIVED NOT LATER THAN TWO YEARS FROM THE GRANT OF APPROVAL IN PRINCIPLE

IN FAVOUR: (4) Dawson, Kennedy-Dyson, Morrissey, Diamond

OPPOSED: (0)

RESOLUTION CARRIED

4.4 RECREATION AND COMMUNITY INVOLVEMENT:

4.4.1 – Marble Mountain Development Corporation (MMDC)

- No update.

4.4.2 – Recreation

- We're excited to announce a new addition to the park – an accessible swing for children of all abilities to enjoy.
- A big thank you to our Town Manager for taking the initiative to apply for funding when it became available and for making this project a reality. This is another great step toward making our community more inclusive and welcoming for everyone.

4.5 FINANCE/ADMINISTRATION & COMMUNICATIONS:

4.5.1 – Approval of Invoices (MOTION)

**RESOLUTION
#2025-083**

KENNEDY-DYSON/DOUGLAS:

BE IT RESOLVED THE TOWN OF STEADY BROOK APPROVE THE INVOICES AS PRESENTED IN THE AMOUNT OF \$123,743.34.

IN FAVOUR: (4) Dawson, Kennedy-Dyson, Morrissey, Diamond

OPPOSED: (0)

RESOLUTION CARRIED

Note: \$32,451.64 (Payroll Remittance) and \$43,972.01 Lagoon (Money in and out)

Leaves us with \$47,319.69

Mayor Dawson confirmed that when Town Council refers to invoices related to the Lagoon, they are specifically for repairs and the planned expansion of the facility. Engineering work is currently underway to move the project forward.

4.6 WATERSHED AND ENVIRONMENT:

4.6.1 – Meeting October 21st, 2025.

5. OTHER CORRESPONDENCE:

Nothing to report.

6. OTHER BUSINESS:

Nothing to report.

7. COUNCILLOR'S/MAYOR FORUM:

Councillor Morrisey – The past four years have been a rewarding and productive time for our Council. It has been a pleasure working with a dedicated team that consistently kept the best interests of the Town at heart.

We would like to extend our sincere thanks to Councillor Jenkins and Councillor Wight, who, due to other commitments, are unable to continue dedicating the time they would like to. We truly appreciate their contributions and hard work over the past four years.

We now look forward to welcoming the new Council and continuing the important work of building a strong future for the Town of Steady Brook.

Councillor Diamond – I've truly enjoyed serving on Council over the past four years. I'm looking forward to the next four years.

Deputy Mayor Kennedy-Dyson – I'm a very busy person—often on the road with the kids and Girl Guide cookies in tow—so it truly says something about how much I enjoy being part of this Council.

This group is in it for the right reasons, and it's been an honour to serve alongside such dedicated individuals. Thank you to the councillors who are stepping away—we appreciate everything you've done for the Town. I'm looking forward to another four years of working together with the new Council as we continue to serve the people of Steady Brook.

Mayor Dawson – I said it at the beginning, and I'll say it again—there's nothing better than serving your community. It's truly been an excellent experience.

We've all been residents of Steady Brook for a long time—some longer than others—and we all care deeply about this town. One of our biggest goals has been to secure a reliable source of good water, and I believe we're on the right path. As a Council, we're actively working toward that goal, and I'm hopeful for what's ahead.

If you're thinking of joining Council and have any questions, please don't hesitate to reach out. It's been a pleasure to serve, and I'm looking forward to what the future holds for our community.

**RESOLUTION
#2025-084**

MORRISSEY:

**BE IT RESOLVED THAT THE TOWN OF STEADY BROOK ADJOURN
THE MEETING ON SEPTEMBER 18th, 2025, AT 7:28 PM.**

MEETING WAS ADJOURNED AT 7:28 PM.

THE NEXT PUBLIC MEETING WILL BE OCTOBER 9, 2025.



Mayor Dawson



Sherry Lee Hull