



TOWN OF STEADY BROOK
PUBLIC MEETING
January 22, 2026

ATTENDANCE:

Deputy- Mayor Kennedy-Dyson

Councillors:

C. Diamond
C. Perry
C. Morrissey
C. Wheeler

Sherry Lee Hull – Town Clerk Manager

ABSENT:

Deputy Mayor Kennedy-Dyson
C. Douglas

Agenda Item

1) Call Meeting to Order

Deputy Mayor Kennedy-Dyson called the meeting to order at 7:06 p.m.

Deputy Mayor Kennedy-Dyson welcomed everyone to the meeting.

(1.1) Adoption of the Agenda

Deputy Mayor Kennedy-Dyson asked if there were any additions or omissions to the January 22nd, 2026, Agenda.

RESOLUTION
#2026/001

DIAMOND/WHEELER:

BE IT RESOLVED TO APPROVE THE AGENDA AS PRESENTED FOR THE REGULAR PUBLIC COUNCIL MEETING OF JANUARY 22, 2026.

IN FAVOUR: (5) Kennedy-Dyson, Diamond, Morrissey, Wheeler, Perry.

OPPOSED: (0)

RESOLUTION CARRIED

Deputy Mayor Kennedy-Dyson proceeded to the adoption of December 17, 2025, minutes. Deputy Mayor asked if there were any errors/omissions to note.

(1.2) Adoption of Meeting Minutes

Deputy Mayor Kennedy-Dyson, hearing none, called for a motion to adopt December 17, 2025, minutes.

RESOLUTION
#2026/002

MORRISSEY/DIAMOND:

BE IT RESOLVED TO ADOPT THE MINUTES AS PRESENTED FOR THE REGULAR PUBLIC COUNCIL MEETING OF DECEMBER 17, 2025.

**IN FAVOUR: (5) Kennedy-Dyson, Diamond, Morrissey,
Wheeler, Perry.**
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

Maintenance has been doing an excellent job with snow clearing. If anyone is able to help clear snow around the fire hydrants, it would be greatly appreciated. Volunteers are welcome and needed—thank you!-

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

- Meeting set up for January 28, 2026.
- There have been reports of an odor throughout the town. We had hoped to be out to tender by now; however, repairs to the lagoon have been ongoing since 2020. Council is fully aware of the issue and has been actively addressing it over the past four years. The matter has been taken very seriously, and formal letters have been written regarding the situation.
- Currently, two pumps are down. Two units have been sent in for repair, and we are hoping to recover at least one operational pump. Unfortunately, parts for the blower motors are obsolete, which has caused further delays. We are currently awaiting funding, as this is a very costly project that the town needs completed sooner rather than later.

4.2 REGIONAL SERVICES & EMERGENCY MEASURES:

4.2.1 Fire Department

- A meeting was held with Little Rapids regarding the fire department, and it went very well. Recommendations will need to be presented to Council, and the MOG will need to be updated to move forward. An emergency plan will also be developed and once completed, will be presented to both Council and the fire department.

4.3 PLANNING AND DEVELOPMENT:

4.3.1 Municipal Plan & Development Regulations

- A public meeting will be held February 4, 2026, at 7PM at the town hall.

4.3.2 Building Permits approvals

- No Building Permits to Approve

4.4 RECREATION AND COMMUNITY INVOLVEMENT:

4.4.1 – Marble Mountain Development Corporation (MMDC)

- No update at this time.

4.4.2 – Mapping for the Pool Area (MOTION)

MORRISSEY/DIAMOND:

WHEREAS THE TOWN OF STEADY BROOK IS WORKING ON A PRELIMINARY PLANNING AND MAPPING FOR THE POTENTIAL DEVELOPMENT OF A NEW MUNICIPAL POOL AREA; AND WHEREAS A COMPREHENSIVE LAND SURVEY IS REQUIRED BY YATES AND WOODS TO ACCURATELY IDENTIFY PROPERTY BOUNDARIES, ELEVATIONS, AND SITE FEATURES IN ORDER TO PROCEED WITH FURTHER PLANNING AND DESIGN: BE IT RESOLVED THAT THE TOWN OF STEADY BROOK APPROVE THE QUOTE FROM YATES & WOODS IN THE AMOUNT OF \$7,250.00 PLUS HST.

IN FAVOUR: (5) Kennedy-Dyson, Diamond, Morrissey, Wheeler, Perry.

OPPOSED: (0)

RESOLUTION CARRIED

RESOLUTION
#2026/003

4.5 FINANCE/ADMINISTRATION & COMMUNICATIONS:

4.5.1 – Approval of Invoices (MOTION)

WHEELER/PERRY:

BE IT RESOLVED THE TOWN OF STEADY BROOK APPROVE THE INVOICES AS PRESENTED IN THE AMOUNT OF \$74,455.59.

IN FAVOUR: (5) Kennedy-Dyson, Diamond, Morrissey, Wheeler, Perry.

RESOLUTION
#2026/004

OPPOSED: (0)
RESOLUTION CARRIED

4.5.2 Rescind Motion of 2026 Municipal Tax Structure (MOTION)

RESOLUTION
#2026-005

MORRISSEY/PERRY:
BE IT RESOLVED THE TOWN OF STEADY BROOK RESCIND MOTION #2025-122 AS THE TOWN WAS NOTIFIED ON DECEMBER 19, 2025, BY EMAIL FROM MUNICIPAL AFFAIRS THAT ALL TOWNS MUST USE A TAX STRUCTURE AS PRESENTED.
IN FAVOUR: (5) Kennedy-Dyson, Diamond, Morrissey, Wheeler, Perry.
OPPOSED: (0)
RESOLUTION CARRIED

4.5.3 Approval of 2026 Municipal Tax Structure Revised (MOTION)

RESOLUTION
#2026-006

MORRISSEY/WHEELER:
BE IT RESOLVED THE TOWN OF STEADY BROOK ADOPT THE REVISED 2026 MUNICIPAL TAX STRUCTURE AS PRESENTED BY THE FINANCE COMMITTEE:



2026 Municipal Tax Structure

Property Tax:

Residential

Assessed Value equal to or less than \$46,153.85..... Base amount of \$300 plus
0.0065%
Assessed Value greater than \$46,153.85.....0.0065 (% of assessed value) –
6.5 Mils

Vacant Land Tax.....\$300.00

Commercial

Assessed Value equal to or less than \$50,000.00..... Base amount of \$600 plus
0.00012% Assessed Value greater than \$50,000.000.0012 (% of
assessed value) – 12.0 mils

Utilities 2.5 % of gross revenue

Business Tax

Home Based Business..... Base Amount of \$250.00 plus 0.0001 %

AirBnb's

Assessed Value equal to or less than \$37,500.00 Base amount of \$450 plus 0.0001%

Assessed Value greater than \$37,500.000.0012 (% of assessed value) –
12.0 mils

Bed & Breakfast

Assessed Value equal to or less than \$37,500.00 Base amount of \$450 plus 0.0001%

Assessed Value greater than \$37,500.000.0012 (% of assessed value) –
12.0 mils

Lodging/Cabins/Campsites/Condo

Assessed Value equal to or less than \$37,500.00 Base amount of \$450 plus 0.0001%

Assessed Value greater than \$37,500.000.0012 (% of assessed value) –
12.0 mils

Retail/Liquor/Gas/Pubs

Assessed Value equal to or less than \$30,000.00 Base amount of \$450 plus 0.0001%

Assessed Value greater than \$30,000.000.0015 (% of assessed value) –
15.0 mils

Hotel/Motel with Restaurant & Pool

Assessed Value equal to or less than \$30,000.00 Base amount of \$450 plus 0.0001%

Assessed Value greater than \$30,000.000.0015 (% of assessed value) –
15.0 mils

Dentist/Salons/professional

Assessed Value equal to or less than \$12,857.14 Base amount of \$450 plus 0.0001%

Assessed Value greater than \$12,857.140.0035 (% of assessed value) –
35.0 mils

Trucking/Landscape/Contracting.....50 mils

Assessed Value equal to or less than \$9000.00 Base amount of \$450 plus 0.0001%

Assessed Value greater than \$9000.000.0050 (% of assessed value) –
50.0 mils

Kennels.....50 mils

Assessed Value equal to or less than \$9000.00 Base amount of \$450 plus 0.0001%

Assessed Value greater than \$9000.000.0050 (% of assessed value) –
50.0 mils

Water/Sewer Tax

Residential:

Water & Sewer.....\$400.00
Water Only.....\$350.00

Commercial:

Water & Sewer Lodgings.....\$450.00
Retail Water & Sewer.....\$700.00
Hotel/Motel with Restaurant & Pool.....3 mils +\$1000.00 Flat Rate

Other

Tax Certificates.....\$150.00 each
Compliance Letters.....\$150.00 each
Fingerboard Signs.....\$50.00 each
Interest Rate (Outstanding Taxes).....2% (Monthly)
NSF Cheques..... \$45.00
Overseas Direct Deposits.....\$25.00
Urban Hen Permit.....\$25.00

2.5% discount on current year taxes if paid in full by January 31, 2026
2.0% discount on current year taxes if paid in full by February 28, 2026
1.5 % discount on current year taxes if paid in full by March 31, 2026

Deadline for paying Taxes June 30, 2026.

IN FAVOUR: (5) Kennedy-Dyson, Diamond, Morrissey, Wheeler, Perry.

OPPOSED: (0)

RESOLUTION CARRIED

4.5.4 Committee of the Whole Meetings (MOTION)

PERRY/DIAMOND:

BE IT RESOLVED TO APPROVE THE FOLLOWING DATES FOR 2026 COMMITTEE OF THE WHOLE MEETINGS. ALL MEETINGS SHALL BE SCHEDULE FOR 7:00 PM COMMENCEMENT FEBRUARY 5, MARCH 5, APRIL 2, MAY 7, JUNE 4, JULY 2, AUGUST 6, SEPTEMBER 3, OCTOBER 1, NOVEMBER 5, AND DECEMBER 3.

IN FAVOUR: (5) Kennedy-Dyson, Diamond, Morrissey, Wheeler, Perry.

OPPOSED: (0)

RESOLUTION CARRIED

4.5.5 Regular Council Meetings (MOTION)

WHEELER/MORRISSEY

BE IT RESOLVED TO APPROVE THE FOLLOWING DATES FOR 2026 REGULAR COUNCIL MEETINGS. ALL MEETINGS SHALL BE SCHEDULE FOR 7:00 PM COMMENCEMENT FEBRUARY 19, MARCH 19, APRIL 16, MAY 21, JUNE 18, JULY 16, AUGUST 20, SEPTEMBER 17, OCTOBER 15, NOVEMBER 19, AND DECEMBER 17.

IN FAVOUR: (5) Kennedy-Dyson, Diamond, Morrissey, Wheeler, Perry.

OPPOSED: (0)

RESOLUTION CARRIED

**RESOLUTION
#2026/007**

**RESOLUTION
#2026/008**

4.6 WATERSHED AND ENVIRONMENT:

4.6.1 – Artesian Wells

- No Update at this time, no work being completed this time of the year.

4.6.2 – Watershed Meeting January 27, 2026

- Postpone due to the weather.

5. OTHER CORRESPONDENCE:

Nothing to report.

6. OTHER BUSINESS:

Nothing to report.

7. COUNCILLOR'S/MAYOR FORUM:

Deputy Mayor Kennedy-Dyson – A great job is being done with snow clearing throughout the town. Councillor Perry, it is great to have you on board and taking on the responsibility of the fire department.

Councillor Diamond – Nothing to report.

Councillor Wheeler – Nothing to report.

Councillor Perry – Nothing to report.

Councillor Morrissey – Lot of snow throughout the town, but a great job being completed by the maintenance guys.

8.1 Adjournment

MORRISSEY:

BE IT RESOLVED THAT THE TOWN OF STEADY BROOK ADJOURN THE PUBLIC MEETING ON JANUARY 22, 2026, AT 7:28 PM.

MEETING WAS ADJOURNED AT 7:28 PM.

THE NEXT PUBLIC MEETING WILL BE FEBRUARY 19, 2026.

RESOLUTION
#2026/009


Deputy Mayor Kennedy-Dyson


Sherry Lee Hull