

THE CORPORATION OF THE TOWN OF COBALT

REGULAR COUNCIL MEETING COBALT COMMUNITY HALL December 10, 2024 at 6:30 p.m. MINUTES

Present:

Mayor: Angela Adshead

Councillors:

Pat Anderson
Angela Hunter (via zoom)
Rene Lafleur
Jim Starchuk
Doug Wilcox
Gary Hughes (absent with notice)

Staff:

S. Dalley, Town Manager
C. Beaudoin, Deputy Clerk-Treasurer

1. Call to Order

Mayor Adshead called the meeting to order at 6:30 p.m.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

Mayor Adshead declared a pecuniary interest with item 12.1 Schedule of Accounts.

3. Public Meetings

None

4. Deputations/Delegation

None

5. Adoption of Meeting Agenda

RESOLUTION No. 2024-214

MOVED BY: Councillor Starchuk

SECONDED BY: Councillor Anderson

BE IT RESOLVED THAT Council approve the agenda of the Regular Meeting dated December 10, 2024 as presented.

CARRIED

6. **Adoption of Previous Council Minutes**

RESOLUTION No. 2024-215

MOVED BY: Councillor Wilcox

SECONDED BY: Councillor Anderson

BE IT RESOLVED THAT Council approve the following minutes as presented:

Regular Meeting of Council – November 12, 2024

CARRIED

7. **Staff Reports**

RESOLUTION No. 2024-216

MOVED BY: Councillor Starchuk

SECONDED BY: Councillor Wilcox

BE IT RESOLVED THAT Council accept the staff reports as presented.

7.1 Cobalt Public Library Minutes – October 26, 2024

7.2 Staff Report – 2024.12.10.01 Hiring Public Works Temporary Employee

7.3 Staff Report – 2024.12.10.02 St. Patrick Catholic School Evacuation Site Request

7.4 Staff Report – 2024.12.10.03 Northeastern Public Health Unit Board of Health – Representative for Rural South Region

7.5 Staff Report – 2024.12.10.04 By-Law 2024-44 To Authorize Cobalt Non-Core Asset Management

7.6 Staff Report – 2024.12.10.05 By-Law 2024-45 Amendment No.4 to User Fee By-Law 2023-33

7.7 Staff Report – 2024.12.10.06 By-Law 2024-46 Dormant Building Permit Fee

CARRIED

8. **Items for Council consideration**

8.1 Letter of Support – Municipality of Callander - Urging the Government to Promptly Resume Assessment Cycle

RESOLUTION No. 2024-217

MOVED BY: Councillor Starchuk

SECONDED BY: Councillor Lafleur

WHEREAS the assessment cycle is an essential process for maintaining the fairness and predictability of property taxes in our province;

AND WHEREAS the pause in the reassessment cycle has created uncertainty and instability in the property taxation, impacting both residential and commercial property owners;

AND WHEREAS the government has delayed an assessment update again in 2024, resulting in Ontario's municipalities continuing to calculate property taxes using 2016 property values;

AND WHEREAS both current and outdated assessments are inaccurate, increase volatility, and are not transparent;

AND WHEREAS frequent and accurate reassessments are necessary to stabilize property taxes and provide predictability for property owners, residents, and businesses alike;

AND WHEREAS the staff at the Municipal Property Assessment Corporation would benefit from further skill enhancement and training in assessments, recognizing the importance of ensuring accurate evaluations for 100% of our municipality;

AND WHEREAS the pause in the reassessment cycle has created uncertainty and instability in the property taxation, impacting both residential and commercial property owners;

AND WHEREAS the Government has announced a review of the property assessment and taxation system with a focus on fairness, equity, and economic competitiveness, and therefore further deferring new property assessment;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Town of Cobalt hereby calls upon the Premier to promptly resume the assessment cycle to ensure the stability and predictability of property taxes while the Government conducts its review of the property assessment and taxation system, or respond with an alternative method for every municipality in Ontario to achieve fair taxation;

AND FURTHER THAT all Municipalities in Ontario and their constituents are encouraged to apply pressure to the Premier, daily, weekly, and monthly, to resolve the situation before it causes undo stress to everyone in the Municipality;

AND FINALLY THAT a copy of this resolution be forwarded to the Premier, the relevant provincial authorities, the Association of Municipality in Ontario, the Rural Ontario Municipalities Association, the Federation of Northern Ontario Municipalities, the Municipal Property Assessment Corporation, and all the municipalities in Ontario for their consideration, to make proper changes as quickly and efficiently as possible.

CARRIED

8.2 Letter of Support – Catch and Release

RESOLUTION No. 2024-218

MOVED BY: Councillor Wilcox

SECONDED BY: Councillor Lafleur

WHEREAS Police Services across Ontario are exhausting precious time and resources having to manage the repeated arrests of the same offenders, which in turn, is impacting their morale, and ultimately law-abiding citizens who are paying the often significant financial and emotional toll of this broken system;

AND WHEREAS the “catch and release” system is needlessly increasing the policing costs to the Municipalities;

NOW THEREFORE BE IT RESOLVED THAT that the Corporation of the Town of Cobalt will send a letter to the Federal and Provincial Governments requesting meaningful improvements to the current state of “catch and release” justice in the Ontario legal system;

AND BE IT FURTHER RESOLVED THAT this resolution be forwarded to the Premier, the relevant federal and provincial authorities, the Rural Ontario Municipalities Association, the Federation of Northern Ontario Municipalities and all municipalities in Ontario for their endorsement consideration.

CARRIED

8.3 Public Works – Seasonal Employee (Staff Report 2024.12.10.01)

RESOLUTION No. 2024-219

MOVED BY: Councillor Wilcox
SECONDED BY: Councillor Anderson

BE IT RESOLVED THAT Council receives Staff report 2024.12.10.01 as presented and approves the recommendation to hire a labourer for winter operations under Section 6.06 of the Collective Agreement – Temporary Employee/Seasonal Employee.

CARRIED

8.4 Cobalt Community Hall – Evacuation Site Request from St. Patrick Catholic School (Staff Report 2024.12.10.02)

RESOLUTION No. 2024-220

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Anderson

BE IT RESOLVED THAT Council agrees to allow St. Patrick Catholic School to use the Cobalt Community Hall as an Evacuation Site.

CARRIED

8.5 Northeastern Public Health Unit Board of Health – Representative for Rural South Region (Staff Report 2024.12.10.03)

RESOLUTION No. 2024-221

MOVED BY: Councillor Anderson
SECONDED BY: Councillor Starchuk

WHEREAS the Municipality of the Corporation of the Town of Cobalt is required to appoint a representative to the Northeastern Public Health Unit Board of Health to represent the Rural South region, including the municipalities of Armstrong, Brethour, Casey, Cobalt, Coleman, Harley, Harris, Hilliard, Hudson, Kerns, Latchford, Temagami, and Thornloe;

AND WHEREAS a nomination process has been conducted to select a candidate to represent the municipality on the Board of Health;

AND WHEREAS the candidate(s) for this position have been duly nominated and their candidacy has been reviewed by Council;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of the Corporation of the Town of Cobalt hereby nominates and selects Carol Lowery to serve as the municipal representative on the Northeastern Public Health Unit Board of Health until the end of the current term.

AND BE IT FURTHER RESOLVED THAT in the event of a tie vote among nominees, the Heads of Council of the municipalities within the Rural South region will vote to break the tie, with the decision being determined by majority vote.

AND BE IT FURTHER RESOLVED THAT this nomination be communicated to the Northeastern Public Health Unit for final approval and appointment.

CARRIED

9. Items for Council information

RESOLUTION No. 2024-222

MOVED BY: Councillor Lafleur

SECONDED BY: Councillor Anderson

BE IT RESOLVED THAT Council accept the items for Council information as presented.

9.1 OPP - Revised 2025 Costs

9.2 Councillor Anderson - Cobalt's 118th Birthday on December 29th, 2024

CARRIED

10. By-Laws and Agreements

10.1 By-Law 2024-44 To Authorize a Cobalt Non-Core Asset Management Plan

(Staff Report 2024.12.10.04)

RESOLUTION No. 2024-223

MOVED BY: Councillor Lafleur

SECONDED BY: Councillor Starchuk

WHEREAS Council received Staff Report 2024.12.10.04 with a recommendation to accept By-Law 2024-44 to Authorize a Cobalt Non-Core Asset Management Plan;

WHEREAS under Section 8. (1) of the Municipal Act, 2001, S.O., 2001, c.25, as amended, the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS under Section 9 of the Municipal Act, 2001, S.O., 2001, c.25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other act;

AND WHEREAS under Section 10 (1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, a single tier municipality may provide any service or thing that the Municipality considers necessary or desirable for the public;

NOW THEREFORE BE IT RESOLVED THAT By-Law 2024-44 being a Non-Core Asset Management Plan for the Town of Cobalt be taken as read a first, second and third time and finally passed this 10th day of December 2024;

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

CARRIED

10.2 By-Law 2024-45 Amendment No.4 to User Fee By-Law 2023-33 (Staff Report 2024.12.10.05)

RESOLUTION No. 2024-224

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Anderson

WHEREAS Council received Staff Report 2024.12.10.05 with a recommendation to amend Schedule “F” of User Fee By-Law 2023-33 to include Columbarium Fees;

NOW THEREFORE BE IT RESOLVED THAT By-Law 2024-45 being a By-Law to adopt Amendment No. 4 to User Fee By-Law 2023-33 be taken as read a first, second and third time and finally passed this 10th day of December, 2024;

AND FURTHER THAT the said By-Law 2024-45 be signed and sealed by the Mayor and Clerk.

CARRIED

10.3 By-Law 2024-46 Respecting Construction, Demolition and Change of Use Permits and Inspections (Staff Report 2024.12.10.06)

RESOLUTION No. 2024-225

MOVED BY: Councillor Starchuk
SECONDED BY: Councillor Wilcox

BE IT RESOLVED that Council defer By-Law 2024-46 Respecting Construction, Demolition and Change of Use Permit an Inspections to the end of 2025.

CARRIED

11. Unfinished Business

None

12. New Business

12.1 Schedule of Accounts

The Mayor left the room and did not participate in the discussion or vote. Deputy Mayor Anderson chaired the meeting.

RESOLUTION No. 2024-226

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Hunter

BE IT RESOLVED THAT Council receives the following Schedules as presented:

Schedule No. 2024-22 in the amount of \$109,819.05

Schedule No. 2024-23 in the amount of \$111,531.05

CARRIED

13. Mayor’s Report

Mayor Adshead spoke of great turn out at the November 29th Lighting of the Downtown Park. She also notified Council and the public that the next meeting will be on Tuesday, January 14, 2025.

14. **Closed Meeting**

RESOLUTION No. 2024-227

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Starchuk

BE IT RESOLVED THAT Council convene in Closed Session as per Section 239 of the Municipal Act, 2001 as amended, in order to address a matter pertaining to subsection:

2(a) Security of the property of the municipality or local board;

2(b) Personal matter about an identifiable individual, including municipal or local board employees;

CARRIED

15. **Business Arising from Closed Meeting**

Direction was given to Staff on Closed Session matters.

16. **Confirmation By-Law**

RESOLUTION No. 2024-228

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Anderson

BE IT RESOLVED THAT By-Law No. 2024-47 being a By-Law to confirm the proceedings of Council of the Corporation of the Town of Cobalt be taken as read a first, second and third time this 10th day of December, 2024

AND FURTHER THAT the said By-Law be signed and sealed by the Mayor and Clerk.

CARRIED

17. **Adjournment**

RESOLUTION No. 2024-229

MOVED BY: Councillor Lafleur
SECONDED BY: Councillor Anderson

BE IT RESOLVED THAT the Regular Meeting of Council be adjourned at 8:01 p.m.

CARRIED



Mayor



Clerk