

THE CORPORATION OF THE TOWN OF COBALT

REGULAR COUNCIL MEETING

COBALT COMMUNITY HALL

August 18, 2026, at 6:30 p.m.

Minutes

Present:

Mayor: Pat Anderson

Councillors: Gary Hughes
Jim Starchuk
Stephen Ward
Doug Wilcox

Absent: Councillor Lafleur

Staff: J. Allen, Clerk-Treasurer
Treasurer

1. Call to Order

Deputy Mayor Anderson called the meeting to order at 6:30pm

2. Disclosure of Pecuniary Interest and the General Nature Thereof

None

3. Public Meetings

None

4. Deputations/Delegation

4.1 Danielle Girard – Kemp Elliot & Blair - presentation of the 2025 Financial Statements

Mrs. Girard reviewed the 2025 Financial Statements for the Town of Cobalt which showed an operations deficit of \$90,090 and a net debt position of \$1,363,174.00 (after adjusting for the unfinanced asset retirement obligation)

4.2 Dan Cleroux – Update on Pan Silver Headframe Agnico waiting for quotes on the costs of repairing the Headframe before making a financial commitment for repairs to the Headframe

4.3 Cobalt resident Gary Bigelow spoke to Council.

5. Adoption of Meeting Agenda

RESOLUTION No. 2026-135

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Ward

BE IT RESOLVED THAT Council approve the agenda of the Regular Meeting dated August 18, 2026 as presented.

CARRIED

6. Adoption of Previous Council Minutes

RESOLUTION No. 2026-136

MOVED BY: Councillor Starchuck

SECONDED BY: Councillor Hughes

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

Regular Meeting of Council – July 21, 2026

Special Meeting of Council – August 12, 2026

CARRIED

7. Staff Reports

RESOLUTION No. 2026-137

MOVED BY: Councillor Starchuck

SECONDED BY: Councillor Hughes

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

7.1 By-Law Enforcement Report – June 2026

7.2 Staff Report 2026.08.18.01–Tender to Purchase Surplus Properties - 39 Watson Pl & 29 Hudson Bay Rd

7.3 Staff Report 2026.08.18.02 – Surplus Property – 32 Earle Crescent

7.4 Staff Report 2026.08.18.03 – Municipal Building Leases

7.5 Staff Report 2026.08.18.04 – Memorandum of Understanding – Pan Silver Headframe

7.6 Staff Report 2026.08.18.05 – By-Law 2026-26 - 2027-2029 User Fees

CARRIED

8. Items for Council consideration

8.1 Council Vacancy

RESOLUTION No. 2026-138

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Starchuck

BE IT RESOLVED THAT the following members of Council, who have signified in writing that they are legally qualified to hold office and consented to accept the office if they are appointed to fill the vacancy, be considered for appointment to fill such vacancy.

- *Pat Anderson*

CARRIED

RESOLUTION No. 2026-139

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Ward

BE IT RESOLVED THAT Pat Anderson be appointed to the Council position of Mayor for the remainder of the 2022-2026 term of Council;

AND FURTHER THAT the Declaration of Office be administered;

AND FURTHER THAT Pat Anderson's Councillor seat be declared vacant at the next regular meeting of Council;

CARRIED

8.2 2025 Financial Statements as presented by Kemp Elliot & Blair LLP, Chartered Professional Accountants

RESOLUTION No. 2026-140

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Wilcox

BE IT RESOLVED THAT Council receives the 2025 Financial Statements for the Corporation of the Town of Cobalt and the Cobalt Public Library as presented by Kemp Elliott & Blair LLP, Chartered Professional Accountants.

CARRIED

8.3 Tender to Purchase Surplus Lot – 39 Watson Place (Staff Report 2026.08.18.01)

RESOLUTION No. 2026-140

MOVED BY: Councillor Ward

SECONDED BY: Councillor Starchuk

WHEREAS at the Regular Council Meeting on September 19, 2023, Council declared 39 Watson Place as surplus and be advertised for sale;

AND WHEREAS a tender has been received;

AND WHEREAS Council has received Staff Report 2026.08.18.01;

NOW THEREFORE BE IT RESOLVED THAT Council approve the sale of 39 Watson Place to Priya Jeyachandran for the sum of \$14,500 plus applicable legal fees and directs staff to proceed with the necessary documents.

CARRIED

8.4 Tender to Purchase Surplus Lot – 29 Hudson Bay Road (Staff Report 2026.08.18.01)

RESOLUTION No. 2026-141

MOVED BY: Councillor Starchuk

SECONDED BY: Councillor Wilcox

WHEREAS at the Regular Council Meeting on October 14, 2025, Council declared 29 Hudson Bay Road as surplus and be advertised for sale;

AND WHEREAS a tender has been received;

AND WHEREAS Council has received Staff Report 2026.08.18.01;

NOW THEREFORE BE IT RESOLVED THAT Council approve the sale of 29 Hudson Bay Road to Jeremy Travis for the sum of \$10,000 plus applicable legal fees and directs staff to proceed with the necessary documents.

CARRIED

8.5 Property to be Declared Surplus – 32 Earle Crescent (Staff Report 2026.08.18.02)

RESOLUTION No. 2026-142

MOVED BY: Councillor Wilcox

SECONDED BY: Councillor Starchuk

WHEREAS Council received Staff Report 2026.08.18.02 with a recommendation to declare Roll #54-08-000-001-12300-0000, known as 32 Earle Crescent as surplus to municipal needs;

AND WHEREAS 1 tender has been received;

NOW THEREFORE BE IT RESOLVED THAT Council declare Roll #54-08-000-001-12300-0000 as surplus to municipal needs;

CARRIED

8.6 Municipal Building Leases (Staff Report 2026.08.18.03)

RESOLUTION No. 2026-143

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Starchuk

WHEREAS the Municipality owns and manages various buildings leased to external parties;

AND WHEREAS establishing a standardized lease agreement ensures equity, consistency, and risk mitigation across all municipal properties;

AND WHEREAS Council received and reviewed Staff Report 2026.08.18.03, which attaches a newly developed Standard Municipal Lease Agreement template;

NOW THEREFORE BE IT RESOLVED THAT

1. The Standard Municipal Lease Agreement template attached to Staff Report 2026.08.18.03 be approved in principle;
2. Municipal Staff be authorized and directed to utilize this approve template as the baseline framework for negotiating all future tenancies and lease renewals within town-owned facilities.
3. The Mayor and Clerk be authorized to execute individual leases derived from this template.

For: Councillors Starchuk, Hughes and Mayor Anderson

Against: Councillors Wilcox and Ward.

CARRIED

8.6 Authorization of the Cobalt Historical Society as Project Manager – Pan Silver Headframe (Willet Green Memorial) Heritage Silver Trail Site #14 *as requested by Cobalt Historical Society* (Staff Report 2026.08.18.04)

RESOLUTION No. 2026-144

MOVED BY: Councillor Starchuk

SECONDED BY: Councillor Hughes

WHEREAS since the mid-1990's the Town of Cobalt, together with the Township of Coleman and the Heritage Silver Trail Committee conceived a self-guided tour of the region's mining heritage;

AND WHEREAS in 1998, the Pan Silver Headframe was relocated from Bucke Township to its current location on Silver Street and donated to the Town of Cobalt for use as a tourist attraction;

AND WHEREAS in 1999, in order to access public funding, the Cobalt Historical Society ("CHS"), a non-profit incorporation, was established to work collaboratively with, and in partnership with, the Town of Cobalt and Coleman Township, forming a three-way partnership to plan, construct, and maintain the Heritage Silver Trail ("HST");

AND WHEREAS in 2003, on the 100th anniversary of the silver discovery, the Pan Silver Headframe was renamed the Willet Green Memorial Site, #14 on the HST, and the CHS office was opened there;

AND WHEREAS since 2023, safety concerns relating to the deterioration of the wooden timbers of the Pan Silver Headframe have required the CHS to hold its meetings off-site;

AND WHEREAS on July 21, 2026, the CHS and Coleman Township made a delegation to Council proposing solutions to resolve the outstanding safety concerns at the site, as set out in the delegation materials of that date;

AND WHEREAS the Town of Cobalt wishes to confirm ownership and reporting arrangements under which the work will proceed;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Cobalt:

1. Reaffirms its commitment to work collaboratively with its Heritage Silver Trail partners, the Cobalt Historical Society and the Township of Coleman, as originally established in 1999;
2. Authorizes the Cobalt Historical Society to act as project manager for the remediation and repair work at the Pan Silver Headframe (Willet Green Miller Memorial Site), such authorization to remain subject to the ownership of the site remaining vest in the Town of Cobalt;
3. Stipulates that the Cobalt Historical Society must obtain formal approval for all project expenditures that exceed the available donated funds before any related work is permitted to begin;
4. Requests that the Cobalt Historical Society report back to Council on progress, expenditures, and any material changes in scope of the project;
5. A memorandum of understanding between the Town, Cobalt Historical Society and Coleman Township setting out the term of this authorization be executed by the appropriate signing officers;
6. The Clerk and Mayor be authorized to sign the memorandum of understanding.

CARRIED

9. Items for Council information

RESOLUTION No. 2026-145

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Wilcox

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

- 9.1 Cobalt Shine Committee Minutes – June 22, 2026
- 9.2 Cobalt Shine Committee Minutes – July 27, 2026
- 9.3 Cobalt Shines Committee Letter to Council
- 9.4 Garry Bigelow – Letter to Council
- 9.5 OCWA – Q2 Operations Report

CARRIED

10. By-Laws and Agreements

10.1 By-Law 2026-24 Clerk-Treasurer

RESOLUTION No. 2026-146

MOVED BY: Councillor Starchuk

SECONDED BY: Councillor Hughes

WHEREAS at the Special Meeting of Council on August 12, 2026 Council directed Staff to prepare the necessary By-Law;

NOW THEREFORE BE IT RESOLVED THAT By-Law 2026-24 being a By-Law to appoint Jaime Allen as Clerk-Treasurer for the Corporation of the Town of Cobalt be taken as read a first, second and third time and finally passed this 18th day of August, 2026.

CARRIED

10.2 By-Law 2026-25 Council Meeting Live Streaming and Recording Policy

RESOLUTION No. 2026-146

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Starchuk

WHEREAS Council received Staff Report 2026.07.21.01 at the July 21, 2026 Regular Meeting of Council;

AND WHEREAS Council directed Administration to continue live streaming and recording Council Meetings and to develop and present a Meeting Live Stream and Recording Policy;

NOW THEREFORE BE IT RESOLVED THAT By-Law 2026-25 being a By-Law to adopt a Council Meeting Live Streaming and Recording Policy for the Town of Cobalt be taken as read a first, second and third time this 18th day of August, 2026.

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

CARRIED

10.3 By-Law 2026-26 to Establish User Fees for the Town of Cobalt for 2027-2029 (Staff Report 2026.08.18.05)

RESOLUTION No. 2026-147

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Starchuk

WHEREAS Council received Staff Report 2026.08.18.05;

BE IT RESOLVED THAT By-Law No. 2026-26 being a By-Law to establish user fees for the Town of Cobalt be taken as read a first, second and third time this 18th day of August, 2026;

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

DEFERRED

11. Unfinished Business

None

12. New Business

12.1 Schedule of Accounts

RESOLUTION No. 2026-148

MOVED BY: Councillor Hughes

SECONDED BY: Councillor Wilcox

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

Schedule No. 2026-07 in the amount of \$367,625.03

CARRIED

13. Mayor's Report

14. **Closed Meeting**
None

15. **Business Arising from Closed Meeting**
None

16. **Confirmation By-Law**

RESOLUTION No. 2026-149

MOVED BY: Councillor Ward

SECONDED BY: Councillor Starchuk

BE IT RESOLVED THAT By-Law No. 2026-27 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 18th day of August, 2026;

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

CARRIED

17. **Adjournment**

RESOLUTION No. 2026-150

MOVED BY: Councillor Wilcox

SECONDED BY: Councillor Ward

BE IT RESOLVED THAT the Regular Meeting of Council be adjourned 8:05 p.m.

CARRIED



Pat Anderson, Mayor



Jaime Allen, Clerk Treasurer