



LABRADOR CITY

COUNCIL MEETING MINUTES

December 08, 2020
1:00 pm

In Attendance: Mayor Fabian Benoit
Deputy Mayor Junior Humphries
Councillor Ken Lawlor
Councillor John Penney
Councillor Richard Fahey
Councillor Nick McGrath
Councillor Bridget Baker

Staff Present: Cathy Etsell, CAO
Kim Conway, Director of Finance & Admin
Tom Mihajlovic, Director of Eng. & Public Works
Craig Purves, Director of Planning & Development
Krista Hedlund, Executive Assistant

Regrets: Shelley Lilly, IT/Communications

1. **Call Meeting to Order**

1.1. **Adoption and Approval of Agenda**

Moved By: Councillor Lawlor

Seconded By: Councillor McGrath

Be it resolved the agenda for meeting of December 08th, 2020 be adopted as presented.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

2. **Delegations**

N/A

3. **Adoption and Signing of Minutes**

Moved By: Councillor Baker

Seconded By: Councillor Penney

Be it resolved the minutes of the public meeting held November 10th, 2020 be adopted as presented.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

4. **Business Arising from Minutes**

Bristol Crescent Update – after much discussion Council has decided to keep Bristol Crescent to One-Way Traffic. Additional signage will be added in the area for to highlight the One-Way traffic and identifying the bus thoroughfare.

5. Correspondence

5.1 Gas Tax Approval – Tamarack Drive Extension Road Upgrade

The Department of Environment, Climate Change & Municipalities – Gas Tax Committee has given approval for the capital investment plan project: Road Upgrade - Tamarack Extension as per the correspondence dated November 27, 2020.

5.2 Kami Mine Acquisition – Letter to Department of Industry, Energy & Technology

A joint letter from the Labrador West Chamber of Commerce, Town of Wabush & Labrador City was sent to the Department of Industry, Energy & Technology regarding the recent acquisition of the Kami Mine Project by Champion Iron. The letter highlights the importance of Champion Iron’s community involvement when it comes to employment and other economic benefits for the Labrador West region.

5.3 Dept of Industry, Energy & Technology – Kami Mine Acquisition

The Department of Industry, Energy & Technology sends correspondence in response to our joint letter regarding the Kami Project. The Department advises that the Government of NL has a benefits agreement in place for the provision of full and fair opportunity and first consideration for provincial residents and suppliers for construction, operation and decommissioning of the Kami project. The Asset Purchase Agreement, which has been approved by the Supreme Court of NL, assigns the Benefits Agreement to Champion, so the requirements within the agreement remain in place. Once the Asset Purchase Agreement closes, Government will meet with Champion to discuss their plans for development of the project.

6. New Business

6.1 Menihek Nordic Ski Club – Letter of Support

Prior to discussion on this item, Councillor Baker declared a conflict of interest.

Moved By: Deputy Mayor Humphries

Seconded By: Councillor McGrath

Be it resolved Council provide a letter of support to the Menihek Nordic Ski Club to accompany their Healthy Living Fund application.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, and Councillor Fahey all in favor. **Carried**

6.2 Labrador West Regatta Association – Letter of Support

Moved By: Councillor Baker

Seconded By: Councillor McGrath

Be it resolved Council provide a letter of support to the Labrador West Regatta Association to accompany their Healthy Living Fund application.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

6.3 Labrador West Pioneers Living Inc – Letter of Support

Moved By: Councillor McGrath

Seconded By: Councillor Lawlor

Be it resolved Council provide a letter of support to the Labrador West Pioneers Living Inc to accompany their Rapid Housing Initiative application.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

6.4 Tax Agreement – Iron Ore Company of Canada

Moved By: Councillor McGrath

Seconded By: Deputy Mayor Humphries

Be it resolved that the Town of Labrador City enter into a renewed 10-year Tax Agreement with the Iron Ore Company of Canada effective January 1, 2021 to December 31, 2030.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

6.5 Budget 2021

Moved By: Councillor McGrath

Seconded By: Councillor Lawlor

Be it resolved that that the Town of Labrador City 2021 Municipal Budget as presented by the Finance and Administration Committee, showing total revenues of \$25,966,370 and total expenditures of \$25,966,370 for a balanced budget be adopted.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

a) Moved By: Councillor Fahey

Seconded By: Councillor Penney

Be it resolved that in accordance with provisions of Section 112(2) of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, a Real Property Tax be set at the rate of 5.3 mils for residential properties and 15.65 mils for commercial properties effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

b) Moved By: Councillor Baker

Seconded By: Councillor McGrath

Be it resolved that in accordance with provisions of Section 114(b) of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, the minimum Residential & Commercial Property Tax be set at the rate of \$500.00 per annum, effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- c) **Moved By:** Deputy Mayor Humphries
Seconded By: Councillor Lawlor

Be it resolved that in accordance with provisions of Section 114 (c) of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, the minimum Commercial Property Tax for Vacant Land be set at the rate of \$5,040.00 per annum, effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- d) **Moved By:** Councillor Fahey
Seconded By: Councillor Baker

Be it resolved that in accordance with provisions of Section 130 and Section 131 of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, the annual Water and Sewage Tax be set at a rate of \$460.00 per residential unit, subsidiary apartment and serviced attached or detached accessory buildings, effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- e) **Moved By:** Councillor McGrath
Seconded By: Councillor Baker

Be it resolved that in accordance with provisions of Sections 120 to 124 of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, Business Tax rates effective January 1, 2021 be set as follows:

Class 1.0	75.00 mils of assessed value
Class 1.1	37.50 mils of assessed value
Class 2	17.80 mils of assessed value
Class 3	17.80 mils of assessed value
Class 4	17.80 mils of assessed value
Class 5	4.30 mils of assessed value
Class 6	29.50 mils of assessed value
Class 8	3.55 mils of assessed value
Class 9	Greater of \$2,500.00 or 3% of Gross Revenue up to a maximum of \$5,500 per annum

Class 10 55.00 mils of assessed value

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

f) **Moved By:** Councillor Lawlor
Seconded By: Councillor McGrath

Be it resolved that in accordance with provisions of Section 5 of the Act Respecting the Taxation of Utilities and Cable Television Companies, Chapter T-0.1, SNL1992, a business tax (Class 7) be set at the rate of 2.5% effective January 1, 2021, on the gross revenue of the utility for the preceding year derived within the municipality of Labrador City.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

g) **Moved By:** Councillor Baker
Seconded By: Councillor Fahey

Be it resolved that in accordance with provisions of Section 124 of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, different classes of businesses shall be established in accordance with Schedule "C", effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

h) **Moved By:** Councillor McGrath
Seconded By: Councillor Lawlor

Be it resolved that in accordance with provisions of Section 125 of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, the minimum Business Tax effective January 1, 2021 be set as follows:

Class 3	\$5,500 per annum
Class 6	\$1,000 per annum
Class 9	\$2,500 per annum
All other classes	\$ 300 per annum

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- i) **Moved By:** Councillor Fahey
Seconded By: Councillor McGrath

Be it resolved that in accordance with provisions of Section 131 of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, Water Rates for Special Users effective January 1, 2021 be set as follows:

Industrial:	\$ 2.65 per 1000 gallons metered
Commercial:	
Regular	\$ 1.77 per 1000 gallons metered
Temporary Workers Housing	\$ 1.77 per 1000 gallons metered Minimum \$460 / unit
Institutional:	\$ 1.77 per 1000 gallons metered
Flat Rate:	\$ 460.00 per annum (fixed rate)
Commercial Vacant Land	\$ 460.00 per annum (fixed rate)

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- j) **Moved By:** Councillor Baker
Seconded By: Councillor Lawlor

Be it resolved that in accordance with provisions of Section 136 of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, the fee for Tax Certificates and Letters of Compliance be set at \$100.00 each, effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- k) **Moved By:** Deputy Mayor Humphries
Seconded By: Councillor McGrath

Be it resolved that Municipal Fees shall be set in accordance with Schedule "A" and as described in the 2021 Budget, effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- l) **Moved By:** Councillor Baker
Seconded By: Councillor Fahey

Be it resolved that Recreational Recoveries shall be set in accordance with Schedule "B" and as described in the 2021 Budget, effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- m) **Moved By:** Councillor McGrath
Seconded By: Councillor Fahey

Be it resolved that Emergency Response Recoveries, for responses outside of the Town of Labrador City Municipal Boundaries, and not otherwise covered through mutual aid or other partnership agreements, shall be set in accordance with Schedule "D" and as described in the 2021 Budget, effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- n) **Moved By:** Councillor Lawlor
Seconded By: Councillor Baker

Be it resolved that Equipment Rental Recoveries shall be set in accordance with Schedule "E" and as described in the 2021 Budget, effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- o) **Moved By:** Deputy Mayor Humphries
Seconded By: Councillor McGrath

Be it resolved that in accordance with provisions of Section 101(2) of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, all taxes shall be due and payable thirty (30) days from the date invoiced, effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- p) **Moved By:** Councillor Fahey
Seconded By: Councillor Lawlor

Be it resolved that in accordance with provisions of Section 111 of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, that Council set the Total Family Income threshold for 90% Residential Property Tax Rebate at \$31,417 and \$6,247 per dependent, effective January 1, 2021. The Total Family Income threshold for 50% Residential Property Tax Rebate shall be set at \$31,418 – 36,478 and \$6,247 per dependent, effective January 1, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- q) **Moved By:** Councillor McGrath
Seconded By: Deputy Mayor Humphries

Be it resolved that in accordance with provisions of Section 107(1) of the Municipalities Act, Chapter M-24, S.N. 1999 as amended, simple interest on taxes unpaid on or before the due date be set at prime plus 3% effective January 1, 2021, with the allowance to round to the nearest two decimal places for the monthly rate.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- r) **Motion regarding Sundry Receivables was accidentally overlooked at the meeting of December 8, 2020; motion will be brought forward on January 19, 2021.**

- s) **Moved By:** Councillor Penney
Seconded By: Councillor Baker

Be it resolved that a credit limit of \$61,000 be established at the US Bank Canada for the Town of Labrador City.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

- t) **Moved By:** Councillor Penney
Seconded By: Councillor Lawlor

Be it resolved that the borrowing arrangements for a temporary operating credit in the amount of \$500,000 be made with the Canadian Imperial Bank of Commerce, Labrador City for the 2021 fiscal year to assist with operating expenses pending receipt of revenues. Any and all advances made on the loan to be paid in full on or before December 31, 2021.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

7. Committee Reports

1. Finance & Admin

- a) Donations

- Moved By:** Councillor Penney
Seconded By: Councillor Baker

Be it resolved Council approve donations as follows: \$100.00 to the Citizen's Crime Prevention Association Annual Family Violence Awareness Handbook and \$1000.00 annual donation to the HAMS of Western Labrador group.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

MM_December 08, 2020

b) Taxation

Moved By: Deputy Mayor Humphries

Seconded By: Councillor Lawlor

Be it resolved Council approve Property Tax Rebates for 2020 in the amount of \$3,118.53 as presented.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

Moved By: Councillor Fahey

Seconded By: Councillor McGrath

Be it resolved Council approve Service Club Rebates for 2020 in the amount of \$600.00 as presented.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

c) Finance

Moved By: Councillor Penney

Seconded By: Councillor Baker

Be it resolved Council approve Accounts & Purchase Orders in the amount of \$832,466.41 as presented.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

2. Planning & Development

Encore Community Arts Association - Partnership Proposal

Moved By: Councillor Fahey

Seconded By: Councillor Penney

Be it resolved Council Encore Community Arts Association partnership proposal in the amount of \$5000.00 towards the purchase of digital media, AV equipment, and staging.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

8. Applications for Permits

8.1 Permit 20-399 BIRA – 607 Carol Drive

Moved By: Councillor Baker

Seconded By: Councillor Lawlor

Be it resolved Council grant the Director of Planning & Development permission to approve Permit 20-399 BIRA located at 607 Carol Drive, subject to no objections being received and conditions outlined on the permit.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

8.2 Permit 20-400 BIRA – 716 Field Street

Moved By: Councillor Penney

Seconded By: Deputy Mayor Humphries

Be it resolved Council grant the Director of Planning & Development permission to approve Permit 20-400 BIRA located at 716 Field Street, subject to no objections being received and conditions outlined on the permit.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

8.3 Permit 20-401 BIRA – 3035 Bartlett Drive

Moved By: Councillor Baker

Seconded By: Councillor McGrath

Be it resolved Council grant the Director of Planning & Development permission to approve Permit 20-401 BIRA located at 3035 Bartlett Drive, subject to no objections being received and conditions outlined on the permit.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

8.4 Permit Ratification List #10

Moved By: Councillor Fahey

Seconded By: Councillor McGrath

Be it resolved Council approve Permit Ratification List #10 as presented.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

9. Unfinished Business

9.1 Tanya Lake Community Center Funding Amendment

Moved By: Councillor Lawlor

Seconded By: Councillor McGrath

Be it resolved Council ratify the November 12th poll to amend a November 10th motion applying to the Dept of Environment, Climate Change & Municipalities for combined funding in the amount of \$12.6 mil exclusive of hst rather than \$12 mil for the Tanya Lake Community Center.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

9.2 Street Reconstruction Program – PCI Agreement

Moved By: Councillor Fahey

Seconded By: Councillor Penney

Be it resolved Council ratify the November 16th poll to execute the Prime Consultant Agreement with Nova Consultants Inc, for the Street Reconstruction Program.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

9.3 2020 Biting Fly Control Program

The 2020 Biological Control of Biting Flies final report was submitted for review by GDG Environment. The reports shows the program was very successful in the 2020 season, with a 90% effective rate.

10. Tenders

10.1 TLC-19-20 Supply of New 2021 Model Wheel Loader

Moved By: Councillor Lawlor

Seconded By: Councillor Penney

Be it resolved Council award TLC-19-20 Supply of New 2021 Model Wheel Loader to Toromont CAT for the price of \$6,616.76 inclusive of hst for the 60-month term (5 years).

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

10.2 TLC-20-20 Supply of Park Benches

Moved By: Councillor Penney

Seconded By: Councillor Fahey

Be it resolved Council award TLC-20-20 Supply of Park Benches to STREETLIFE for the price of \$57,583.00 inclusive of hst.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

10.3 TLC-21-20 Disposal of Used Equipment

Moved By: Councillor McGrath

Seconded By: Councillor Baker

Be it resolved Council award TLC-21-20 Disposal of Used Equipment as follows: Item #1 – 14 ft Dump Body Screen to Iron City Services Ltd. for the price of \$8,501.00 and Item #2 – 14 ft Dump Body Screen to Iron City Services Ltd. for the price of \$5,101.00.

Question called; Mayor Benoit, Deputy Mayor Humphries, Councillor Lawlor, Councillor Penney, Councillor McGrath, Councillor Fahey and Councillor Baker all in favor. **Carried**

11. Date of Next Meeting & Adjournment

Prior to adjournment Mayor Benoit took a few moments to thank Council for their dedication and tough decision making throughout 2020. He also sends a thank you to all employees and residents for their understanding and commitment to the health & well being of our community as we worked through the challenges of the COVID-19 pandemic.

The date of the next Council Meeting will be Tuesday, January 19th at 1 pm. There being no further business to discuss, the meeting was adjourned at 2:05 pm by Councillor McGrath.

Kim Conway, Town Clerk

Fabian Benoit, Mayor