
The 43rd meeting of the Town Council of the Town of Happy Valley-Goose Bay was held on December 16, 2008 at 5:00 p.m. and called to order by Mayor Leo Abbass.

Present:

Mayor Leo Abbass
Deputy Mayor Stan Oliver
Councillor James H. Saunders
Councillor Bill MacKey
Councillor Madelyn Kelly
Councillor Paul Tsididis
Councillor Dean Clarke
Town Manager Al Durno
Director of Economic Development Karen Wheeler
Recording Secretary Donna Jones

Absent: Town Clerk V. Sheppard (sick leave)

1 DELEGATION

2 ADOPTION OF AGENDA OF THE 43rd MEETING

It was moved by Deputy Mayor S. Oliver seconded by Councillor B. MacKey to adopt the agenda of the 43rd meeting of the Town Council of the Town of Happy Valley-Goose Bay. Motion Carried unanimously.

3 ADOPTION OF MINUTES OF the 42nd MEETING

It was moved by Councillor B. MacKey seconded by Councillor D. Clarke to approve the adoption of the minutes of the 42nd meeting of the Town Council of the Town of Happy Valley-Goose Bay as presented. Motion Carried unanimously.

4 ACTION REPORT

- a) Mayor Abbass queried 42nd 1(c) and whether a letter has been sent to the resident of 31 Corte Real Road regarding her concern. The Town Manager advised that a letter has been sent.
- b) Councillor Mackey commented on 42nd 5(a) regional sports facility and follow-up with the communities of St. Anthony and Port Aux Basques will be done in the New Year.
- c) Councillor Clarke queried the status of 42nd 1(d) wiring system for hearing impaired and was advised that further information will be forthcoming on this system.

Mayor Abbass adjourned the meeting at 5:09 p.m. to allow a delegation from Mr. Gerald Dyson.

DELEGATION – Mr. Gerald Dyson

Mr. Dyson addressed the Council and passed on Christmas Greetings to the Council and queried if there was anything new on the sewer treatment facility.

Mayor Abbass advised that this is now at the Federal level and Council will be contacting Minister John Baird to see if we can access money from the new infrastructure program.

Mr. Dyson also commented on the high gas prices on the coast. Mayor Abbass advised that contact will be made with Ernie McLean, Central representative on the Combined Councils of Labrador supporting their efforts in this matter.

The Mayor reconvened the Council meeting at 5:20 p.m.

5 CORRESPONDENCE

There were 2 Incoming Letters and 7 Outgoing Letters in the Council Package.

- a) Incoming Letter #1 from Hon. Clyde Jackman concerning the Labrador Travel Subsidy. The information in the letter will be passed to the community sport groups.
- b) Outgoing Letter #5 was queried as to the date for the sensitivity training. This will be arranged as soon as possible.

6 MUNICIPAL SERVICES COMMITTEE – Councillor James H. Saunders

It was moved by Councillor J. Saunders seconded by Councillor P. Tibidis to adopt the Municipal Services Report along with the additional item concerning Libra House. Motion Carried unanimously.

a) Home Based Business – Marlene Grinham

Request received from Marlene Grinham to operate a home based business at 20 Diefenbaker Street to operate a phone and fax service which will provide painting and decorating to the general public. Committee recommends approval subject to the following conditions:

- a) The request to be advertised for public input, and
- b) Storage of hazardous materials not permitted on site.

b) Land Application – Ramsey White

Request received from Ramsey White for Crown Land 50 x 50 meters located Markland Road to be used for the construction of apartments. Committee recommends denying this request due to the parcel in question forms part of the Town of Happy Valley-Goose Bay's natural drainage system.

c) Letter

Enclosed in Council's package was a letter from Tracey Martin regarding land application.

d) Meeting

Committee recommends that staff arrange a meeting with Crown Lands, Hydro, DND and staff to discuss Crown Land applications located in the airport flight path.

e) Motion to Rescind

Committee recommends that item 7(b) of the 34th meeting held on April 29, 2008 be rescinded.

f) Land Application – Tracey Pardy

Request received from Tracey Pardy for land on Lake Crescent for an extension to her property located at 42-44 Lake Crescent. Committee recommends denying the request to avoid any conflicts with past applications and that the town apply to the Crown for the parcel, service it with municipal water and sewer and sell the lot by means of a public draw at market value.

g) Letter

Committee recommends that Council write NL Housing congratulating them on the renovations and refurbishment made to Perrault Place.

h) Request Libra House

Request received from Libra House requesting the Town to transfer 4 meters of land (town owned) behind their existing properties at 6-8 Cooper Crescent to allow for the proposed extension to their existing building. Committee recommends approval of the request subject to the following condition: a) all associated costs in the land transfer to be the responsibility of the Libra House.

7 **TOURISM, PARKS AND RECREATION COMMITTEE –
Councillor B. MacKey**

It was moved by Councillor B. MacKey seconded by Deputy Mayor S. Oliver to approve the Tourism Parks and Recreation Committee Report as presented. Motion Carried unanimously.

a) **Parks and Recreation Committee Report**

Enclosed in Council's package was the Parks and Recreation Committee Report for the period November 16 – December 9, 2008.

b) **Upcoming events**

- a. Free public appreciation skate December 23, 2008 and December 29, 2008
- b. Senior Hockey Games – December 22, 2008 at 7:00 p.m.
- c. Public organizing broomball meeting – January 13/09 at 7:00 p.m.
- d. Provincial Broomball Championships next meeting January 12/09 at 7:00 p.m.

c) **Husky Park**

Committee recommends that Council approve the use of the Kinsmen Park August 14, 2009 by Jackie Compton to host her wedding. Further to this no alcohol is to be consumed and will be monitored by the Community Constable.

8 **ECONOMIC DEVELOPMENT COMMITTEE –
Councillor D. Clarke**

It was moved by Councillor D. Clarke seconded by Councillor P. Tsihidis to approve the Economic Development Committee Report as presented. Motion Carried unanimously.

a) **Information Item**

- Information regarding the Central Labrador Economic Development Board meeting held on November 20, 2008.
- Information regarding the Torch Relay
- Provincial news release announcing Happy Valley-Goose Bay participation in BizPal

b) **East Meets West**

Enclosed in Council's package was information on East Meets West Conference. Committee recommends participating in the East Meets West Conference.

9 **FINANCE AND ADMINISTRATION COMMITTEE – Deputy Mayor S. Oliver**

It was moved by Deputy Mayor S. Oliver seconded by Councillor B. Mackey to approve the Finance and Administration Committee Report with the exception of the budget items which will be voted on separately. Motion Carried unanimously.

a) **2009 Budget**

It was moved by Deputy Mayor S. Oliver seconded by Councillor D. Clarke that Council approve the 2009 budget as presented. Motion Carried unanimously.

b) **Property Tax Rates**

It was moved by Deputy Mayor S. Oliver seconded by Councillor Tsididis that the attached property tax rates be approved effective January 1, 2009. Motion Carried unanimously.

Property Tax Residential:	10.5 Mils (.0105)
Property Tax Commercial:	11.5 Mils (.0115)
Property Tax Senior Citizens:	2.5 Mils (.0025)
Minimum Property Tax Rate:	\$50.00

FARMS: Exempt from Property Tax on all land and buildings. This exemption applies to land and buildings used for the purpose of farming only and not a residence. Exemption must be applied for annually from Department of Forestry and Agriculture.

c) **Business Tax Rates**

It was moved by Deputy Mayor S. Oliver seconded by Councillor P. Tsididis that the attached business tax rates be approved effective January 1, 2009 Motion Carried unanimously.

Minimum Business Tax Rate:	\$50.00
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Business Tax Rate BT01:	7.60 Mils (.0076)
- Ceramic Shops	
- Upholsterers	
- Funeral Parlor	
- Dog Kennels	
- Delivery Service	
- Farms	
Business Tax Rate BT02:	11.5 Mils (.0115)
- Appliance Repairs	
- Vending Machine Operators	
- Janitorial Contractors	
- Moving Companies	
- Caterers	
- Radio Stations	
- Laundromats	
- Dry Cleaners & Laundry	
- Garages	
- Services Stations	
- Body Repair Shop	
- Amusement Centers	
- Corner Stores	
Business Tax Rate BT03:	14.00 Mils (.0140)
- Travel Agencies	
- Building Supplies	
- Sports Shops	
- Taxi Stands	
- Retailers and/or Wholesalers	
- Contractors	
- Veterinarian Service	
- Optical Dispensaries	
- Printing and Publishing	
- Department Stores	
- Construction Companies	
- Supermarkets	
- Drug Stores	
- Sawmills	
- Food Take-out	
- Restaurant	
- Hotels	
Business Tax Rate BT04:	18.00 Mils (.0180)
- Salvage & junk Yards	
- Night Clubs and Taverns	
Business Tax Rate BT05:	50.00 Mils (.05000)
- Banks	
Business Tax Rate BT06:	60.00 Mils (.06000)
- Finance Companies	

Business Tax Rate BT07: 15.00 Mills (.015)

- Air & Land Transportation Companies
- Fuel Distributors (moved from BT003)
- Brewery Retailer & Distributors
- Car Rental Agencies
- Business & Professional Offices
- All Others

Business Tax Rate BT10: 9.00 Mills (.0090)

- Barber Shops
- Beauty Salons

Business Tax Rate BT12: 20.00 Mills (.0200)

- Bulk Fuel Storage Complex in excess of 10,000
-

Utility Tax BT 08

2.5 percent of gross revenue

d) Water/Sewer Rates

It was moved by Deputy Mayor S. Oliver seconded by Councillor M. Kelly that the attached water/sewer rates be approved effective January 1, 2009. Motion Carried unanimously.

Water & Sewer Rate: \$350.00 per unit per annual
Water & Sewer Rate Vacant Land: \$350.00 per annual
Water Rate Only: \$210.00 per unit per annual
Sewer Rate Only: \$140.00 per unit per annual
Water Meter Rate: \$3.00 per 1000 gallons (.003)

e) Discount Rate

It was moved by Deputy Mayor S. Oliver seconded by Councillor M. Kelly that a five (5) percent discount be ordered on current property tax, utility tax and business tax if paid in full within thirty (30) days of the billing date and if all arrears owing to the Town Council of the Town of Happy Valley-Goose Bay are paid in full effective January 1, 2009. Motion Carried unanimously.

f) Interest

It was moved by Deputy Mayor S. Oliver seconded by Councillor P. Tsibidis that interest of one (1) percent per month compounded will be charged on all unpaid arrears invoices that are not paid by due date effective January 1, 2009. Motion Carried unanimously.

g) Property Tax Age Exemption Rates and Policy

It was moved by Deputy Mayor S. Oliver seconded by Councillor J. Saunders to approve the

following Property Tax Age Exemption Rate and Policy, effective January 1, 2009: Motion Carried unanimously.

1. Persons owning residential property in the Municipality, effective the year they attain the age of sixty-five (65) years of age may be eligible to apply for a Senior Citizens Property tax rate.
2. Senior Citizens Property tax rate applies to the principal residence only.
3. Applicant must provide the Town Council with a copy of their Birth Certificate.
4. If Property is jointly owned, to qualify for Senior Citizens Property Tax Rate, both property owners must be sixty-five (65) years of age or older.
5. Senior Citizens Property Tax Rate will be effective the date that it is applied for.
6. For any exemption the Property owners are responsible to notify the town.

h) Doctors Property Tax Exemption and Policy

It was moved by Deputy Mayor S. Oliver seconded by Councillor B. Mackey to approve the following Doctors Property Tax Exemption and Policy effective January 1, 2009: Motion Carried unanimously.

1. Doctors who own residential property and reside in the municipality may be exempt from Property Tax only on their principal residence.
2. Doctors shall apply in writing to the Town Council.
3. Exemption shall be for three (3) years from the year that they apply.
4. One time exemption per doctor per family.
5. For any exemption the Property owners are responsible to notify the town.

i) Property Tax Fixed Income Exemption Policy

It was moved by Deputy Mayor S. Oliver seconded by Councillor P. Tsibidis to approve the following Property Tax Fixed Income Exemption Policy effective January 1, 2009: Motion Carried unanimously.

1. All persons owning real property in the municipality may be exempted from paying Property tax on their

principal residence if all household annual income from all sources, except Federal Government Family Allowances, is less than \$15,000.00 for the previous year.

2. Exemption to be applied for annually.
3. Revenue Canada Notice of Assessment form must be supplied to the Town Office when applying for the exemption.
4. Exemption applies to the Property tax balance on the account at the time of application for exemption and not the annual billing.
5. A fixed income exemption is applied for usually in January thru June for the previous year. Therefore, any interest charges charged to the account pertaining to the exemption amount shall be reversed.
6. For any exemption the Property owners are responsible to notify the town.

j) Business and Property Tax Non-Profit Organizations and Groups Exemption Policy

It was moved by Deputy Mayor S. Oliver seconded by Councillor B. Mackey that the following Business and Property Tax Non-Profit Organizations and Groups Exemption Policy be approved effective January 1, 2009: Motion Carried unanimously.

1. Non-Profit Organizations and/or Groups may be exempted from Property Tax and/or Business Tax in cases where they provide to Council a copy of their Articles of Association stating that they are registered as a non-profit organization and/or group.
2. Exemption applies to the Property Tax and/or Business Tax balance on the account at the time of application for exemption and not the annual billing.
3. For any exemption the property owners are responsible to notify the town.

k) Building Permit Fees

It was moved by Deputy Mayor S. Oliver seconded by Councillor B. Mackey that the following Building Permit Fees be approved effective January 1, 2009: Motion Carried unanimously.

Residential	New Rate
New House	\$75.00
Major Renovations	\$45.00
Minor Renovations	\$30.00

Commercial	New Rate
Renovations up to \$5,000.00	\$75.00
New up to \$50,000.00	\$75.00 Plus \$2.00 per \$1,000.00
Over \$50,000.00	\$150.00 Plus \$3.00 per \$1,000.00

l) Taxi Cab Fees

It was moved by Deputy Mayor S. Oliver seconded by Councillor B. Mackey that the following Taxi Cab Fees be approved effective January 1, 2009: Motion Carried unanimously.

Type	New Rate
License for Taxi Cab	\$40.00 per Year
License for Driver	\$20.00 per Year

m) Ball Fields and Soccer Field Rental Fees

It was moved by Deputy Mayor S. Oliver seconded by Councillor M. Kelly that the following Ball Fields and Soccer Field Rental Fees be approved effective January 1, 2009: Motion Carried unanimously.

Ball Field	New Rate
Husky Park	\$35.00 per Game Plus HST
Minor Field (Adult League)	\$30.00 per Game Plus HST
Minor Field (Minor League)	\$0.00
Shaws Field	\$30.00 per Game Plus HST

Soccer Field:	
Soccer Pitch	\$35.00 per Hour Plus HST
Soccer Pitch Canteen	\$50.00 per Day Plus HST

n) **Miscellaneous Fees**

It was moved by Deputy Mayor S. Oliver seconded by Councillor J. Saunders that the following Miscellaneous Fees (Tax Certificates, water turn on fee, and water turn off fees, and compliance letters, fees) be approved effective January 1, 2009: Motion Carried unanimously.

Type	New Rate
Tax Certificate	\$50.00 (HST Exempt)
Water Turn On	\$50.00 (HST Exempt)
Water Turn Off	\$50.00 (HST Exempt)
Compliance Letter	\$50.00 (HST Exempt)

o) **Landfill Fees**

It was moved by Deputy Mayor S. Oliver seconded by Councillor B. Mackey that the following Landfill Fees be approved effective January 1, 2009: Motion Carried unanimously.

Type	New Rate
Town of Northwest River	\$1,400.00 per Month Plus HST
Community of Sheshatshui	\$2,566.66 per Month Plus HST

p) **Municipal Rates (Equipment Hire)**

It was moved by Deputy Mayor S. Oliver seconded by Councillor B. Mackey that the following Municipal Rates (Equipment Hire) be approved effective January 1, 2009: Motion Carried unanimously.

Service Provided	New Rate
Water Line Thawing (includes two operators)	\$80.00 Plus HST Minimum Charge
	Regular Time - \$60.00 per Hour Plus wages
Overtime Rate:	\$60.00 per Hour Plus callout wages
Install Water / Sewer Line	\$850.00 Plus HST for first 10 meters
	(\$500.00 Down payment required)

	\$60.00 Plus HST per additional meter
	\$58.00 Plus HST per square yard for pavement replacement
Backhoe Rental (includes Operator)	\$85.94 Plus HST per Hour
Overtime Rate:	\$63.94 Plus OT wage rate per Hour Plus HST
Loader Rental (includes Operator)	\$101.56 per Hour Plus HST
Overtime Rate:	\$81.56 Plus OT wage rate per Hour Plus HST
Snow blower Rental (includes Operator)	\$140.63 per Hour Plus HST
Overtime Rate:	\$119.38 Plus OT wage rate per Hour Plus HST
Steam Jenny Rental	\$85.94 per Hour Plus HST
Overtime Rate:	\$63.94 Plus OT wage rate per Hour Plus HST
Sewer Camera Rental (includes two W/S Assistants)	\$150.00 per Hour Plus HST (regular time)
Overtime Rate:	\$110.00 Plus OT wage rate per Hour Plus HST
Leak Detector	\$400.00 Plus HST per one half day
	\$800.00 Plus HST for full day
	Report Required \$100.00 Plus HST
Steam Truck Rental (includes two operators)	\$80.00 Plus HST Minimum Charge
	\$60.00 per Hour Plus wages Plus HST (regular time)
Overtime Rate:	\$60.00 per Hour Plus call out wage Plus HST
Sewer Jet/Vacuum Cleaner (includes two operators)	\$130.00 per Hour Plus HST (regular time)
Overtime Rate:	\$90.00 per hour plus call out wage plus HST

q) Arena Rental Rates

It was moved by Deputy Mayor S. Oliver seconded by Councillor D. Clarke that the following Arena Rental Rates be approved effective January 1, 2009: Motion Carried unanimously.

Type	New Rate
Adult Rate	\$100.00 per Hour including HST
Youth/School Group Rate	\$75.00 per Hour including HST
Daily Rate (Voluntary & Non-profit Groups)	\$500.00 per Day Plus HST Plus additional costs
Daily Rate (Commercial Groups)	\$1,000.00 per Day Plus HST Plus additional costs
Board Advertising Rate	\$600.00 Plus HST
	\$0.00
Hockey Skate	\$2.25 including HST per Person
Adult Public Skate	\$2.25 including HST per Person
Youth Public Skate	\$1.25 including HST per Person
Wall Advertising	\$600.00 per Year Plus HST for 4 x 8 ft sign
	\$300.00 per Year Plus HST for next 4 x 8 ft sign. To be pro rated if less.
Ice Advertising	\$600.00 per Season Plus HST
Zamboni Advertising	\$600.00 per Year Plus HST
Skating School/ Program sponsored by Minor Hockey and/or Snowflake Skating Club	\$75.00 per Hour Plus HST
Individuals conducting Skating Schools/Program, hockey schools, afternoon programs	\$100.00 per Hour Plus HST Deposit of 50% required before rental.
Arena Canteen Rental	\$450.00 per Month Plus HST
Special Events (non ice event)	\$0.00
Adult	\$50.00 per hour plus HST
Youth	\$40.00 per hour plus HST Plus 10% of door receipts
Special Events (ice event)	\$0.00
Adult	\$100.00 per hour plus HST Plus 10% of door receipt
Youth	\$75.00 per hour plus HST Plus 10% of door receipts

r) Animal Impounding Fees

It was moved by Deputy mayor S. Oliver seconded by Councillor M. Kelly to approve the following Animal Impounding Fees effective January 1, 2009: Motion Carried unanimously.

Type	New Rate
License Tag	\$10.00
Seizing & Impounding, licensed, 1 st instance	\$30.00
Seizing & Impounding, unlicensed, 1 st instance	\$50.00
Seizing & Impounding, 2 nd instance within 12 month period	\$100.00
Dog/Cat impounded & quarantined	Total cost involved to be recovered from Owner
Dog/Cat Call Outs	Total cost involved to be recovered from Owner

s) Real Property Assessment

Committee recommends that all real property within the town boundaries be assessed in 2009 for the taxation year 2010.

t) Fuel Pricing Reports

Enclosed in Council's package was the fuel pricing reports dated December 4, 2008.

u) Request – Lake Melville Ministerial Association

Request received from the Lake Melville Ministerial Association for financial assistance for the Roland Shears Memorial Christmas Hamper Project. Committee recommends contribution \$500.00.

v) Complaint Reports

Enclosed in Council's package was the complaint report for October and November 2008.

w) Fines Report

Enclosed in Council's package was the traffic fine report for November 2008.

x) RCMP Report

Enclosed in Council's package was the RCMP Report.

y) Letter

Committee recommends that Council write the Minister of Department of Transportation requesting assistance for the cleanup of Hamilton River Road.

10 APPROVAL OF CHEQUES

It was moved by Deputy Mayor S. Oliver seconded by Councillor M. Kelly to approve cheques in the amount of \$234,892.83. Motion Carried unanimously.

Cheque Number	Pay To The Order Of	Cheque Amount
60019770	Notre Dame Agencies	\$514.96
60019758	Goose Bay Wholesalers	\$719.28
60019756	Cummins Diesel	\$18,323.52
60019755	Computers & Communications	\$1,660.25
60019775	Switch Electrical	\$712.47
60019772	Pioneer Enterprises	\$1,716.47
60019765	Mediation Development	\$3,604.84
60019763	International Coat Of Arms	\$3,514.89
60019753	Cledb	\$2,097.04
60019854	Notre Dame Agencies	\$1,132.61
60019855	Ron Fougere Associates	\$36,775.85
60019808	Bowman/Barnes Distribution	\$1,887.93
60019810	East Chem	\$4,052.20
60019814	Goose Bay Wholesalers	\$521.99
60019815	Goose Sales & Service	\$2,833.52
60019821	Hitech Communications	\$2,284.91
60019826	Labrador Construction Ltd	\$21,191.57
60019827	Labrador Motors Ltd	\$1,102.91
60019833	Medical West Supplies	\$1,133.88
60019848	Speedy Glass	\$1,465.85
60019849	Toromomt Cat	\$16,107.38
60019852	Wajax Industries	\$1,007.43
60019856	Air Labrador	\$603.81

60019857	Chiasson Construction	\$565.00
60019858	Furlotte & Furlotte	\$724.19
00003128	Fracflow Consultants	\$69,247.27
00003231	Labrador Specialty Services	\$560.08
00003232	Northern Stores	\$2,492.86
00003233	Sms Equipment	\$1,667.21
00003234	Stewart Mckelvey Stirling Scales	\$3,278.13
0003235	The Masons	\$965.50
00003236	Toromomt Cat	\$20,131.84
00003230	Fracflow	\$8,256.58
00003237	Federation Canadian Municipalities	\$1,023.78
00003238	Goose Bay Wholesalers	\$1,014.83
	Total	234,892.83

11 COUNCILLORS FORUM

- a) Councillor Clarke extended congratulations to staff on the excellent Santa Parade.
- b) Councillor Clarke noted he would like Council to get in contact with Liberal Leader Ignatieff and MP Russell and try to put a push on getting infrastructure money towards our planned sewer treatment facility.
- c) Councillor Saunders thanked everyone for a successful year and a bigger and better source of potable water in the New Year.
- d) Councillor Kelly extended Christmas greetings.
- e) Councillor Kelly suggested a letter be prepared to the Mayor of Labrador West supporting them in obtaining infrastructure money from the Federal and Provincial Governments.
- f) Councillor MacKey extended Christmas greetings.
- g) Councillor Tsididis extended Christmas greetings.
- h) Deputy Mayor Oliver extended Christmas greetings.
- i) Mayor Abbass advised that he had a tour of the Mealy Mountain Auditorium and this will be a first class facility.

j) Mayor Abbass thanked all those involved with the Winterlights, and Santa Parade

k) Mayor Abbass wished everyone a Merry Christmas.

The meeting adjourned for a short recess at 6:20 p.m. reconvening with a Business Session at 6:30 p.m.

12. **BUSINESS SESSION**

a) **2009 2010 Expo**

It was moved by Councillor D. Clarke seconded by Councillor J. Saunders that the Town Council of the Town of Happy Valley-Goose Bay will sign on with Fabian James, promoter for the 2009 – 2010 Summer Expo in Happy Valley-Goose Bay, at an expended cost of \$7,500.00 plus HST. Motion Carried unanimously.

c) **Scent Free Policy**

Deputy Mayor Oliver requested that a scent free policy be established for all town buildings.

There being no further business the meeting adjourned at 7:00 p.m.

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MAYOR LEO ABBASS

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TOWN CLERK VALERIE SHEPPARD