

**MINUTES OF CANORA TOWN COUNCIL MEETING**  
**December 1, 2015**

---

---

A regular meeting of Canora Town Council was held on Tuesday, December 1, 2015 at the Canora Town Council Chambers. In attendance were Mayor Gina Rakochy, Councillors Matthew Nehaj, Brad Gabora, Cory O'Dell, Gerald Wolkowski, James Trofimenkoff and Syl Hrynkiw. Also in attendance was Chief Administrative Officer Michael Mykytyshyn. Mayor Gina Rakochy called the meeting to order at 7 p.m.

15-293

**ADOPT AGENDA**

Trofimenkoff That the agenda be adopted as follows:  
Gabora

- 1) **CALL MEETING TO ORDER**
- 2) **ADOPTION OF THE AGENDA**
- 3) **APPROVAL OF COUNCIL MINUTES**
  - a) November 17, 2015 regular meeting
- 4) **BUSINESS ARISING OUT OF THE MINUTES**
- 5) **DELEGATIONS**
- 6) **DEPARTMENT HEAD ISSUES**
  - a) Leisure services report
  - b) Community development report
  - c) Chief administrative officer's report
- 7) **UNFINISHED BUSINESS**
- 8) **NEW BUSINESS**
  - a) 2016 Tax concession policy
  - b) 2016 Tax discount policy
  - c) 2016 Meeting dates
  - d) Sign corridor extension
  - e) Conflict of interest rules
  - f) Cancel cheques
  - g) Tax title tenders
- 9) **TAX ARREARS**
  - a) Tax enforcement update
- 10) **ACCOUNTS PAYABLE**
- 11) **BYLAWS**
- 12) **CORRESPONDENCE**
  - a) Minister of Govt. Relations – principles for financial settlements
  - b) Minister of Liquor and Gaming – liquor retailing
  - c) Parkland College – letter of appreciation
  - d) Ken Krawetz, MLA – letter of mention
  - e) Sarcan – Municipal notice of removal
  - f) Ombudsman Saskatchewan – legislative changes
  - g) Parker Quine – audit planning letter

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Initials

**13) REPORTS**

- a) Building permit No. 15-18 – Cindy Kozak
- b) MPE Engineering – Waterworks system assessment

**14) ADJOURNMENT**

*Carried*

15-294  
Hrynkiw  
Nehaj

**APPROVAL OF COUNCIL MINUTES**

That the minutes of the November 17, 2015 regular meeting be approved as presented.

*Carried*

15-295  
O'Dell  
Gabora

**2016 TAX CONCESSION POLICY**

That the following tax concession policy be adopted for 2016:

**SPECIFIC CONCESSIONS**

1. Construction of a new building or structure:
  - a) If vacant Town-owned land is purchased, the value attributable to the virgin land value shall be given free of charge but the value attributable to the services to the land shall be paid, plus the following tax cancellations shall be applicable:
    - 1<sup>st</sup> year 100 per cent tax cancellation
    - 2<sup>nd</sup> year 75 per cent tax cancellation
    - 3<sup>rd</sup> year 50 per cent tax cancellation
  - b) If a new building or structure is constructed on privately owned land, the above tax concessions will apply to the building or structure provided the gross assessment is greater than 50,000.
2. Construction of an addition to an existing building or structure:
  - 1<sup>st</sup> year 100 per cent tax concession
  - 2<sup>nd</sup> year 75 per cent tax concession
  - 3<sup>rd</sup> year 50 per cent tax concessionThe above cancellations apply to the addition only provided the gross assessment of the addition is greater than 50,000.
3. Purchase a commercial or industrial building or structure, vacant for more than one year, and operate a business there from provided it is an arms-length transaction:
  - 1<sup>st</sup> year 50 per cent tax concession
  - 2<sup>nd</sup> year 50 per cent tax concession
  - 3<sup>rd</sup> year 25 per cent tax concession

The above cancellations will be for the municipal portion only.

**ADDITIONAL DETAILS**

1. Concessions will be prorated from effective date as determined by the Town Administrator.
2. No tax concessions will be granted where an existing business, building or structure is moved from one location to another within the Town unless the total business area, building size or structure size increases; in which case, Section 2 above shall apply.
3. Frontage tax is not eligible for any concession whatsoever.
4. Each tax concession granted will be in the form of a resolution or bylaw of Council.
5. Tax concessions will not be granted on properties in arrears of taxes.
6. Tax concessions will be cancelled and or reversed if taxes are in arrears.

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Initials

7. Council may consider other concession options for special circumstances.
8. Concession applications must be received within one year from the date of title transfer.

*Carried*

15-296      **2016 TAX DISCOUNT POLICY**

Nehaj      That council set the following tax prepayment discount rates for 2016:  
Wolkowski      January                      4 percent  
                                 February                      3 percent  
                                 March                         2 percent  
                                 April                         1 percent; and  
That the property tax penalty rates for current year taxes in 2016 be set at:  
                                 November                    1 percent  
                                 December                   1 percent

*Carried*

15-297      **2016 MEETING DATES**

Hrynkiw      That council reschedule its February 2, 2016 meeting to February 9 and  
Wolkowski      cancel the February 16, 2016 meeting.

*Carried*

15-298      **SIGN CORRIDOR EXTENSION**

Trofimenkoff      That council extend the sign corridor agreement with SS. Peter and Paul  
Gabora      Ukrainian Catholic Church for an additional year at a rate of \$20 per sign,  
                                 In accordance with Section 12 of Bylaw No. 04-41.

*Carried*

15-299      **CANCEL CHEQUES**

Hrynkiw      That council cancel the following cheques:  
Trofimenkoff      No. 3546      Debra Pinkerton                      \$135.45  
                                 No. 3669      SUMA East Central Region              20.00  
                                 No. 3880      Sask. Liquor and Gaming              25.00

*Carried*

Councillor Cory O'Dell declared a conflict of interest and left the meeting at 7:28 p.m.

15-300      **TAX TITLE TENDERS**

Wolkowski      That council accept Gail O'Dell's offer to purchase 636 Mary Street for  
Gabora      \$54,287.75 plus GST, provided payment is received within 30 days:

*Carried*

Councillor O'Dell rejoined the meeting at 7:33 p.m.

Councillor Syl Hrynkiw declared a conflict of interest regarding the following resolution.

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Initials

15-301

**ACCOUNTS PAYABLE**

Trofimenkoff That the following accounts be paid:

Gabora

<u>Ch. No.</u>	<u>Payee</u>	<u>Amount</u>
3879	CU Credit Payment Processing	6090.73
3880	Sask. Liquor and Gaming Auth	25.00
3881	Sask. Liquor and Gaming Auth.	15.00
3882	Smith, Lloyd	500.00
3883	Bargain Shop	50.01
3884	Beckie Hydrogeologists	5250.00
3885	Direct Canada411	828.45
3886	Key Chevrolet Cadillac	80.56
3887	Canora Coin Laundry	536.65
3888	Canora Courier	1133.74
3889	Canora Equipment Rentals	673.64
3890	Canora Farm Service Ltd.	3714.34
3891	Canora Home Rentals	90.00
3892	Canora Pharmacy	64.25
3893	Canora Wheatland Lioness Club	25.00
3894	CCS	250.00
3895	Cleartech Industries Inc.	214.87
3896	CUPE Local No. 4438	454.12
3897	Dennis' Foods	134.62
3898	DH Electric	3074.43
3899	Dionco Sales and Service Ltd.	192.48
3900	Doogan, Candace	100.00
3901	Eiteneier, Kim &/or Christine	152.25
3902	Fedorchuk, Tracey	175.00
3903	Gabora, Brett	90.00
3904	Gabora Electric	147.00
3905	Gateway Co-op	270.63
3906	Genaille, Ivan	30.00
3907	Hach Sales and Service Canada Ltd.	375.18
3908	Hitchens, James	115.50
3909	Homestead Glass and Lock	542.24
3910	Home Hardware	65.98
3911	Hrynkiw, Syl	20.00
3912	IC Sales & Service	111.05
3913	Investors Group Trust Co. Ltd.	50.00
3914	Katelnikoff, Lorraine	149.63
3915	Kozmanuik, Sara	750.00
3916	Lamb, Graham	3000.00
3917	Maple Farm Equipment	456.62
3918	Mayrand Equipment Leasing Ltd.	3080.00
3919	Sask. Municipal Employees'	8590.84
3920	Meridan Inspections Ltd.	78.75
3921	Molyneaux, Randy	300.00
3922	MPE Engineering Ltd.	1571.85
3923	Nehaj Enterprises Inc.	187.33
3924	O'Dell, Cory	363.65
3925	Collins Barrow PQ LLP	3162.50
3926	Parkland College	180.00
3927	Penguin Refrigeration	11523.64

\_\_\_\_\_  
Initials\_\_\_\_\_  
Initials

3928	Pinkerton, Debra	135.45
3929	Proulx, Patricia	80.00
3930	RC Creative Balloons	252.00
3931	Receiver General for Canada	14639.48
3932	Reine, Crystal	150.00
3933	Reine, Crystal	220.76
3934	Rocky Mountain Phoenix	690.28
3935	Rocky Mountain Phoenix	240.90
3936	SaskEnergy	1663.91
3937	SaskPower	12598.62
3938	SaskTel	133.58
3939	SaskTel	1431.73
3940	SaskTel Mobility	351.17
3941	Sill & Son Contracting	422.63
3942	STC	78.81
3943	Stiles, Morgan &/or Julia	149.63
3944	Stushnoff, Allan	470.00
3945	SUMA	2394.54
3946	W & P Plumbing & Heating	1331.38
3947	Westcon Equipment Rentals	1664.44
3948	Wurth Canada Limited	196.29
3949	Yorkton Garage Doors	1102.50
3950	Zuk, Connie	80.00

*Carried*

15-302      **FIRST READING OF BYLAW No. 15-14**  
 Nehaj      That Bylaw No. 15-14, a bylaw to provide for the creation of a long-term  
 Hrynkiw      debt, be introduced and read a first time.

*Carried*

15-303      **SECOND READING OF BYLAW No. 15-14**  
 Trofimenkoff      That Bylaw No. 15-14 be read a second time.  
 Gabora

*Carried*

15-304      **THIRD READING OF BYLAW No. 15-14**  
 O'Dell      That Bylaw No. 15-14 be given a third reading at this meeting.  
 Wolkowski

*Carried unanimously*

15-305      **ADOPTION OF BYLAW No. 15-14**  
 Trofimenkoff      That Bylaw No. 15-14 be read a third time and adopted.  
 Nehaj

*Carried*

15-306      **CORRESPONDENCE**  
 Wolkowski      That the following items of correspondence are acknowledged as received  
 Gabora      and be filed:  
                  a) Minister of Govt. Relations – principles for financial settlements  
                  b) Minister of Liquor and Gaming – liquor retailing

\_\_\_\_\_  
 Initials

\_\_\_\_\_  
 Initials

- c) Parkland College – letter of appreciation
- d) Ken Krawetz, MLA – letter of mention
- e) Sarcan – Municipal notice of removal
- f) Ombudsman Saskatchewan – legislative changes
- g) Parker Quine – audit planning letter

*Carried*

15-307  
Hrynkiw  
Nehaj

**REPORTS**

That the following reports are acknowledged as received and the written ones be filed:

- a) Building permit No. 15-18 – Cindy Kozak
- b) MPE Engineering – Waterworks system assessment

*Carried*

15-308  
Trofimenkoff  
Wolkowski

**ADJOURNMENT**

That the meeting be adjourned.

*Carried*

Meeting adjourned at 7:43 p.m.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Initials