

**TOWN OF WATSON LAKE
COMMITTEE OF THE WHOLE MEETING
COUNCIL CHAMBERS 6:00 PM**

**MEETING NO. 9
MAY 17, 2022**

ATTENDANCE

Christopher Irvin – Mayor
Denina Paquette – Councillor
Lauren Hanchar – Councillor
Dale Burdes – Councillor
Thomas Slager – Councillor

ADMINISTRATION

Cameron Lockwood – Chief Administrative Officer
Tiffany Lund – Municipal Clerk

PUBLIC

P. McLeod R. Wilkinson
J. Carlson S. Bergeron

DELEGATION

Shirley Dawson – Yukon Lands Branch
Michael Draper – Yukon Lands Branch
Jordan Stackhouse – Elevator Yukon

The meeting was called to order at 6:00 pm by Mayor Irvin.

AGENDA

MOTION 022-09-62

Moved by Councillor Hanchar, seconded by Councillor Slager that:

The Agenda be adopted as presented.

- CARRIED -

MINUTES

MOTION 022-09-63

Moved by Councillor Slager, seconded by Councillor Burdes that:

The minutes from the Committee of the Whole Meeting on May 17, 2022 be adopted as presented.

- CARRIED -

ACCOUNTS
PAYABLE

MOTION 022-09-64

Moved by Councillor Hanchar, seconded by Councillor Slager that:

The Open Payables in the amount of \$148,013.74 be paid.

- CARRIED -

Councillor Slager inquired about how many employees are registered for the Town Retirement Program. Administration stated that he can have the information at the next Council meeting. Council had no questions or comments regarding Visa purchases.

PUBLIC HEARING

**Bergeron – Conditional Use Application
Lot 13, Plan 21366, Watson Lake**

MOTION 022-09-65

Moved by Councillor Hanchar, seconded by Councillor Burdes that:

The Public Hearing for the Bergeron's Conditional Use Application for Lot 13, Plan 21366, Watson Lake, be called to order.

- CARRIED -

Administration shared that there were no written submissions received from the public during the open comment period.

Steve Bergeron shared his plans for the property, which, if approved, will include changing the property zoning to multi-residential, and building two 5-plexes, with construction starting in the summer of 2023. They plan to rent out the units until sold. The second complex construction will depend on the sale of the first five units. Councillors Slager and Paquette asked about changes to the build plans, the unit and lot sizes, and if there will be enough space for yards and driveways. Bergeron explained that each unit will have its own fenced yard, driveway and built-in garage facing Lakeview Avenue. Council expressed their support for the project as it will provide additional housing in the community.

MOTION 022-09-66

Moved by Councillor Hanchar, seconded by Councillor Slager that:

There being no further questions or comments the Public Hearing be adjourned.

- CARRIED -

MOTION 022-09-67

Moved by Councillor Slager, seconded by Councillor Paquette that:

The Conditional Use Application submitted by Bergeron for Lot 13, Plan 21366, Watson Lake be accepted.

- CARRIED -

DELEGATION

**Shirley Dawson and Michael Draper
Yukon Government Lands Branch**

Shirley and Michael from YG Land Branch shared that they are currently conducting community consultation and engagement for the proposed Yukon Public Lands Act and thanked Council for the opportunity to present. YG currently has two pieces of legislation that determine land use; the Yukon Lands Act and the Territorial Lands Act, neither of which updated since 1985. The proposed Yukon Public Lands Act will consolidate the two Acts, while also updating and improving the Act to meet today's needs. A working group was formed to work with Yukon First Nations to create the new legislation and form policy, and to conduct consultation. A public survey is available on the YG website. Once consultation is complete formation gathered will be used to draft the new Act and Regulations, which is expected to be complete in 2023 and be tabled in 2024.

Councillor Slager asked what the biggest change is and what the reasoning is for a new Act. Michael explained that modernization and combining two Acts into one is the main reason, but that there are many other reasons as well. The existing acts are extremely dated, and the goal is to improve areas such as lease renewals, land use authorizations, commercial activities, permitting, back country management, land development, conservation, enforcement, and heritage protection.

Mayor Irvin asks if the YESAB processes will be looked at in hopes of strengthening and streamlining processes. Michael explained that all the different organizations are interconnected, and proper planning processes are not recognized in current legislation but hopes that new legislation will address this.

**Jordan Stackhouse
Elevator Yukon**

Jordan Stackhouse shared the updated draft Strategic Plan and explained the planning process that he and Council undertook to create it. Jordan believes that the end result is an easy to read document with attainable goals set. Administration will continue to work with Jordan on the document to finalize budgets for goal execution, discuss operational needs, and add Updated Signage as a goal, as it was missed in this draft. Jordan has provided a list of easy action items with suggestions on how to execute, to give Council additional insight on how to administer them.

Mayor Irvin stated that he feels it is a great guideline for Council to follow to determine and start work on action plans. Council is open to another sit down with Jordan to finalize details, if needed. Jordan agreed that the Strategic Plan should help Council tackle their goals during their term, using it as a guideline.

Mayor Irvin hopes that this will help set the path for the next ten years so that progress can continue after this Council term and feels that Council can stand behind the document with pride as the goals set out as aligned with those of the territorial government as well.

Councillor Hanchar asked if the document will be made public once finalized and if it will be discussed at a Town Hall Meeting.

TENDERS

Heating Fuel Contract

Administration shared that there was one tender submission for the heating fuel contract to deliver to the Town facilities and 12 residences, from May 1 2022 to April 30, 2023. The submission received was from North 60 Petro. Administration read aloud the bid details and shared the average prices that were included in the submission.

MOTION 022-09-68

Moved by Councillor Hanchar, seconded by Dale Burdes that:

The Heating Fuel Contract be awarded to North 60 Petro.

- CARRIED -

Fleet Pickup Trucks

Council discussed the report provided by Administration requesting approval to purchase two fleet pickup trucks, which came in over the budgeted amount. The recommendation to purchase two vehicles (recommendation #1) was based on increasing vehicle purchase prices and the need for fleet replacement due to maintenance costs, vehicle age, and safety.

Councillor Hanchar inquired about where the additional funds would come from to cover the overage. Councillor Slager expressed apprehension in the purchase of two and would prefer to purchase just one at this time, to ensure fiscal responsibility and because of high snow removal expenses that the Town incurred over winter. Councillor Paquette asked how needed the fleet replacements are. Administration stated that there are additional funds of approximately \$30,000.00 available from fleet vehicle sales from last years' auctioned items and that there are other lines in the budget that can be cash managed. Both vehicles up for replacement are quite dated and Administration worries that vehicle prices will continue to rise.

MOTION 022-09-69

Motioned by Councillor Burdes, seconded by Councillor Hanchar to:

Approve the over budget proposal submitted by Whitehorse Motors for the purchase of two pickup trucks.

-CARRIED -

REPORTS

CAO Report

Administration recommended that the MSB Open House be pushed back as there were several contractor deficiencies that still need to be addressed, and the contractor has been given until the end of June to complete. Administration wants to ensure that all work is done before opening to the public. Administration is also hoping to have a Fire Chief hired prior to the open house; interviews will soon be underway. A new date mid-summer was recommended.

There were no submissions for the Public Waste Drop-Off tender at closing. Administration explained that one late bid was received and that it came in over double the budgeted project amount. Administration recommended that the project be shelved and reconsidered next spring.

The Town Operation Manager met with the contractors completing the work for the Rec Centre Change rooms and was ensured that the project demolition will commence in two weeks and that the contractors will stay on site from start to finish.

An extension was granted for the Lighting tender, due to illness of contractor and delays in receiving materials.

Administration provided Council with a quote in the amount of \$54,800.00 for the Arena ice plant updates. CIMCO is the only company able to do the work and they require confirmation right away otherwise the project will have to be delayed until next spring.

All advertised recreation positions have been filled except the Pool Manager position. Administration met with Roger Bower of RPAY while in Whitehorse and expressed frustration with training dates and locations. Administration reconnected with Roger and if the Town can hire a Pool Manager, RPAY will hold pool training and bronze cross certification in Watson Lake, sharing the cost with the Town. Management will continue to try to recruit for the position and have restructured the job posting to be just a supervisor role, removing the Lifeguard requirements. Councillor Hanchar believes that the Pool Manager wage should be reviewed, as it is big job with a lot of responsibility.

Administration addressed Council's previous inquiry about the wages for summer positions and if they should be reviewed. Administration explained that Town wages are bound by the Collective Agreement and if raised, will trigger an increase of all positions. Some changes were made to entry level positions this year due to the minimum wage

increase in Yukon. Councillor Hanchar stated that the Town needs to stay competitive if we want to fill these summer positions. Administration explained that Union negotiations are upcoming this year and Council will be contributing to this. Councillor Slager asked if the Town received student funding this year. Administration shared that the Town received funding for 5 youth positions this year.

Administration provided Council with a quote in the amount of \$288,000.00, provided by Superior Roofing, to repair the Rec Centre roof. This would be a 10 year fix with warranty. Administration explained that if the quote is approved, the work can start within 3-5 weeks but that the contractors would need to be booked right away. Councillor Hanchar asked what the cost to replace the entire roof was and what funding would be used for this repair. Councillor Slager asked if heat loss is a concern if using district heat for free. Administration responded that the cost to replace the entire roof came in at \$10M. There are different funding pots that Administration is exploring including emergency funds from the federal government and Gas Tax funds but is leaning toward Gas Tax as there has been no response from the federal government and their funding is not retroactive. District heat may not always be free and that the heat loss is also causing condensation issues throughout the building.

The new Bylaw Officer started training this week and has already been addressing bylaw infractions and reviewing Town bylaws and policies. New procedure and a systems have been put into place. Administration publicly acknowledged the retirement of Terri Close after 28 years of service to the municipality. A staff BBQ is being planned where she will be formally acknowledged. The new Finance Assistant started in the Administration department.

Three applications were received for the Fire Chief position, with one coming in after closing. Administration will be reaching out to two applicants for interviews.

Two roads to lakefront residences washed out due to an underground stream. The Public Works department laid down rig mats on both roads so that can still be used while they dry.

The Northern Lights Centre opened. The old computers have been sent to SPITZ and have been repaired for this season. Administration would still like to pursue funding for a system replacement as the repairs will be a short term fix. Administration and Council met with Minister Pillai to discuss the funding application submitted for the replacement.

MOTION 022-09-70

Moved by Councillor Hanchar, seconded by Councillor Paquette that:

Council accept the quote provided by CIMCO, in the amount of \$54,800.00 to complete the ice plant upgrades.

- CARRIED -

MOTION 022-09-71

Moved by Councillor Burdes, seconded by Councillor Hanchar that:

Council accept the quote provided by Superior Roofing, in the amount of \$288,000.00, to complete the Rec Centre roof repairs with Gas Tax funding.

- CARRIED -

NEW & UNFINISHED

**Recreation Centre
Hours of Operation**

Administration shared an updated report on the proposed summer hours at the Rec Centre and believes that it is a good solution on the operational side of things and addresses many of Council's previous concerns. Administration will continue to look into solutions for after hour gym access. The rekeying of the entire Rec Center is going ahead and will hopefully minimize public access concerns. The other concern that would be to be addressed is the stairs and how to block access for liability reasons. Councillor Hanchar is happy to see that Council concerns were considered, and that vendor access was addressed.

**Letter of Support
Long Term Care Facility**

Administration read aloud the Letter of Support drafted in support of the Signpost Seniors endeavours for a long term care facility in Watson Lake.

MOTION 022-09-72

Moved by Councillor Slager, seconded by Councillor Burdes that:

Council accept the Letter of Support as written and ask that Administration send it to the Signpost Seniors.

- CARRIED -

**Letter of Support
Watson Lake Food Hub**

Council was in receipt of a request from the Fetal Alcohol Syndrome Society Yukon (FASSY) Watson Lake Office for a letter of support for a funding application for a Food Hub in Watson Lake. They are also seeking support by means of donated items or in-kind donations. Councillor Hanchar is in support of a letter of support but would need more details before supporting a donation. Administration explained that the Town has provided in-kind support by providing a free rental space. Councillor Paquette asked Administration to provide additional information from discussion that happened at the recent Interagency meeting. Administration provided an overview of the presentation

and shared that the group hopes to open a soup kitchen and continue providing food hampers, but at an expanded capacity.

COUNCILLOR
OPEN FORUM

Mayor Irvin and Administration visited with Minister Pillai and discussed the Watson Lake Banking Centre and the disruptions in service, as Minister Pillai had recently been to the CIBC Headquarters to discuss banking services. Mayor Irvin suggested that Council write a letter to Minister Pillai regarding this issue. Councillor Hanchar inquired on the desired outcome of the letter and why the government is concerned with a local CIBC branch. Administration explained that it is under YG's mandate to provide banking to communities and that service impacts are being felt. Council is in support of a letter being drafted.

Councillor Slager suggested that the MBS Open House take place on Canada Day, with regular events taking place at the new building and inquired on the possibility of showing the NHL playoff games at the Northern Lights Centre.

In view of the issues that the Town has had with filling the Pool positions this summer, Councillor Slager suggests a succession plan be in place to avoid this in the future. Administration explained that typically there is a succession plan, but that Covid and other factors impacted staffing this year.

Councillor Slager inquired on the possibility of having hazardous waste drop off areas or bins at the Landfill/Recycling Centre as he believes that asking people to hold onto hazardous waste for a year is inconvenient and does not always happen, causing this waste to be disposed of in the landfill.

Councillor Hanchar asked for an update on the solar panels on the Water Treatment Facility. Administration explained that an application extension has been signed and the project is still in the works.

Considering that there is an electric charging station at the Northern Lights Centre, Councillor Hanchar wonders if Administration has considered electric vehicles for future fleet replacements. Administration has done some research into this option and has found that the expense to replace batteries is high and the wait time for them is long but will continue to explore the option.

Councillor Hanchar inquired about a date for the next Town Hall meeting. Mayor Irvin is not prepared to set a date yet as we are just heading into busy summer months and there is still a lot of work that needs to be done with the Zoning Bylaw and Draft Cemetery Bylaw, both of which will likely be Town Hall topics. Mayor Irvin will work with Administration to set a date, perhaps in the fall.

After a brief discussion, Councillor Paquette was appointed the new rep for AYC as Councillor Hanchar is now on the AYC executive. Mayor Irvin expressed his pleasure in having 2 AYC votes for Watson Lake.

An update was requested by Councillor Hanchar regarding the inground infrastructure project. Administration explained that the engineers are still working on the plans and that the design for Tintina Way is moving forward.

Councillor Paquette asked for an update on the landscaping project at the Admin building. Administration stated that YG confirmed that the work will start in the beginning of June and must be complete before month end.

Councillor Paquette inquired on the street lighting project on the Campbell Highway. Administration explained that YG has applied for federal funding so the Town contribution may drop if funding is approved. Administration will meet with YG once the ditches are clear.


ADJOURNMENT

MOTION 022-09-73

Moved by Councillor Hanchar, seconded by Councillor Burdes
that:

There being no further business the meeting be adjourned at 8:00 pm.

- CARRIED -



Christopher Irvin – Mayor



Tiffany Lund – Municipal Clerk