

TOWN OF WATSON LAKE

COMMITTEE OF THE WHOLE  
COUNCIL CHAMBERS

MEETING NO. 1  
January 4, 2022

ATTENDANCE

ABSENT

CHRIS IRVIN - MAYOR  
DENINA PAQUETTE- COUNCILOR  
LAUREN HANCHAR – COUNCILOR (Zoom)  
DALE BURDES – COUNCILOR  
THOMAS SLAGER - COUNCILOR

PUBLIC  
M.Prowse

ADMINISTRATION

CAM LOCKWOOD – CAO  
TERRI CLOSE – Municipal Clerk

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

**AGENDA**

MOTION 022-01-01

Moved by Councilor Slager, seconded by Councilor Paquette  
that:

The Agenda be adopted as presented.

-CARRIED –

**MINUTES**

MOTION 022-01-02

Moved by Councilor Slager, seconded by Councilor Burdes  
that:

The minutes be adopted from the Regular meeting of December 14, 2021 as  
presented.

-CARRIED –

**REPORTS**

CAO REPORT

Administration informed Council that the substantial completion date for the Municipal Services building has been delayed. There were problems experienced with the heating system that has caused the Town to extend renting space at the Firehall. The additional cost for the rental of the Firehall will be discussed with YTG to be charged to the Contractors.

There were no submissions for the Recplex changerooms/shower upgrades. It was suggested to reach out to Whitehorse for any expression of interest from contractors.

The HVAC technicians were in Watson Lake reviewing the heating systems at the Northern Lights Centre, Admin Building and Recreation complex. None of the roof top air handling units at the Recreation complex are working. There is 20+ years of neglect. The technicians have agreed to return in the New year to address issues for implementing an efficient system.

Due to the cold temperatures, most outdoor operations have been limited. COVID regulations have been tightened and with the limitations that are in place, it will have an impact on revenue.

The Town received a reply from Minister Mostyn in response to the letter from Mayor Irvin regarding COVID -19 vaccination mandate and capacity concerns, however the Minister did not respond to the majority of the concerns that were expressed in the letter.

There has been no response from the Minister regarding COVID funding for municipalities.

Work is being done on the 2022 O/M and Capital Budgets and will be presented at the January 20<sup>th</sup> Town Hall meeting.

Administration informed Council of various meetings scheduled to take place during the month of January.

**ACCOUNTS  
PAYABLE**

**MOTION 022-01-03**

Moved by Councilor Slager, seconded by Councilor Paquette that:

The Open Payables in the amount of \$195,356.96 be paid.

-CARRIED –

**TENDERS**

Three tenders were received for the Recreation Centre lighting upgrades.

- ArcRite Northern - \$497,560.71
- Ben's Electric - \$395,000.00
- B. Sundby Electric - \$295,000.00

-CARRIED-

**NEW & UNFINISHED**

**ASSESSMENT  
REPORT**

Administration provided Council with a report that provides options for rate structures for undeveloped properties in the community. The proposal is based on Dawson City. Council discussed what is currently being charged and what is being proposed. The difference will generate approximately \$46,000 in revenue and will encourage property owners to develop their property. Councilor Slager discussed the proposed rates and suggested a gradual increase as opposed to a significant increase in the rates. Mayor Irvin discussed the lack of land and the availability of lots in Watson Lake. The increase will put pressure on the property owners to develop the vacant land. Mayor Irvin expressed concern with the number of Commercial properties that are being used as residential and not being used for what they were intended. Councilor Paquette agreed that the properties need to be developed and that there is no incentive for property owners to develop with the rates that are currently being charged. Councilor Burdes agrees the Town needs land, and to apply pressure on the property owners to motivate them to be creative and move forward. Councilor Hanchar appreciates the comments from Councilor Slager, however agrees with Mayor Irvin.

**OUTSTANDING PROPERTY  
TAX SUMMARY**

Council reviewed the list of outstanding property taxes. The list is required to be advertised in the Yukon News no later than February 15<sup>th</sup>.

**MOTION 022-01-04**

Moved by Councilor Burdes, seconded by Councilor Paquette that:

Council approves the tax lien summary as presented.

-CARRIED-

Council discussed a report provided by Administration for the purchase of 2 pickup trucks that had been identified in the 2020 Capital budget. The report provided background information on the Town fleet. Many vehicles are long past their life expectancy, and due to the condition and age of the fleet, it was recommended to establish a fleet replacement program for the next three years in order to cut down on the O/M costs.

Council reviewed the recommendation from Administration to purchase two pickup trucks from Whitehorse Motors in the amount of \$114,037.98.

MOTION 022-01-05

Moved by Councilor Slager, seconded by Councilor Hanchar that:

Council approves the recommendations from Administration and to purchase 2 pickup trucks from Whitehorse Motors.

- CARRIED -

Mayor Irvin enquired what the pickups are earmarked for. Administration advised the vehicles will be shuffled amongst departments as needed.

DRAFT CEMETERY  
BYLAW

Council was presented with a copy of the draft Cemetery Bylaw. This item had been tabled prior to the election and is on the agenda to be introduced at the Town Hall meeting in January. Councilor Slager highlighted several items in the bylaw and expressed concern with various sections and the enforcement of the bylaw. Administration explained the amount of maintenance and the current state of the cemetery as it creates a lot of additional work for staff, and with the proposed changes, it should alleviate some of these concerns.

Councilor Paquette addressed the cemetery design and the current layout of the plots. Maintenance is a big concern and there are sensitive aspects with the implemented changes to the bylaw. Councilor Paquette discussed the complexity of the proposed bylaw and suggested that it be divided into separate categories, characterizing subsections as the bylaw is difficult to read in its current format.

Councilor Hanchar questioned whether Administration had reviewed the fees to ensure they cover the cost of perpetual care related to the new design. Administration will review the fees prior to completion as the fees will be identified in the Fees & charges Bylaw.

**COUNCILOR  
OPEN FORUM**

Mayor Irvin addressed the number of meetings that are planned throughout January and recommended that Council check their schedules regularly.

Councilor Slager discussed the roof repairs required at the Recreation Centre and the estimated cost of \$10 million. He addressed issues with the heat loss and condensation issues that lead to larger problems and suggested a plan be prepared on how to proceed.

**ADJOURNMENT**

MOTION 022-01-06

Moved by Councilor Slager, seconded by Councilor Burdes that:

There being no further business the meeting be adjourned.

- CARRIED -

