

TOWN OF WATSON LAKE

REGULAR MEETING  
COUNCIL CHAMBERS

MEETING NO. 25  
December 17, 2019

ATTENDANCE

ABSENT  
Councilor Chris Irvin

CHERYL O'BRIEN – MAYOR  
LAUREN HANCHAR – COUNCILOR  
THOMAS SLAGER – COUNCILOR  
ERIN LABONTE - Electronically

PUBLIC

Jerry Bruce  
Gordon Miskulin  
Charles McLaren  
Mike O'Connor  
Ruth Wilkinson  
Charlie Crane

ADMINISTRATION

CAMERON LOCKWOOD – Chief Administrative Officer  
GRO BRODERSEN – A/Municipal Clerk

The meeting was called to order at 6:00 pm by Mayor O'Brien.

**AGENDA**

**MOTION 019-25-306**

Moved by Councilor Hanchar, seconded by Councilor Slager  
that:

The Agenda be adopted with the addition of #10 - Lot Development.

- CARRIED -

**MINUTES**

**MOTION 019-25-307**

Moved by Councilor Slager, seconded by Councilor Hanchar  
that:

The minutes from the last Regular Meeting of November 19, 2019 be adopted.

-CARRIED -

**MOTION 019-25-308**

Moved by Councilor Hanchar, seconded by Councilor Slager  
that:

The draft minutes from the Committee of the Whole meeting of December 3, 2019 be adopted.

-CARRIED -

**DELEGATION**

Mike O'Connor from Government of Yukon Infrastructure Branch and Charles McLaren - Architect gave a presentation and update on the Firehall/Public Works building. Mr. O'Connor explained that the lot is ready for building/construction in the Spring of 2020. The design of the building is first given a 65% review, then when final details and cost affirmations are in place, a 95% review is done and it would then proceed to Tender in March 2020.

Mr. McLaren gave an overview of the drawings and inquired if there were any concerns. The Fire Department and Public Works were consulted for recommendations and needs. Cost control will be a factor of the construction.

The size of the building will affect the costs associated with heating and constructability. Efforts will be made to keep the costs down. Also, a Zoning change will be required.

The building will be energy efficient and could tie into District Heat in the future. There will be a training room and an office as well as a vestibule for entering the building. There is also the potential to have a second floor over the office area in the future. The compressors will be located on the outer edges of the building. The Fire Department bays will have lockers for the crew.

The bays in the Public Works section of the building are large enough to accommodate the equipment and have a spare bay available. The locker room is large enough that the crew can get changed out of their work clothes and two other public washrooms will be in the building. There will also be lockers for the Public Works crew and a washer and dryer. The training room will be shared by the Fire Department and Public Works. The building will be a Post Disaster Building and earthquake proof.

Mr. O'Connor explained that at a 65% review changes to the building can be made but not at 95%. He recommended that the Town use economical caution and think about any cuts. A Tool Room could possibly be put in. Funding for the project is the Build Canada Fund.

Council questioned the flat roof located on a portion of the building. Council will bring their concerns forward in a meeting. Two members of Council have not yet seen the plans and Mayor O'Brien stated that they will need at least one week to review the designs.

**ACCOUNTS**  
**PAYABLE**

**MOTION 019-25-309**

Moved by Councilor Slager, seconded by Councilor Hanchar that:

The Open Payables in the amount of \$118,445.27 be paid.

-CARRIED –

**BY-LAWS**

**MOTION 019-25-310**

Moved by Councilor Slager, seconded by Councilor Hanchar that:

By-Law 019-13, being a By-Law to amend Zoning By-Law 15-07 be accepted for Second, Third and Final Reading.

-CARRIED –

**MOTION 019-25-311**

Moved by Councilor Labonte, seconded by Councilor Hanchar that:

By-Law 19-14, being a By-Law to provide for the adoption of the Provisional Annual Operational Budget for the year 2020 be introduced for Second, Third and Final Reading.

Concerns were raised regarding the Recreation Department expenses and revenue. Mayor O'Brien explained that it is a provisional budget and a Recreation review will be done prior to the actual budget being passed by April 15, 2020.

-CARRIED –

**MOTION 019-25-312**

Moved by Councilor Hanchar, seconded by Councilor Labonte that:

By-Law 19-15, being a By-Law to provide for the adoption of a Capital By-Law commencing in the year 2020 be introduced for Second Reading.

-CARRIED –

**NEW AND**  
**UNFINISHED**

**WL HOTEL REMEDIATION**

Council discussed at length the approval of the Watson Lake Hotel remediation contract. Administration explained that the Town is waiting for the original bid bond to ensure bid compliance. Colliers was unaware that we do not have courier service here.

Council decided to hold a Special Meeting to discuss the cost breakdown.

MOTION 019-25-313

Moved by Councilor Labonte, seconded by Councilor Slager  
that:

Council table the approval of the Watson Lake Hotel remediation contract until the Special Meeting on December 23, 2019.

-CARRIED –

LOT DEVELOPMENT

Discussion took place regarding the proposed Country Residential lots at Watson Lake. Letters will need to be sent to the property owners in the area regarding the development.

The proposed residential lots on Nahanni Drive have three options of design to be considered.

There will also be Industrial lots developed. There are two options of design proposed for this development.

CORRESPONDENCE

RCMP POLICING REPORT

Council did not have any concerns or comments.

ADJOURNMENT

MOTION 019-25-314

Moved by councilor Hanchar, seconded by Councilor Slager  
that:

There being no further business the meeting be adjourned.

-CARRIED –

  
Cheryl O'Brien – Mayor

  
Terri Close – Municipal Clerk