

TOWN OF WATSON LAKE

REGULAR MEETING
COUNCIL CHAMBERS

MEETING NO. 15
August 7, 2018

ATTENDANCE
JUSTIN BROWN – MAYOR
BRIAN LUND – COUNCILOR
BRENDA LEACH – COUNCILOR
CHRIS IRVIN - COUNCILOR
STACY BAUER - COUNCILOR

PUBLIC
Colin &
Colleen Craft
Trevor Millen
Dalyce Stubenberg
Inna & Sergei Mass
Harold Lister

ADMINISTRATION

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

The meeting was called to order at 5:05 pm by Mayor Brown.

AGENDA

MOTION 018-15-141

Moved by Councilor Bauer, seconded by Councilor Leach
that:

The Agenda be adopted as presented with the amendment to move the Public
Hearing to proceed after the Council Open Forum.

- CARRIED –

MINUTES

MOTION 018-15-142

Moved by Councilor Leach, seconded by Councilor Bauer
that:

The minutes from the last Regular Meeting of July 17, 2018 be adopted.

CARRIED -

**ACCOUNTS
PAYABLE**

MOTION 018-15-143

Moved by Councilor Leach, seconded by Councilor Lund
that:

The Open Payables in the amount of \$144,347.13 and the payroll cheques 59333
through #59369 in the amount of \$62,133.37 for a total of \$206,480.50 be paid.

Council discussed various line items.

- CARRIED –

**REPORTS
CAO Report**

CAO Cameron Lockwood advised Council that the Town Office is now open at
noon hour. Staff are having staggered lunches to accommodate this.

Five people from Asset Management will be coming to Town on August 8, 9 and
10.

Page 2.

They will be doing an assessment of all of our facilities including the Administration

Building for needed work. There will be a Request for Proposals in March 2019 for the renovations. The funding will be coming from the Small Communities Fund.

The Recreation Centre will be done at a later date.

Yukon Government is looking at a new Fire Hall for the Town. The proposed site for the new Fire Hall would be on the parcel of land where the Northern Lights Centre is situated. It is a good area with water and sewer and there is a lot of room to accommodate it. The Town pays each month to rent our current Fire Hall. The Town will be receiving a new Fire Truck as well.

The Public Works building and the current Fire Hall need to have laundry facilities and showers since the staff and fire department work with contaminated materials.

The Sewage Lagoon is still in need of power, fencing and sludge beds and the project has been extended to the end of October. The new Lift Station tie-in to the Sewage Lagoon has been extended to the beginning of October 2018. The Town will be having the sewer lines looked at with a special camera in September or October 2018 to see what the needs are.

The hours at the Landfill may be changed to open at Noon until 6:00 pm.

Council agreed to accept the CAO Report.

NEW AND
UNFINISHED

**RFP for Landfill
Cover Material
Haul**

The Town received two bids for the RFP for Landfill Cover Material Haul. The Bidders were Bluestone Holdings Ltd. and Northern Environmental Services. Two proposals were offered with one using the Town's material and the other using their material. Council discussed the option of the Public Works Department doing the work but it is not possible as there will only be two staff available.

MOTION 018-15-144

Moved by Councilor Lund, seconded by Councilor Irvin
that:

The Town of Watson Lake accept the second proposal from Northern Environmental Services in the amount of \$29,894.00 + GST.

- CARRIED -

**Lands Branch
Report**

Administration explained that a conference call was held with the Manager of Rural Lands. Country Residential land development will no longer be handled through EMR and will now go through Rural Lands. There are five Country Residential lots at the Airport area and five lots near Ptarmigan Road which are being looked at for development.

Urban Residential development will take about three years.

Page 3

The Frances Avenue extension will need a lift station and new water lines. A feasibility study will be needed first.

Phase Two development would entail the area past the Water Treatment Plant towards Peters Trailer Park. Research needs to be done regarding First Nation land. There will be more lots for sale on Frances Avenue which would not be for another three years. Currently there are four Country Residential lots for sale in Town but there are no Industrial lots available. A new area behind Canyon Boulevard could be developed in the future for Industrial lots. Further details to follow with a presentation to Council by Kevin Tachu.

COUNCIL
OPEN FORUM

Council discussed the wild fire situation in Telegraph Creek. Twenty-seven structures have burned and the town has been evacuated to Dease Lake. A truck from Watson Lake went to Dease Lake to deliver goods to help. Council requested a letter of acknowledgement be sent.

BY-LAWS

Public Hearing

MOTION 018-15-145

Moved by Councilor Bauer, seconded by Councilor Irvin
that:

The Public Hearing for By-Law 018-16, being a By-Law to amend Zoning By-Law 15-07, be opened.

- CARRIED –

One written submission was received relating to the proposed amendment. Dalyce Stubenberg spoke about the lots being too small to accommodate building a house or a duplex. Dalyce voiced concern that the amendment would decrease the property value of current property owners. Council questioned whether this would be the case. Dalyce and Colleen Craft suggested that all of the lots on Frances Avenue be re-zoned. Administration explained that this would be much more difficult as the OCP will need to be changed and it would be a long process with approval needed from the Minister.

Council questioned what the issue would be. There is a housing shortage in Town and this could help alleviate that problem. To encourage people to move to Watson Lake there needs to be housing in place.

Dalyce and Colleen stated that they do not want duplexes on Frances Avenue. Harold Lister asked if he could buy the lot next to him and have it amalgamated with his lot. Harold stated that the lots in question have been there for a long time.

Administration explained that people are looking for lots to build a home on as opposed to having a modular home or a mobile home placed on their lots.

More general discussion took place until Mayor Brown used his gavel to call the

Hearing back to topic.

Colleen stated that their house is already close to their property line and if the zoning on the lot next door was changed to R1 then someone could build a large house next door and they do not want that.

Page 4

Council explained that the lot extension on Frances Avenue is three years away.

Residents attending the Public Hearing are opposed to the re-zoning. The next step is Second Reading which will take place at the next Council Meeting on August 21, 2018.

MOTION 018-15-146

Moved by Councilor Irvin, seconded by Councilor Leach that:

The Public Hearing for By-Law 018-16, being a By-Law to amend Zoning By-Law 15-07 be closed.

- CARRIED –

Council suggested that a By-Law review for garbage and snow removal should be done before the October 2018 election. Council requested an update on financials.

Council questioned the use of an out of town mechanic to do work on the Town's equipment and vehicles. Administration informed Council that there were no local mechanics available that specialize in the wiring and repairs on the Emergency vehicles that were required at the time.

IN-CAMERA

MOTION 018-15-147

Moved by Councilor Leach, seconded by Councilor Lund that:

Council go In-Camera.

- CARRIED –

MOTION 018-15-148

Moved by Councilor Lund, seconded by Councilor Bauer that:

Council revert to an Open Meeting.

- CARRIED –

ADJOURNMENT

MOTION 018-15-149

Moved by Councilor Leach, seconded by Councilor Lund that:

There being no further business the meeting be adjourned.

- CARRIED –

Justin Brown – Mayor

Terri Close - Municipal Clerk

