

VILLAGE OF MAYO
Minutes of Regular Council Meeting
of Wednesday September 2, 2020
Village of Mayo Council Chambers

Present

Council: Mayor Scott Bolton
Councilor Joann Aird
Councilor Trevor Ellis
Councilor Carol Knight
Councilor Blair Andre

CAO: Margrit Wozniak

Public Works Manager: Scott Hamilton

Clerk Treasurer: Jennifer Brooker

Public: WSP Engineer Lawrence Bakelaar
Sean Charbonneau
YG Project Manager, Gareth Earl (On phone)

1. **Call to order**
Mayor Scott Bolton called the meeting to order at 8:08pm.

2. **Adoption of the Agenda**

MOTION 2020-09-01

Moved by: Carol Knight **Seconded by:** Joann Aird

THAT: The agenda be adopted as presented.

In Favour: 5 Opposed: 0

CARRIED

3. **Adoption of the August 5, 2020 Regular Public Council Meeting Minutes**

MOTION 2020-09-02

Moved by: Carol Knight **Seconded by:** Trevor Ellis

THAT: The minutes of the meeting of August 5, 2020 be adopted as presented.

In Favour: 5 Opposed: 0

CARRIED

4. **Approval of Accounts Payable to July 31, 2020**

MOTION **2020-09-03**

Moved by: Carol Knight

Seconded by: Joann Aird

THAT: The Accounts Payable to July 31, 2020 in the amount of \$170,423.27 be approved for payment in total.

In Favour: 5

Opposed: 0

CARRIED

5. **Introduction and Consideration of First, Second, and Third Readings of Bylaws**
Nothing presented.

6. **a) Mayor's Report**
Nothing presented.

b) Administration

i) **CAO Report of Wednesday September 2, 2020**

a) **Minister's Tour**

Minister Streicker and Pillai will be town on September 2, 2020 at 6 pm to meet with Village Council. We've ordered a dinner and arranged for a tour of the new Fire Hall under construction at 7 pm. For Council's information. This meeting took place.

b) **Warm Water Well Update**

Our warm water well 1 was drilled in 1975. It seems that about every 10 years this well and warm water well 2 that was drilled in 1990 need to be rejuvenated, pumps replaced, sand removed, screen cleaned, etc. Public Works Staff had to shut down WWW1 due to large amounts of sand and bits of metal clogging up the heat exchanger. We are only operating WWW2 at this time. With winter approaching fast, PW Staff indicated that it imperative to have some form of backup for WWW2 in place for heating our cold water. We immediately informed Gareth Earl, YG Project Manager for our new cold water well project. We provided Gareth with reports from when WWW1 and WWW2 were last rejuvenated. Gareth has been checking into this situation on our behalf. He will phone into the Council meeting to discuss this with Council. Having two www's is an energy efficient way to heat the cold water through a heat exchanger, rather than using a boiler and fossil fuels. However, since WWW1 is 45 years old, it is at the end of its life cycle, and a new WWW might have to be dug rather than the old one rejuvenated. Gareth has also been checking into the possibility of renting a temporary boiler for the winter, just as a backup

For Council's information and discussion.

Gareth explained the water operations and the need for the WWW to council, along with the different options and cost of fuel if WWW2 fails. Council agrees that there needs to be a back up in place as frozen water pipes in town is not an option, and we must insure that does not happen. Council would like Gareth to go a head with finding a boiler to have on hand for back up. Gareth will have a solution for council by the end of September.

Gareth left the Meeting at 8:32 pm.

Council Moved to Item t)

t) Letter from Land Planning

We received a copy of an application for subdivision approval. The property is Block 49 which is located partially in and partially outside municipal boundaries. The property owners propose to subdivide the lot. They want to explore the possibility of connecting to the Mayo Water/Sewer System, as well as possible future access via 7th Avenue. When the application is within the boundaries of a municipality, we are required to provide written confirmation to YG, that the proposed use is in compliance with existing planning and zoning schemes. For Council's information and discussion.

Mr. Charbonneau explained to council his plans for the lots that he purchased from Cheryl Klippert. Council explained that the proposed subdivision is not possible because it involves lots from inside municipal boundaries and lots on YG controlled lands.

Mr. Charbonneau inquired about the possibility of tying into the Village's water/sewer system. Currently there are no water/sewer main lines near his property. There are plans to put in a water main line loop from 7th to 6th Avenues in the next 2-4 years. This may be feasible if YG develops more lots in the north east corner of the community. If this happens, Mr. Charbonneau could potentially be tied into the Village's water system, however, because of the long distance to his building, it would not be feasible to connect to a sewer line.

Currently Mr. Charbonneau does not have road access from the Silver Trail to his property and is driving over his neighbor's property to access his. There is a trail/laneway at the east end off of 7th Avenue that he would like to use, but the Public Works Crew piles snow there in the winter. Scott Hamilton said that if he is using that trail/laneway, public works will treat it like another driveway in town.

Sean Charbonneau left the meeting at 9 p.m.

Lawrence inquired if council had any additional questions, and gave a brief up-date to the Water/Sewer project on Second Avenue, before leaving the meeting at 9:10 p.m.

Moved to 9.a) Letter from Jennifer Brooker re: Childcare

Council received a letter from Jennifer Brooker to make them aware of her and other parents struggles finding childcare in Mayo right now. Jennifer has to work from home sometimes because her husband works in camp for four weeks at a time and there is no childcare available. NND opened the daycare for NND essential workers only. Mayor Bolton suggested that the parents needing childcare could create a committee/ society and start their own day care center. There is recycling from some local mines that needs to be sorted, the committee could have it as a fundraising project. Council agreed that something needs to be done and that the parents in the community should come together to brainstorm ideas. Jennifer will talk to other parents and research the possibility of Council's suggestions.

Mayor Bolton left the meeting at 9:25 p.m. to meet up with Minister Streicker again and to continue the discussion about the Mayo landfill.

Deputy Mayor Joann Aird took over to chair the meeting.

c) Northwestel Project

We received an email from Northwestel regarding an upcoming project that would improve internet access services to Mayo. They would like to arrange for a zoom meeting with Council to discuss their upcoming project. What is a good date and time for Council in September to do a zoom meeting with Northwestel?

Council would like to meet with Northwestel on September 10, at 7:00 p.m.

d) Telecommunication Outage

AYC received a reply from Minister Streicker to their letter expressing concerns associated with telecommunication failures. For Council's information.

e) Wetland Policy Update

We received information on the draft wetland policy. For Council's information and potential comments. As a member of the working group Councilor Andre gave an up-date on the proposed wetland policy. There is supposed to be one last meeting with the working group.

f) United Way Breakfast

United Way is asking for a donation for their upcoming pancake breakfast on September 11, 2020. In past years Council decided to provide a cash donation of \$200.00. Would Council like to provide a cash donation again this year? Council agreed that they would like to donate \$200 again.

g) Yukon Community Wellbeing Survey

YG has the Yukon Community Wellbeing Survey out. It can be answered online. I've attached a printed version for Council's information. Council may take the survey on their own time.

h) Letter from Alberta MP

We received a letter from David Yurdiga, MP for Fort McMurray-Cold Lake for Council's consideration. A survey is attached for Council to provide information on what policies and regulations Council would like to see changed.

Council is not interested in replying to this letter, if they have any issues, they will contact the MP for Yukon.

i) Public Works Shop Project

The tender for the Public Works Shop Building Upgrades will close on September 17, 2020. I have attached the information for Council. The upgrades include insulation and cladding, new fuel tank, some interior finishes, and possibly a mezzanine and C-Cans budget permitting. We have issued the P.O. to HVAC Systems from Whitehorse to install the HVAC system that is a code requirement, but was not part of the ICIP project application. For Council's information.

Council asked Scott Hamilton if the proposal will work for the Public Works Crew. Scott Hamilton confirmed it will.

j) Arena Update

Myles Plaunt from Tetra Tech was in Mayo Aug. 12, 2020 to check the concrete foundation of the Hockey Arena. Mike Ukrainetz is expecting his report in the near future. For Council's information.

k) Fire Hall Update

Mike Ukrainetz stated that he would be able to cover the water and sewer piping through the project budget. Supplies are expected to arrive early September. Village of Mayo PW Staff will install the piping. The metal roofing panels are expected to arrive soon, however, the metal siding panels delivery will be delayed. For Council's information.

Council just had a tour of the Fire Hall, and is very pleased with the work done.

It was also mentioned that YG's EMS lease is up. The CAO is suggesting to extend the current lease until the new Fire Hall is ready for occupancy. Council agreed to extend the lease contract.

l) Binet House Update

The exterior renovation has started at the Binet House. The gravel has been removed from the walkway, ready to be replaced with pavers. The old roofing materials are being removed and replaced with new shingles. The exterior is being cleaned off and re-stained. New railing, stairs and lattice will be installed. For Council's information.

m) Pool Boiler Project Update

The Pool closed to the public on August 21, 2020. Mike Ukrainetz is still waiting to hear from ICIP. Therefore, the tender for the pool boiler replacement has not been posted. For Council's information. Council is hoping that the new boiler can be installed prior to the pool opening next June.

n) AYC Board meeting

The next AYC Board Meeting will be on September 19, 2020 via zoom in Village Council Chambers. The agenda is attached for Council's information. Mayor Bolton is a member of the AYC Executive and Councilor Andre a member of the AYC Board and both are scheduled to attend this meeting. A Yukon Climate Risk Assessment conference call is scheduled for September 30, 2020 at 1 pm.

o) Flowerbed contest

The flower beds were judged and the suggested winners are: 1st Cathy Samson-Buyck, 2nd Bobbie-Lee Melancon, 3rd Dennis Peter, 4th Francis Buyck. For Council's consideration. Council was pleased with the flower beds. Councilor Ellis mentioned that he saw Cathy working on her flower beds almost every evening.

p) Landfill Update

The communities are working together to have an independent engineer/consultant prepare a report about landfill liability. The CAO's discussed the draft lease boundaries that were forwarded by Dave Albisser at their conference call on Aug. 13, 2020. These lease boundaries were much smaller than the landfill reserves. We received a draft lease agreement for a recreation area from EMR. All CAO's stated that there is a big difference in leasing a recreating area versus a landfill and all wanted to receive a draft lease agreement for landfills for review and discussion prior to determining a lease boundary. Also, historic and future liability needs to be agreed to by Municipalities and YG, because having the liability issue worked out is an important part of a regional agreement. Attached is a briefing note from AYC and information from EMR regarding leases. For Council's information.

Council would like to table the Landfill discussion until Mayor Bolton can be present.

q) **Garbage bins**

Scott Hamilton did the research for the garbage bins that will work with the garbage trucks we purchased. They can be shipped out from Edmonton. The quote was for 200 bins including freight to Mayo. The bins would not be numbered and would not have the Village logo on it. The cost is about \$30,000 (\$123 each). We can apply to Gas Tax for the 2 trucks and bins if this is Council's wish. For Council's consideration.

Council would like to wait until spring to order the garbage bins. Gas Tax Funding may be applied to earlier for the garbage trucks.

r) **Keno Community Cleanup**

We've been approached by Dave Albisser regarding the community of Keno being interested in doing a community cleanup. He is exploring options for disposal of construction/demolition waste. Would the Mayo landfill accept that waste and if so, provide an estimate of price per 30 or 40 yard container. YG would advise them that scrap vehicles and contaminated waste would have to go directly to Whitehorse or properly permitted facilities outside the Yukon. For Council's consideration. Council would like more information about what kind of waste this would be.

s) **EPR Municipalities Questions and Brief**

Environment Yukon sent an email asking for Council's comments about Extended Producer Responsibilities, by September 4, 2020. For Council's discussion and comments. Council is requesting an extension to provide comments.

t) **Letter from Land Planning**

We received a copy of an application for subdivision approval. The property is Block 49 which is located partially in and partially outside municipal boundaries. The property owners propose to subdivide the lot. They want to explore the possibility of connecting to the Mayo Water/Sewer System, as well as possible future access via 7th Avenue. When the application is within the boundaries of a municipality, we are required to provide written confirmation to YG, that the proposed use is in compliance with existing planning and zoning schemes. For Council's information and discussion.

This item was discussed earlier in the meeting.

u) **Staff House**

The new CO, Sean Cox, contacted us to inquire if he could temporarily rent the Village's staff house until he can make other arrangements. I told him that Council does not want to interfere with the private rental business and does not like dogs at the house. I suggested that he contact the RCMP to inquire about their transient quarters. For Council's information and consideration.

Council would like to keep the staff house available for Village use, contractor doing work for the Village.

v) **EH/PW Trainee**

In discussions with our Public Works Manager, it was recommended that we post the EH/PW Trainee position at this time. It is important for the future operation of our water / sewer system and the continuity of the organization that we get a reliable person trained. It takes years for someone to get the necessary training and hours working at the WTP and other places to build up the knowledge that is needed to operate the Village's system

For Council's information and consideration.

Council discussed this and decided that they did not want to post the EH/PW Trainee position at this time. Council agreed to extend the Public Works Laborer position for another 6 months to provide additional help to the Public Works Department.

w) RRC Update

We were informed that the RRC move to their new office space got delayed. RRC is expecting to be able to move by mid-September. We could pro-rate the monthly rental until the move is finalized. For Council's information.

The C/T informed council that the RRC has already paid their lease fees until the end of September. Council was okay with the RRC staying in the old Fire Hall until they are able to move in September.

x) Community Hall/Curling Lounge

Occasionally we receive an inquiry if the Village's Community Hall and Curling Lounge is available for rent. Would Council be interested in renting the facilities again, once the new hot water tank is installed? We are expecting this to happen towards the end of September.

Council agrees that facility rental can resume once there is hot water in the facility. Renters would be required to provide an approved COVID plan from the CMO for their event.

y) Valve Chamber Update

We've requested a quote from YEC to move to an above ground service with transformer for the Valve Chamber. Currently the power comes underground from the WTP. With water/sewer main line work to happen along Centre Street in the future and the existing powerline being located underneath, we wanted to be proactive to have this changed. For Council's information.

z) CIBC

We received a letter from CIBC regarding the change-over of banking services from TD to CIBC in the communities. For Council's information.

aa) Thank you notes

We received a thank you note from Anne Leckie thanking Council and Village Staff for having the swimming pool open this summer.

We also received a thank you note and a \$100 donation from Jeanette Johnston for maintaining the cemetery. For Council's information.

bb) Burned-out Gas Station

We heard from YG that the owner requested an extension to October 31, 2020 EHS order to have the site cleaned up. If YG agrees to the extension request, is Council willing to extend their offer of not charging tipping fees? Council agreed to this.

MOTION 2020-09-04

Moved by: Carol Knight

Seconded by: Trevor Ellis

THAT: The Chief Administrative Officer's Report of September 2, 2020 be adopted as presented.

In Favour: 5

Opposed: 0

CARRIED

11. **Question Period**
Nothing presented.
12. **New and Unfinished Business**
Nothing presented.
13. **Adjournment**
The meeting was adjourned at 10:48 p.m.



Mayor

Chief Administrative Officer