

MINUTES OF COUNCIL MEETING #C11-11 of the Council of the City of Dawson called for 7:00p.m. on Wednesday, April 27, 2011 in the Town of the City of Dawson Council Chambers.

PRESENT:

Mayor	Peter Jenkins
Councillor	Stephen Johnson
Councillor	Wayne Potoroka
Councillor	Rick Riemer
Councillor	Bill Kendrick (arrived at 7:04PM)

ALSO PRESENT:

CAO	Jeff Renaud
Secretary	Chelsea Parent

CALL TO ORDER: Mayor Jenkins called the meeting to order at 7:00PM.

AGENDA

The following items are to be added to the agenda:

- i) Korbo Apartments
- ii) Quigley Landfill
- iii) AYC auction items

C11-11-01 Moved by Councillor Johnson, Seconded by Councillor Potoroka that the agenda for Council Meeting #C11-11 be adopted as amended.

CARRIED 5-0

DELEGATIONS

NONE

BUSINESS ARISING FROM DELEGATIONS

NONE

ADOPTION OF MINUTES

C11-11-02 Moved by Councillor Potoroka, Seconded by Councillor Johnson that the Minutes of Special Council Meeting C11-10 of April 19, 2011, are approved as presented.

CARRIED 4-0

HAC Meeting HA#11-02 and HA11-03

C11-11-03 Moved by Councillor Johnson, Seconded by Councillor Riemer that the Minutes of HAC Meeting #HA11-02 of January 24, 2011, and HA11-03 of February 7, 2011, are received as information.

CARRIED 4-0

Councillor Kendrick arrived in Council Chambers at 7:04PM

BUSINESS ARISING FROM MINUTES

NONE

ACCOUNTS PAYABLE

Final Cheque register dated April 20, 2011

The following cheques were questioned:

Cheque #	Vendor Name	Further information
42473	Diamond Municipal Solutions	project almost complete and under budget
42489	North 60 Petro	heating oil for Pumphouse. City has yet to receive response from Minister
42501	Selectcom Supply Inc.	fibre optic cable for TV
42483 & 42499	Joanne Johnson Simone Rudge	WCB coverage. Matter to be forwarded to Administration.
42506	Yukon Energy Corp.	Council requested a breakdown of costs for the April 2011 invoice

C11-11-04 Moved by Councillor Riemer, Seconded by Councillor Johnson that the Accounts Payable Final Cheque Register dated April 20, 2011, in the amount of **\$165,796.77** is approved for payment.

CARRIED 5-0

FINANCIAL

NONE

REPORTS

a) CAO Report

Council inquired whether the City has engaged an engineering company for the proposed infill lots. CAO stated he has been working with Yukon Government (YG) officials on the land transfers, and noted he will follow up with the Community Development Officer (CDO) regarding the engineering company.

C11-11-05 Moved by Councillor Johnson, Seconded by Councillor Potoroka that Council acknowledges receipt of CAO Report dated April 21, 2011, provided for informational purposes.

CARRIED 5-0

b) Superintendent of Public Works Report

Council commented on the Quigley Landfill and how the construction pile is completely full. Council requested how quickly they can receive information to consider on the matter, and will that information increase charges for those who are attributing the construction waste. CAO stated the current bylaw requires major construction projects to request permission from the City of Dawson Manager to bring waste to the landfill.

It was noted that effective Thursday, April 28, 2011, 5th Avenue will be closed between Turner Street and Church Street as Corix will be excavating the road.

Council inquired about the 2011 Capital Projects, specifically the Valve Chamber replacement, and the new Force Main. CAO noted he is currently working on the matter. Council requested an update on the installation of 3 Riello burners on the pumphouse boilers. CAO noted he will look into the matter.

It was noted Health Canada had a meeting earlier today to discuss the Dawson City GUDI study. CAO stated the Superintendent of Public Works attended said meeting, and will provide the CAO with a verbal report tomorrow morning.

Council inquired whether the Public Works Department will solely be handling the boardwalk replacement project. CAO stated he believes that it will be handled by a combination of the City's Department and contracted services.

Council inquired whether the grass cutting maintenance will be contracted out. CAO stated that some of the work will be contracted out.

- C11-11-06** Moved by Councillor Potoroka, Seconded by Councillor Kendrick that Council acknowledges receipt of Superintendent of Public Works Report for April 2011, provided for informational purposes.

CARRIED 5-0

BYLAWS

- a) #11-06 Zoning and Heritage Management Amendment No. 4

- C11-11-07** Moved by Councillor Riemer, Seconded by Councillor Johnson that Bylaw #11-06 being the Zoning and Heritage Management Amendment No. 4 Bylaw be given **Second Reading**.

CARRIED 5-0

Council inquired if the City Office received any correspondence on the matter. It was noted nothing has been received besides what was asked during the Public Hearing.

- C11-11-08** Moved by Councillor Kendrick, Seconded by Councillor Riemer that Bylaw #11-06 being the Zoning and Heritage Management Amendment No. 4 Bylaw be given **Third and Final Reading**.

CARRIED 5-0

- b) #11-09 Water Delivery Bylaw

Councillor Potoroka, Councillor Riemer, and Councillor Kendrick declared a conflict of interest and left Council Chambers at 7:24PM.

It was noted that the following amendment be inserted after the word "monthly" in Section 7(a).

Amendment: (b) The rates shown in this bylaw shall be reviewed annually and may be amended by resolution of Council.

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- C11-11-09** Moved by Councillor Johnson, Seconded by Mayor Jenkins that Bylaw #11-09 Water Delivery Bylaw be given **Third and Final Reading** as amended.
CARRIED 2-0

Councillor Potoroka, Councillor Riemer and Councillor Kendrick returned to Council Chambers at 7:25PM.

c) #11-10 Emergency Measures Bylaw

It was noted that in accordance with Section 192(1) of the *Municipal Act*, Council is to establish a Civil Emergency Measures Commission (CEMC), and in accordance with the Civil Emergency Measures Act, municipal Council is to adopt a Civil Emergency Plan. It was proposed that the bylaw be amended to adopt the Plan as "Schedule A" to this bylaw.

Mayor Jenkins left Council Chambers at 7:27PM.
Mayor Jenkins returned to Council Chambers at 7:28PM.

Council discussed the various advantages and disadvantages for attaching the Plan to the bylaw. It was noted that this bylaw should be discussed further at a Bylaw and Policy Committee meeting.

- C11-11-10** Moved by Councillor Johnson, Seconded by Councillor Potoroka that Bylaw #11-10 being the Emergency Measures Bylaw be given **Second Reading**.
CARRIED 5-0

d) #11-11 Bad Debt Write-Off Bylaw

Council requested a breakdown of the larger uncollectable amounts, and requested clarification on the steps taken to collect outstanding accounts. It was also inquired whether there are any consequences for failing to pay the City's invoices.

CAO noted the larger amounts relate to the former Mayor, Glen Everitt. CAO also noted that Administration attempts to collect outstanding amounts, but as identified in this bylaw, it does not always come to fruition. CAO added, for example, should an individual return to activate a cable account; the outstanding amount must first be paid in full prior to the reactivation of one's account.

Council queried whether the municipality has the statutory authority under Section 233(3) of the *Municipal Act*, to write off the attached amounts as they do not appear to qualify as arrears of fees, penalties, or interest charges.

It was noted that the SFO will be back in the office on May 10, 2011, at which time additional information can be provided.

Moved by Councillor Johnson, Seconded by Councillor Potoroka that Bylaw #11-11 being the Bad Debt Write-Off Bylaw be given **Second Reading**.
TABLED

UNFINISHED BUSINESS

a) Detached secondary suites

It was noted detached secondary suites were recently accepted by the City of Whitehorse, and could be a good opportunity for Dawson. CAO stated this amendment is a heavily involved process and will take a lot of work, and added that it will not be ready for this summer.

- C11-11-11** Moved by Councillor Potoroka, Seconded by Councillor Kendrick that Council direct Administration to prepare an amendment to the Zoning and Heritage Management Bylaw for Council's consideration that allows for the construction of detached secondary suites.

DEFEATED 3-2

b) Temporary living accommodations

It was noted, with permission by the property owner, anyone can set up a tent, trailer, or a Recreational Vehicle (RV) on a property owner's lot for 21 consecutive days. It was noted many people pack up their tent, trailer, or RV for a day, then return to that same property for another 21 days.

It was noted there are multiple RV parks in and around town which often have vacancy.

It was noted the request is to direct Administration to recommend options for temporary living accommodations.

- C11-11-12** Moved by Councillor Potoroka, Seconded by Councillor Kendrick that Council direct Administration to recommend options that would extend temporary living accommodation provisions in the Zoning and Heritage Management Bylaw.

CARRIED 3-2

NEW BUSINESS

a) Procedural Bylaw

- C11-11-13** Moved by Councillor Johnson, Seconded by Councillor Kendrick that Council acknowledges receipt of memo and notice of intent from the CAO dated April 27, 2011.

CARRIED 5-0

CAO left Council Chambers at 8:19PM.

b) Korbo Apartments

Council stated they support the preservation of the Korbo Apartments and recommend the 14 apartments be utilized to provide affordable housing for future SOVA students.

CAO returned to Council Chambers at 8:20PM.

C11-11-14 Moved by Councillor Potoroka, Seconded by Councillor Johnson that,

WHEREAS the Yukon Housing Corporation has indicated its intent to withdraw the Korbo Apartments in Dawson City from service and demolish the building, and

WHEREAS the School of Visual Arts (SOVA) in Dawson City has for some time been experiencing a chronic shortage of housing for its students, and

WHEREAS SOVA anticipates the current chronic student housing shortage to persist in the years ahead, and

WHEREAS the Korbo Apartments, now surplus to the requirements of the Yukon Housing Corporation, would significantly ease SOVA's housing shortage, and

WHEREAS it is in the interest of the community of Dawson, its educational, cultural, and business assets in infrastructure, that SOVA, have the capacity to attract and retain students from throughout the Yukon and Canada, and

WHEREAS the Dawson's private sector accommodation does not have the capacity to provide student housing within the economic capacity of SOVA students, and

WHEREAS a previously condemned Yukon Government property, e.g., the former Yukon Government Liquor Store, was rebuilt by a Dawson NGO and has proven to be successful in filling organization needs in our community,

BE IT RESOLVED that the Hon. Jim Kenyon, in his capacity as Minister responsible for the Yukon Housing Corporation, be respectfully petitioned to authorize and direct the Yukon Housing Corporation to allow SOVA to use the Korbo Apartments at the same monthly rental rates at Yukon College charges their students for student accommodation in Whitehorse.

CARRIED 5-0

c) Quigley Landfill

It was suggested that the City revert to the old Quigley Landfill Agreement.

Moved by Councillor Riemer, Seconded by Councillor Johnson that a letter be sent to the Hon. Archie Lang, stating that the City of Dawson will be reverting to the original Quigley Landfill Agreement.

TABLED

d) AYC auction items

It was proposed that the CAO be granted permission to donate two (2) Mammoth Ivory broaches to the AYC AGM auction.

C11-11-15 Moved by Councillor Potoroka, Seconded by Councillor Johnson that the City of Dawson donate two (2) Mammoth Ivory broaches to the AYC for their AGM auction.

CARRIED 5-0

CORRESPONDENCE

NONE

INFORMATION

- C11-11-16** Moved by Councillor Potoroka, Seconded by Councillor Kendrick that Council acknowledges receipt of the following for information”
- Public Meeting notes re Water Delivery Program.

CARRIED 5-0

QUESTION PERIOD

- C11-11-17** Moved by Councillor Riemer, Seconded by Councillor Kendrick that Council move to Committee of the Whole for the purpose of Question Period.

CARRIED 5-0

Ms. Heidi Merit stated she is present to appeal to Council on the behalf of the owners of the Bunk House. Ms. Merit noted she recently arrived in Dawson to open the Bunk House. Ms. Merit stated she was informed that the outstanding taxation invoice must be paid in full prior to hooking up water to the business. Ms. Merit requested that Council allow her to open the doors to the Bunk House with the promise that the outstanding taxes will be paid in July 2011. Ms. Merit added she is aware of the housing crisis in Dawson, and noted that the Bunk House has forty (40) rooms available for rent. Ms. Merit also added that if she is not allowed to open the business, she cannot afford to pay the tax invoice.

Council stated that when the water and sewer bills remain unpaid by the end of the calendar year, it is then transferred to the property taxes. Council added this exact situation has affected many people.

Councillor Kendrick left Council Chambers at 8:46PM and immediately returned.

It was clarified that Ms. Merit is the Manager of the Bunk House.

Mayor Jenkins left Council Chambers at 8:49PM.

Mayor Jenkins returned to Council Chambers at 8:50PM.

Council stated that it is the owners' responsibility to pay their bills.

Ms. Merit stated the owners plan to be in Dawson in July 2011. Ms. Merit noted the owners asked her to appeal to Council on their behalf.

CAO left Council Chambers at 8:56PM.

CAO returned to Council Chambers at 8:58PM.

Council stated that they must uphold a consistent application on their invoices, and it was recommended to Ms. Merit to get a hold of the owners and have them remit the funds to the City.

C11-11-18 Moved by Councillor Johnson, Seconded by Councillor Potoroka that Committee of the Whole reverts to Council and proceeds with the Agenda.
CARRIED 5-0

ADJOURNMENT

C11-11-19 Moved by Councillor Riemer, Seconded by Councillor Kendrick that Council Meeting C11-11 be adjourned at 9:02 PM with the next regular scheduled meeting being Wednesday May 11th, 2011 at 7PM in the Council Chambers.
CARRIED 5-0

THE MINUTES OF SPECIAL COUNCIL MEETING C11-10 WERE APPROVED BY COUNCIL RESOLUTION #C11-11-02; AT COUNCIL MEETING C11-11 OF April 27, 2011.

Originals signed by
Peter Jenkins
MAYOR

Originals signed by
Jeff Renaud
CAO