

TOWN OF WATSON LAKE

SPECIAL MEETING  
COUCIL CHAMBERS

MEETING NO. 22  
December 23, 2014

ATTENDANCE:

Richard Durocher - Mayor  
Thomas Slager - Councillor  
Brenda Leach - Councillor  
Cynthia Kearns - Councillor  
Tim O'Brien - Councillor

Public:  
None

ADMINISTRATION:

Stephen Conway - CAO

The meeting was called to order at 7:00 PM by Mayor Durocher.

**AGENDA**

**MOTION 014-22-215**

Moved by Councilor O'Brien, seconded by Councilor Kearns  
that:

The Agenda be adopted as presented

- CARRIED -

**NEW & UNFINISHED**

2015 PROVISIONAL O&M BUDGET

Administration reviewed the 2015 provisional O&M budget. The proposed budget has revenues budgeted at \$4.535 million, roughly \$100,000 less than the 2014 budget. Property tax increases of 3% are proposed. Salary increases as per the collective agreements will be 1.75%. A transfer payment from own source reserves are \$43,000 less than in 2014. A significant water main flushing program is budgeted at \$175,000 although the Town will attempt to place this amount on the water treatment plant Build Canada program or the Gas Tax program.

**MOTION 014-22-216**

Moved by Councilor O'Brien, seconded by Councilor Slager  
that:

That the 2015 provisional O&M budget in the amount of \$4,535,294 be approved as presented.

- CARRIED -

**SALE OF ALCAN MOTEL**

Administration recommended that the Town sell the Thiecol Enterprises Ltd (Alcan Motel) property through a fair, transparent and open process available to anyone who is interested in purchasing this prime property, and that the Town institute a reserve bid system that would recover outstanding taxes and a portion of legal fees. If these are not met, Administration further recommended that the Town simply keep the property in its inventory until those terms are met.

**MOTION 014-22-217**

Moved by Councilor Kearns, seconded by Councilor Leach  
that:

1. That 310 Adela Trail, being Lot 6 and 7, Block 14, Plan Number 23074 be sold through a public lottery. The lottery will be open and bids should be sealed and indicate the price offered for the property. Bidders do not have the privilege of requesting any provisos or terms of possession.
2. That a reserved bid for the aforementioned property be established at \$62,500.
3. That advertisements for this property be initiated for a period of at least 31 days at the following locations/places:
  - a) The Town of Watson Lake web page
  - b) The Town Crier
  - c) Public postings, if permitted by local business, at the following locations:
    - i. Tags
    - ii. Watson Lake Foods
    - iii. CIBC
    - iv. Post Office
    - v. VS Options
    - vi. BJs Restaurant
    - vii. Andrea's
    - viii. Dragon's Den
    - ix. Kathy's Kitchen
    - x. Northern Lights Centre
4. That the successful proponent be obliged to remove concrete debris from the site by August 1, 2015 under penalty of a fee of \$5,000 at which time the Town shall have the right to remove the debris on its own. The penalty will be imposed upon the property as a taxable charge.
5. That the successful proponent be obliged to submit to Council a plan outlining how they will develop the property and that a timeframe of five years be stipulated together with a performance bond or cash surety in the amount of \$10,000.
6. Sealed bids shall be received by Administration and opened in a public forum to be clearly stated in the advertisements.
7. Administration shall inform Council of all bids received and shall make a recommendation to Council on the disposal of the property.
8. Council shall consider both the amount of the bid together with the development being proposed by the proponent. Accordingly, the highest bid does not necessarily have to be accepted.
9. Disposal of the property shall be done by bylaw.
10. Upon being notified, the successful bidder shall have 15 days to place a non-refundable deposit of \$10,000 into a trust account established by the Town's lawyers.
11. Upon notice from the Town's lawyer that relevant documentation is prepared for execution, the successful proponent shall sign the aforementioned documentation and provide payment in full for the property within 15 days.

- CARRIED -

NEW YEARS BABY  
DONATION

MOTION 014-22-218

Moved by Councilor O'Brien, seconded by Councilor Kearns  
that:

Council donate \$100 for Watson Lake's New Year's baby.

- CARRIED -

YUKON COLLEGE  
GRADUATION BANQUET

MOTION 014-22-219

Moved by Councilor Kearns, seconded by Councilor O'Brien  
that:

Council not charge for the hall rental for the Yukon College graduation banquet.

- CARRIED -

**ADJOURNEMENT**

MOTION 014-22-220

Moved by Councilor Slager, seconded by Councilor Kearns  
that:

There being no further business the meeting be adjourned at 7:45

- CARRIED -

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R. Durocher - Mayor

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Terri Close - Municipal Clerk