



**MINUTES FROM THE REGULAR MEETING OF THE COUNCIL FOR THE
VILLAGE OF CARMACKS ON August 19th, 2025, IN THE MUNICIPAL COUNCIL
CHAMBERS**

PRESENT: Mayor: J. Lachance

Councillors: D. Mitchell, T. Wheeler

Staff: Acting CAO A. Wylimczyk, P. Singh

Delegation: None.

1. CALL TO ORDER: Mayor J. Lachance called the meeting to order at 7:08 PM.

2. AGENDA: Council reviewed the agenda.

**25-16-01 M/S Councillors T. Wheeler / D. Mitchell motioned that the agenda be
accepted as presented.**

CARRIED

3. MINUTES:

3.1 From the regular council meeting on August 05th, 2025

**25-16-02 M/S Councillors T. Wheeler / D. Mitchell motioned that the minutes be
accepted as presented.**

CARRIED

4. DELEGATION

4.1 RCMP

Mayor and Council received the **RCMP's July 2025 monthly report** for review.
Council went through the contents of the report during the meeting.

Unfortunately, the RCMP were unable to attend the meeting in person to provide their
update directly.

4.2 PWGM- Proposal for Fleet Replacement

The Public Works General Manager presented a proposal regarding the replacement of
the Village's existing 2016 Kubota R630C loader, which has been experiencing ongoing
mechanical and maintenance issues.



Two quotes were received for a skid steer:

- Yukon Kubota: New Kubota SVL65-2 Compact Track Loader – Net price after trade-in of the Village's Kubota R630C would be \$50,798.89 + GST, for a total of \$53,338.83.
- MacPherson/Bobcat of Whitehorse: New Bobcat T64 Compact Track Loader – With a special Carmacks discount and trade-in value of the Kubota, the net cost to the Village would be \$31,500.00 (incl. taxes).

The PWGM noted that the Bobcat unit would be more versatile and compatible with existing attachments. It could also be used to assist with recycling center operations, loading materials, and reducing reliance on Public Works staff for moving equipment.

Council discussed the pros and cons of each option, including long-term maintenance, attachment compatibility, and budget considerations. It was confirmed that funds remain in the 2025 Fleet Replacement budget line (\$33,000 balance), with additional flexibility under the capital budget if needed.

25-16-03 M/S Councillors D. Hansen / T. Wheeler motioned to approve the purchase of a Bobcat T64 Compact Track Loader from MacPherson/Bobcat of Whitehorse at a net cost of \$31,500.00, to be funded from the Fleet Replacement capital budget.

CARRIED

5. CORRESPONDENCE

5.1 Boardwalk Audit Reconciliation

Council reviewed correspondence from CanNor regarding the Boardwalk Expansion Project funding reconciliation. The Village had received an advance of \$450,000 for the project. Following audit and reconciliation, certain expenditures were deemed ineligible under the funding agreement.

As a result, CanNor determined that the Village must return **\$23,086.80**.

Council discussed the situation, noting that the repayment was not due to missed timelines but rather to expenditures that were not eligible under the funding stream. The Finance Officer confirmed that the repayment would be processed and funds would be allocated appropriately.

25-16-04 M/S Councillors T. Wheeler / D. Mitchell motioned to approve repayment of \$23,086.80 to CanNor in accordance with the Boardwalk Expansion funding reconciliation.

CARRIED



5.2 Letter from Mr. Harris to Community Advisor A. Webster regarding Traffic Bylaw 307-24

Council reviewed correspondence from Mr. Stuart Harris addressed to the Community Advisor, Ms. Webster, and to Mayor and Council. In his letter, Mr. Harris raised concerns about the process followed during the readings of Traffic Management and Parking By-Law No. 307-24, noting that two readings were completed in one session and that this limited opportunities for public input.

Mr. Harris requested that Council reopen the matter for further community consultation and input.

Council discussed the request, noting that under the Municipal Act there is no requirement to wait 12 months to reconsider a by-law, however, under the Village's internal policy, reconsideration can only occur after a 12-month period. It was confirmed that the 12-month timeframe will lapse in September 2025, at which time Council may bring the by-law back for review.

Council directed that the by-law and confirmed dates of eligibility for reconsideration be brought back to a future agenda, and that public input opportunities be included at that time.

25-16-05 M/S Councillors D. Mitchell / T. Wheeler motioned to receive and file Mr. Harris's letter regarding Traffic By-Law No. 307-24 under active correspondence and action as appropriate.

CARRIED

5.3 AYC Canada Life Benefits Renewal September 1st, 2025

Council received notice of the upcoming renewal of the AYC / Canada Life employee benefits plan, effective September 1, 2025, which includes a 4.7% increase in premiums.

It was noted that, under the Village's bylaw, the cost of premiums is shared between the employer and employees. However, the bylaw does not specify the exact percentage breakdown. Currently, the cost is split 50/50, which places a relatively high financial burden on employees.

Council agreed to defer this matter to the next regular meeting agenda for further discussion and consideration of options regarding cost-sharing.



5.4 Federal government invests in flood resilience measures for the Village of Carmacks and LSCFN

Council acknowledged the federal government's recent announcement of a \$38.47 million investment through the Disaster Mitigation and Adaptation Fund (DMAF) to support permanent flood mitigation measures in Carmacks and the Little Salmon/Carmacks First Nation.

The project will raise and reinforce River Drive, construct structural dikes along the Yukon River, and improve wastewater treatment system resilience during flood events. These measures aim to protect vital infrastructure, including the recreation complex, municipal services building, health center, fire hall, police station, homes, and businesses.

On behalf of the Village of Carmacks, the Mayor expressed thanks to the Government of Canada for this significant investment. The mayor also noted the importance of engaging with Yukon Government and federal officials to clarify project details and ensure the community understands how the measures will be implemented. Council agreed this would be an appropriate subject for discussion at a future Joint Council meeting with LSCFN.

25-16-06 M/S Councillors D. Mitchell / T. Wheeler motioned to receive the announcement of the federal government's investment in flood resilience measures for the Village of Carmacks and LSCFN, and that this item be referred to a future Joint Council meeting for discussion.

CARRIED

6. REPORTS

6.1 Councillor Activity Reports

Councillor D. Mitchell mentioned that he attended Special council meeting regarding the housing incentive policy last week.

Councillor T. Wheeler Councillor Wheeler reported that several residents have expressed concerns regarding the afterschool and school-age recreation programming. The programming ended on August 1st, 2025 and is not scheduled to resume until September 8th, 2025, leaving a gap of over one month.

Community members questioned the length of this gap and noted that while recreation staff are employed, no programming is being offered during the month of August.

Councillor Wheeler brought this forward on behalf of residents for Council's awareness and discussion.



6.2 Mayor J. Lachance reported attending the pool closing event and awards ceremony for the swimming program. The event was well attended, with over 35 children and their parents participating. It was held on a warm, sunny day, with food provided and a positive community atmosphere.

The mayor extended thanks to pool staff — Noah, Matthias, and Brenda — for their hard work throughout the season in ensuring that local children had access to a safe and enjoyable swimming program.

The mayor also attended a special meeting during the reporting period.

6.3 CAO Report

The Acting CAO, Ms. Annette Wylimczyk, provided a report to Mayor and Council.

Important Dates:

- Regular Council Meetings: September 2, 2025.

Project Updates:

- Carmacks Pool: The pool closed on August 15 due to staff returning to school and university. Public Works will complete shutdown and winterizing, with assistance requested from LSCFN.
- Landfill Composting Program: A tent has been erected, and Public Works is installing an electric fence. Further public engagement will be held in late August, where compost bins will be distributed. Balance Biogas has been engaged for additional support.
- Scale Project: No new updates.
- Hooter Revival: No volunteer has stepped forward to lead the initiative.
- Property Tax: Ten undeveloped property owners remain in arrears as of August 14. Reminder letters have been sent.
- Curling Rock Resurfacing: Chanel and George are obtaining quotes for resurfacing and shipping.
- Leased Spaces: Both the municipal office and recreation centre leases with Yukon Government commence September 1, 2025. YG has been contacted to review agreements.
- HAF: A special meeting was held on August 14 to review policy.
- Lagoon: YG project managers continue to work with LSCFN regarding ongoing issues.
- Arena Boilers: Budget Plumbing is awaiting arrival of a new fan to complete boiler repairs and restore operations.



Discussion:

- Councillors raised concerns about ensuring the arena is ready to open by mid-September, subject to weather, and requested that administration continue to follow up with contractors.
- Council also discussed potential involvement of high school students in community projects, such as the Hooter initiative, as a way to provide volunteer opportunities and possible school credit.

6.4 AYC

Councillor Wheeler mentioned there is nothing to report from AYC.

7. BYLAWS

None.

8. NEW & UNFINISHED BUSINESS

8.1 Draft AYC Policy Position Council Feedback

Council reviewed the Association of Yukon Communities (AYC) draft policy positions for 2025–26, which cover the following areas:

- Affordable Housing & Lot Development
- Community Safety
- Municipal Financial Sustainability
- Municipal Infrastructure Investment
- Emergency Preparedness & Planning

Councillors agreed that the draft positions are generally strong, but requested that the Community Safety section be expanded to highlight the following additional concerns:

- Rural health services, including the lack of nurses and medical staffing in small communities.
- RCMP staffing shortages, particularly in rural detachments.
- Volunteer ambulance driver shortages and the broader strain on emergency response capacity.

It was agreed that these issues should be framed as integral components of community safety, alongside mental health and substance use services.

Council noted that AYC requested feedback by August 30, 2025. To allow additional Councillors to provide comments, the item will be brought back at



the next Council meeting, with the option for Councillors to submit written feedback via the provided template.

8.2 Motion to adopt HAF Funding Policy

Council considered the Housing Development Grant Policy, developed with support from the Housing Accelerator Fund (HAF). The policy was previously discussed at a special meeting with representatives from HAF, Jane, and Mark, which included the third round of public input.

Updates since the last review included:

- Changing the grant stream name from “Standard” to “Minor Housing Development”.
- Confirming eligibility of private wells and septic systems under the Servicing Grant, though power servicing costs were not included.
- Clarification of the lottery system for oversubscribed applications.
- Setting timelines for building permits, construction completion, and repayment conditions for the 85% / 15% staged grant disbursements.

The policy establishes two grant streams:

- Minor Housing Development Grants – Base grant of up to \$40,000 per unit, plus bonus and servicing grants, to a maximum of \$210,000 for four units.
- Major Housing Development Grants – Flexible incentive packages up to \$30,000 per unit (maximum \$270,000), negotiated with Council, including options such as property tax abatements, fee waivers, and pre-development cost assistance.

The program is funded through the Housing Accelerator Fund and is effective immediately upon Council approval.

25-16-07 M/S Councillors T. Wheeler / D. Mitchell motioned to adopt the Village of Carmacks Housing Development Grant Policy as presented and updated.

CARRIED

9. QUESTION PERIOD

None.

10. IN-CAMERA

Motion to move into Closed Meeting in accordance with the Yukon Municipal Act, Section 213 (3) (a) if in the case of a council, the council decides during the meeting to meet as a council committee to discuss a matter.



25-16-08 M/S Councillor T. Wheeler / D. Hansen motioned to go in-camera at 07:34PM.

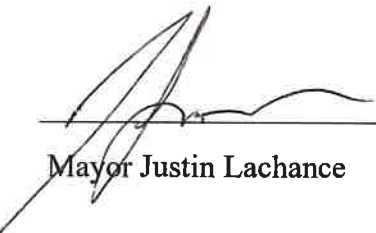
An in-camera discussion by Council regarding a labour and land matter.

25-16-09 M/S Councillor T. Wheeler / D. Mitchell motioned to go out of in-camera at 08:05 PM.

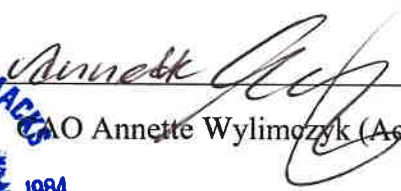
11. ADJOURNMENT

25-16-10 M/S Councillor T. Wheeler motioned to adjourn the meeting at 08:05PM.

Mayor J. Lachance adjourned the meeting at 08:05 PM.


Mayor Justin Lachance




CAO Annette Wylimozyk (Acting)