

**MINUTES FROM THE REGULAR MEETING OF THE COUNCIL FOR THE  
VILLAGE OF CARMACKS ON March 21, 2023 IN THE MUNICIPAL COUNCIL  
CHAMBERS**

**PRESENT:** Mayor: Lee Bodie  
Councillors: D. Hansen, K. Unterschute, J. Lachance  
H. Belanger(by phone)  
Delegation: A. Greenwood  
Staff: M. Cybulski, M. Lillefors, Community Advisor A. Hill

**ORDER:** Mayor L. Bodie called the meeting to order at 7:00 PM.

**AGENDA:** Council reviewed the agenda.

**23-06-01 M/S Councillors J. Lachance/D. Hansen motioned that the agenda be  
accepted as presented. CARRIED**

**Minutes:** From the regular meeting on March 7, 2023

**23-06-02 M/S Councillors J. Lachance/D. Hansen motioned that the minutes be  
accepted as presented. CARRIED**

**Delegation:**

**Adam Greenwood**

**Correspondence (listed under agenda delegates.)**

**5.1 Greenwood Project Update**

There has been a lot of conversations over the wastewater in Carmacks over the years, so Adam Greenwood presented a slideshow with an explanation on the history of Carmacks Wastewater to Mayor and Council.

In 2016 the Village of Carmacks and Little Salmon Carmacks First Nation met and discussed the idea of sharing wastewater infrastructure to meet the needs of both communities.

Adam Greenwood discussed 4 potential areas that were brought up in the past for the Lagoon to take place. He also presented a wastewater feasibility assessment draft that was made up in 2017 of the estimated costs to create a Lagoon in each

of the areas, but to keep in mind that the estimated costs would need to be re-assessed.

He also presented option advantages and a challenges summary table, as well as a list of any recent developments. He went into detail as to why this project is important to Carmacks.

Some examples of that are the current pit is not engineered and does not meet appropriate treatment standards, the current waste water treatment plan is also having trouble meeting the treatment requirements and needs to be upgraded. A lagoon system will also reduce operator requirements and lower operation and maintenance costs.

A new system will reduce the impact to the river.

Sharing wastewater infrastructure will reduce operating costs for both the Village of Carmacks and LSCFN, and expanding the treatment capacity will allow additional capacity to meet future demands.

Councillor D. Hansen asked if we were to make future developments if there were some ways to tie them into the pipe system going into the lagoon.

Adam Greenwood said that it would be under pressure, so we would just need to put in a lift station there and it would be able to be tied into the system.

Councillor K. Unterschute voiced that he thinks we should have more joint Council meetings since they're so few and far between, and there's been a lot of turnovers with people that have been involved in this project, making it so the communication gets lost.

Adam Greenwood agrees that it's been hard since there have been multiple people that have been in and out of the project, he figures that a Council member, and some staff would be a good idea to bring to the meetings to keep some continuity.

The next step is to have a start up meeting, in that start up meeting there would be members of the Village of Carmacks, like the CAO and anyone else we think should be involved in the process who could report back to Council.

We would basically go through what the project would look like, what the timing would look like, and some discussions in terms of what a service agreement might look like.

By the end of the preliminary design, it would provide some clarity on what the lagoon and costs would look like, and in terms of the service agreement it would clarify who would officially own and operate it.

At that point if it is decided to go ahead it will proceed into the environmental piece as well as the detailed design.

**23-06-03 M/S Councilor J. Lachance/D. Hansen motioned resolution to adopt 2023-33 The Carmacks Solid Waste Management Plan.**

**CARRIED**

## **5.2 Admin Building Electrical and HVAC Upgrades**

This project has been kind of challenging, Adam Greenwood tendered the project out on contract, it was tendered in 2021 for the first time the pricing we got back was 4 if not 5 times higher than anticipated.

At the end of the day the main issue was that there was a lot of energy retrofit work needed around that time making the contractors quite busy, so they were throwing out high numbers for cost of the project.

This last Fall we reached out to another contractor based out of Yellowknife, and the price they put together for us is much more reasonable, it's still higher than we wanted but it's probably the best price we can get in today's market.

We'll require some additional funding to proceed with this.

CAO M. Cybulski and Adam Greenwood have a meeting with Teresa from Energy Center Solutions next week to go over the application for more funding.

If we want to proceed with the work, we can order the materials and install them this summer.

There will be a follow up at the next council meeting to update Mayor and Council.

## **5.3 CRC Control Upgrades Change Directive #2**

Council reviewed the report.

## **5.4 FCM Discussion**

Mayor and Council have decided that CAO M. Cybulski, and Councillors D. Hansen and K. Unterschute will be going to the FCM meeting in May.

## **5.5 CanNor – Trust Account & Irrevocable Letter of Credit Update**

For the board walk extension given the proximity from the board walk to the river, it triggers YESSAB. So last spring we submitted an application to YESSAB for board walk improvements, at the time it was to extend the boardwalk from pocket part to the roadhouse, but since the flooding, the decision was made to re allocate the funding to restore the damaged section of the board walk.

That work is determined as emergency work in response to the flooding.

To begin the extensions of the boardwalk to the Recreation Centre and Roadhouse we will need a decision document from YESSAB.

Our local contractor will continue to work his contract restoring the board walk.

At the end of the day if we get this decision document from YESSAB there is a team there that can do the extension of the board walk this year.

## **6. Reports**

### **6.1 Council Activity Reports**

Councilor D. Hansen was overwhelmed by the amazing turnout for the grand opening of our Arena and is super happy with how well everything turned out.

Councilor K. Unterschute attended the arena opening and was also very pleased with how everything turned out. He also went to a family gathering at the Arena on Sunday.

Councilor J. Lachance was also at the grand opening He was incredibly happy to be apart of helping and seeing the results.

Councilor H. Belanger attended the celebration. The food was awesome, the organization of it all went great and she was happy to attend.

### **6.2 Mayor Report**

Mayor L. Bodie wanted to extend a huge thank you to CAO M. Cybulski for working so hard on making the Grand Opening of the Arena happen with a great success.

He spoke with Chief Tom at the Arena opening. She wanted to know if Mayor L. Bodie had an opportunity to speak with the Premier about land, which he did, and they'd like to investigate furthering some development to the Coalmine Lake area.

**23-06-04**

**Councillor D. Hansen/J. Lachance made a motion to support the development to the Coalmine Lake area for residential purposes.**

**CARRIED**

Mathieya from GSD Strategies reached out to him today wanting to get support from the Village and the First Nation to start testing the wastewater to see how much Covid or disease is in the community.

Tests would be running three times a week until Covid is done.

Council voiced concerns about funding and paying shipping as well as the labour, therefore Mayor and Council would like some more information and cost estimates before coming to a decision.

April 4<sup>th</sup> and 5<sup>th</sup> Mayor L. Bodie will be away and will not be able to attend the Council meeting by Zoom or phone.

### **6.3 CAO Report**

CAO M. Cybulski is happy to be able to report that the Arenas Grand Opening was a major success, many respected Councillors and political dignitaries attended, along with 5 different respected media agencies.

Over 650 participants have come and visited the facility over the weekend.

49 children registered across the territory for the hockey camp that was put on featuring John Chabbot.

As for a fire hall update, it's nearing completion, a substantial amount of work is to be completed for next week. However, we still need a contingency plan for a back up generator, we are hoping to have updates on that matter for the next Council meeting April 4<sup>th</sup>.

CAO M. Cybulski has been working on finding the status on official documentation of the fire hall being condemned to have it in our archives, or if it's not condemned to use it as a leasable space.

Councillors D. Hansen and K. Unterschute brought up the swimming pool wondering why it was closed, Mayor L. Bodie said they were closed due to the cost of running the facility and all the equipment that would keep running into issues.

CAO M. Cybulski said he could look into getting a firsthand perspective quote from an aquatic engineer to see if it would be worth looking back into. There is a lot of work that would need to be done to get it back up and running, but it's worth looking into at the very least.

**23-06-05**

**Councillor K. Unterschute/D. Hansen made a motion to get an aquatic engineer to assess the pool.**

**CARRIED**

CAO M. Cybulski has been dedicated to studying for his position on his off time, He's been reading books on what he'll be experiencing in the scope of this position, he finds it insightful and has been enjoying what he's been learning. Outside of that he's been gathering some information on financial training, there's a municipal finance course he'll be attending for a year.

The timeline for completion is flexible so it shouldn't interfere with his everyday work.

He's had a lot of help from our Community Advisor A. Hill looking into the necessary courses that will help him in the CAO Position.

He voiced that the learning curve is quite steep but he's gotten some fantastic guidance from Community Advisor A. Hill and J. Stackhouse.

### **6.8 AYC**

Nothing to report.

## **7. ACCOUNTS PAID AND PAYABLES**

Accounts paid and payables will be available at the next council meeting.

## **8. BYLAWS**

### **8.1 New Pricing Fee Bylaw Structure 283-23 (1<sup>st</sup> and 2<sup>nd</sup> Reading)**

Council Reviewed Bylaw 283-23.

**23-06-06 M/S Councilors D. Hansen/ J. Lachance motioned to give the 283-23 New Pricing Fee Bylaw Structure – 1<sup>st</sup> reading.**  
**CARRIED**

**23-06-07 M/S Councilors J. Lachance/D. Hansen motioned to give the 283-23 New Pricing Fee Bylaw Structure – 2<sup>nd</sup> reading.**  
**CARRIED**

### **8.2 Arena Advertisement Prices Bylaw 282-23 (1<sup>st</sup> and 2<sup>nd</sup> Reading)**

Council Reviewed Bylaw 282-23.

**23-06-09 M/S Councilors J. Lachance/H. Belanger motioned to give the 283-23 Arena Advertisement Prices Bylaw – 1<sup>st</sup> reading.**  
**CARRIED**

**23-06-10 M/S Councilors K. Unterschute/J. Lachance motioned to give the 283-23 Arena Advertisement Prices Bylaw– 2<sup>nd</sup> reading.**  
**CARRIED**

### **8.3 Village of Carmacks CAO Appointment Bylaw 281-23 (1<sup>st</sup> and 2<sup>nd</sup> Reading)**

Council Reviewed Bylaw 281-23.

**23-06-12 M/S Councilors J. Lachance/D. Hansen motioned to give the 281-23 Village of Carmacks CAO Appointment Bylaw – 1<sup>st</sup> reading.**  
**CARRIED**

**23-06-13 M/S Councilors H. Belanger/D. Hansen motioned to give the 283-23 New Pricing Fee Bylaw Structure – 2<sup>nd</sup> reading.**  
**CARRIED**

**9. NEW & UNFINISHED BUSINESS**

No new and unfinished business

**23-06-14 M/S Councilors K. Unterschute/J. Lachance motioned to go In-Camera to discuss land and labor at 9:38PM.**

**23-06-15 M/S Councilor K. Unterschute/J. Lachance motioned to go out of in-camera session at 9:32PM.**

**ADJOURNMENT**

**23-06-16 Councillor D. Hansen motioned to adjourn the meeting at 9:38 PM.**

Mayor L. Bodie adjourned the meeting at 9:38 PM.

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Mayor L. Bodie

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CAO M. Cybulski