

**Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, April 09, 2013, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
D. Blair, Councillor  
C. Burton, Councillor  
S. Germain, Councillor  
D. Kirschner, Councillor (via teleconferencing)  
P. Meagher, Councillor  
J. Stroud, Councillor  
C. Tatum, Councillor  
R. Thomas, Councillor  
A. Vinni, Councillor

**Absent:** L. Flett, Councillor

**Administration:** G. Laubenstein, Chief Administrative Officer  
S. Kanzig, Chief Legislative Officer  
A. Hawkins, Legislative Officer  
R. Kendall, Legislative Coordinator

**Call To Order**

Mayor Blake called the meeting to order at 6:16 p.m.

**Opening Prayer**

Mayor Blake invited those so inclined to join her in Prayer.

**Adoption of Agenda**

Moved by Councillor P. Meagher that the agenda be amended by moving the Report - Approval of Proposed Expropriations of Five (5) Properties from Item #8 to Item #4.1; and that the agenda be adopted as amended.

CARRIED UNANIMOUSLY

**Minutes of Previous Meetings**

**1. Minutes of March 26, 2013**

Moved by Councillor R. Thomas that the minutes from the March 26, 2013 Council meeting be approved as presented.

CARRIED UNANIMOUSLY

**2. Leave of Absence Amendment – Councillor David Kirschner**

Moved by Councillor R. Thomas that the leave of absence for Councillor David Kirschner be amended from April 15, 2013 to March 26, 2013.

CARRIED UNANIMOUSLY

**Delegations**

**3. Kiran Malik-Khan re: Master's Thesis Presentation: Community Image, External Media and our Community Leaders**

**Kiran Malik-Khan** gave an overview of her thesis and the community image within the Municipality of Wood Buffalo.

Moved by Councillor R. Thomas that the presentation made by Kiran Malik-Khan's be accepted as information.

CARRIED UNANIMOUSLY

**4. Delegations related to Proposed Expropriations**

**Frances Jean, City Centre Group Inc.** spoke in support of downtown development but expressed objection to the proposed expropriation identifying lack of parking as a concern.

Moved by Councillor R. Thomas that the presentation made by Frances Jean be accepted as information.

CARRIED UNANIMOUSLY

**Kim Wolff, Wolff Taitinger Law Office**, spoke in opposition of the proposed expropriation noting that the expropriation is premature, but expressed his support for redevelopment of the downtown area.

Moved by Councillor P. Meagher that the presentation made by Kim Wolff be accepted as information.

CARRIED UNANIMOUSLY

**J. Ryan Taitinger, WWT Holdings Ltd.** spoke in opposition to the proposed expropriation raising the cost of developing parking stalls as a major concern.

Moved by Councillor P. Meagher that the presentation made by J. Ryan Taitinger be accepted as information

CARRIED UNANIMOUSLY

**Kevin Person, owner/operator of The Keg** spoke in opposition to the proposed expropriation based on lack of parking, but supported downtown development.

Moved by Councillor R. Thomas that the presentation made by Kevin Person be accepted as information

CARRIED UNANIMOUSLY

**Tony Loga, General Manager, The Keg**, spoke in opposition to the proposed expropriation and echoed the concerns raised by Kevin Person.

Moved by Councillor Meagher that the presentation made by Tony Loga be accepted as information  
CARRIED UNANIMOUSLY

**Andrea Janzen, Keg Restaurants Ltd.** spoke in opposition to the proposed expropriation which will have a significant impact on the business and the ability to operate successfully.

Moved by Councillor P. Meagher that the presentation made by Andrea Janzen be accepted as information.  
CARRIED UNANIMOUSLY

**Don Mallon, Q.C. 1179216 Alberta Ltd and Keg Restaurants Ltd.** spoke in opposition and requested that the Municipality practice due diligence before proceeding with the proposed expropriation.

Moved by Councillor R. Thomas that the presentation made by Don Mallon be accepted as information.  
CARRIED UNANIMOUSLY

**Yuri Fulmer, Operator of A & W**, spoke in opposition to the proposed expropriation which will displace the business if approved.

Moved by Councillor P. Meagher that the presentation made by Yuri Fulmer be accepted as information.  
CARRIED UNANIMOUSLY

**David MacDonald, Scotian Enterprises** spoke in support of the City Centre Development which will attract new small businesses and create a vibrant and walkable downtown area.

Moved by Councillor R. Thomas that the presentation made by David MacDonald be accepted as information.  
CARRIED UNANIMOUSLY

**Roy Weibe, Morrison Centre**, spoke in support of the proposed expropriation and redevelopment of the downtown area.

Moved by Councillor R. Thomas that the presentation made by Roy Weibe be accepted as information.  
CARRIED UNANIMOUSLY

**Frank Creasy, Fort McMurray Tourism**, spoke in support to the City Centre Development which will provide a focal point for residence and visitors.

Moved by Councillor Meagher that the presentation made by Frank Creasy be accepted as presentation.  
CARRIED UNANIMOUSLY

**Martin Pallard, Tax and Accounting** spoke in support of the proposed expropriation and redevelopment of the downtown area.

Moved by Councillor C. Burton that the presentation made by Martin Pallard be accepted as information.  
CARRIED UNANIMOUSLY

**Paul Sarlis, Restaurex Corp** spoke in opposition to the proposed expropriation while supporting redevelopment in the downtown area.

Moved by Councillor P. Meagher that the presentation made by Paul Sarlis be accepted as information  
CARRIED UNANIMOUSLY

**Sean Carroll**, spoke in support of the development of a downtown arena.

Moved by Councillor Thomas that the presentation made by Sean Carroll be accepted as information.  
CARRIED UNANIMOUSLY

A break occurred from 8:06 p.m. to 8:26 p.m.

### **Further Delegations**

**Matthew Youens** spoke in opposition to the proposed expropriation as well as support of development in the downtown area.

Moved by Councillor D. Blair that the presentation made by Matthew Youens be accepted as information  
CARRIED UNANIMOUSLY

**Kim Farwell** spoke in support of the downtown redevelopment, but has concerns of the location and possible increased taxes for residents.

Moved by Councillor P. Meagher that the presentation made by Kim Farwell be accepted as information  
CARRIED UNANIMOUSLY

**Roger Ibbotson** spoke in support to the proposed expropriation and redevelopment of the downtown area.

Moved by Councillor R. Thomas that the presentation made by Roger Ibbotson be accepted as information.  
CARRIED UNANIMOUSLY

**Mike Durocher** spoke in support of the proposed expropriation, but expressed concern as to the location of the arena.

Moved by Councillor Thomas that the presentation made by Mike Durocher be accepted as information  
CARRIED UNANIMOUSLY

**Kim Eusanio** spoke in opposition to the proposed expropriation.

Moved by Councillor P. Meagher that the presentation made by Kim Eusanio be accepted as information.

CARRIED UNANIMOUSLY

**Nick Sanders, president of Fort McMurray Chamber of Commerce**, spoke in support of the City Centre Area Development Plan but suggests there are concerns with respect to the location of the proposed arena.

Moved by Councillor P. Meagher that the presentation made by Nick Sanders be accepted as information.

CARRIED UNANIMOUSLY

**Mary Lindsey McNutt** spoke in opposition to the location of the proposed arena.

Moved by Councillor J. Stroud that the presentation made by Mary Lindsey McNutt be accepted as information.

CARRIED UNANIMOUSLY

**Len Marcischuk** spoke in favour of the development of a new arena but not in the location as proposed.

Moved by Councillor P. Meagher that the presentation made by Len Marcischuk be accepted as information.

CARRIED UNANIMOUSLY

**Bryce Kumka** spoke in support of the development of an arena in the downtown area.

Moved by Councillor R. Thomas that the presentation made by Bryce Kumka be accepted as information.

CARRIED UNANIMOUSLY

**Robert Vargo** spoke in support of the downtown arena and listed some benefits for the Municipality.

Moved by Councillor J. Stroud that the presentation made by Robert Vargo be accepted as information.

CARRIED UNANIMOUSLY

**Craig Ewashko** spoke in opposition to the proposed expropriation.

Moved by Councillor P. Meagher, that the presentation made by Craig Ewashko be accepted as information.

CARRIED UNANIMOUSLY

**Ashley Kowalewski** spoke in support of the redevelopment of the downtown area.

Moved by Councillor D. Blair that the presentation made by Ashley Kowalewski be accepted as information.

CARRIED UNANIMOUSLY

**Phil Jean** spoke in opposition to the location of the arena being proposed.

Moved by Councillor P. Meagher that the presentation made by Phil Jean be accepted as information.

CARRIED UNANIMOUSLY

**Luana Bussieres** spoke opposition to the development of an arena in the downtown area.

Moved by Council J. Stroud that the presentation made by Luana Bussieres be accepted as information.

CARRIED UNANIMOUSLY

**Les Biola** spoke in support of the proposed expropriation.

Moved by Councillor J. Stroud that the presentation made by Les Biola be accepted as information.

CARRIED UNANIMOUSLY

**Ujeer Ahmed**, small business owner spoke in support of any improvements to can be made to the Municipality.

Councillor R. Thomas moved that the presentation made by Ujeer Ahmed be accepted as information.

CARRIED UNANIMOUSLY

**Lisa Radetic** spoke in support of the proposed expropriation.

Moved by Councillor R. Thomas that the presentation made by Lisa Radetic be accepted as information.

CARRIED UNANIMOUSLY

**Matt Creighton** spoke in support of the redevelopment of the downtown area but expressed concerns regarding parking availability.

Moved by Councillor J. Stroud that the presentation made by Matt Creighton be accepted as information.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that the Council meeting be extended past the 10:00 p.m. curfew.

CARRIED UNANIMOUSLY

A break occurred from 10:10 p.m. to 10:30 p.m.

#### 4.1 Approval of Proposed Expropriations of Five (5) Properties

**Ron Taylor, Executive Director, City Centre Redevelopment**, provided an overview of the proposed City Centre Area Development.

Moved by Councillor R. Thomas that Council approve the expropriation of the lands described in Attachment 1 (Property Description, dated March 26, 2013), and authorize the Mayor and Chief Legislative Officer (CLO) to sign the Certificate of Approval for each of the properties and authorize the CLO or her delegate to execute such further documents as required pursuant to the *Expropriation Act*.

CARRIED

FOR: M. Blake, D. Blair, C. Burton, S. Germain, J. Stroud, C. Tatum, R. Thomas, A. Vinni

OPPOSED: P. Meagher, D. Kirschner,

Moved by Councillor R. Thomas that Council consider the Report of Inquiry Officer Larry Carr in Attachment 2 dated March 15, 2013 regarding the lands described in Attachment 3 (Property Descriptions, dated April 9, 2013) and approve the expropriation of the lands described in Attachment 3, providing reasons for that decision as outlined in Attachment 6 (Reasons for Decision), and authorize the Mayor and Chief Legislative Officer (CLO) to sign the Certificate of Approval for each of the properties and authorize the CLO or her delegate to execute such further documents as required pursuant to the *Expropriation Act*.

CARRIED

FOR: M. Blake, D. Blair, C. Burton, S. Germain, J. Stroud, C. Tatum, R. Thomas, A. Vinni

OPPOSED: P. Meagher, D. Kirschner

A break occurred from 12:30 a.m. to 12:40 a.m.

Moved by Councillor S. Germain to defer the remainder of the items on the Agenda to the Council meeting in two weeks.

DEFEATED

FOR: S. Germain, D. Kirschner

OPPOSED: M. Blake, D. Blair, C. Burton, P. Meagher, J. Stroud, C. Tatum, R. Thomas, A. Vinni

#### Reports

**5. Increasing Urban Area Child Care Spaces**

Moved by Councillor R. Thomas that:

- Funding to a maximum of \$370,000 be allocated from the 2013 Employee Development and Support Services Operating Budget for initial set up and proportionate utilities costs for an employer supported licensed child care facility.
- In the event funding cannot be accommodated in the 2013 Employee Development and Support Services Operating Budget, funding be allocated from the 2013 Corporate Operating Budget surplus.
- In the event funding cannot be accommodated in the 2013 Corporate Operating Budget surplus, funding be allocated from the Emerging Issues Reserve.

CARRIED UNANIMOUSLY

**6. Appointment to the 2015 Wood Buffalo Host Society Board of Directors – Western Canada Summer Games**

Moved by Councillor P. Meagher that the following appointment be made to the 2015 Wood Buffalo Host Society Board of Directors, effective immediately, until December 31, 2015:

Marlene Lane – Director of Regional Relations

CARRIED UNANIMOUSLY

**Adjournment**

Moved by Councillor S. Germain that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 1:00 a.m.

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Mayor

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Chief Legislative Officer