

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, September 27, 2016, commencing at 6:00 p.m.

Present: M. Blake, Mayor
T. Ault, Councillor
L. Bussieres, Councillor
S. Germain, Councillor
K. McGrath, Councillor (via teleconference)
P. Meagher, Councillor
J. Stroud, Councillor
C. Tatum, Councillor
A. Vinni, Councillor
C. Voyageur, Councillor

Absent: J. Cardinal, Councillor

Administration: B. Couture, Acting Chief Administrative Officer
R. Billard, Acting Executive Director
E. Hutton, Executive Director
D. Leflar, Chief Legislative Officer
A. Rogers, Senior Legislative Officer
J. Brown, Supervisor, Legislative Services
D. Soucy, Legislative Officer

Call To Order

Mayor M. Blake called the meeting to order at 6:09 p.m.

Adoption of Agenda

Moved by Councillor P. Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Minutes of Regular Council Meeting - September 20, 2016

Moved by Councillor T. Ault that the Minutes of the Council Meeting held on September 20, 2016 be approved as presented.

CARRIED UNANIMOUSLY

Pecuniary Interest

Councillor T. Ault declared a pecuniary interest in the following agenda item due to an employment relationship and exited the Chamber at 6:11 p.m.

Presentations

2. Critical Revenue Perspective – Impact of Bill 21 on the Regional Municipality of Wood Buffalo (Taxation and Assessment)

(6:12 p.m. – 6:37 p.m.)

David Leflar, Director, Legal and Legislative Services, provided an overview of the impact that the proposed amendments to the Municipal Government Act under Bill 21 would have on the Municipality with respect to taxation and assessment.

Moved by Councillor J. Stroud:

- That Council endorses the “Critical Revenue Perspective - Impact of Bill 21 on the Regional Municipality of Wood Buffalo with respect to Taxation and Assessment” as the Municipality’s position on the Government of Alberta’s proposed Bill 21; and
- That the Mayor is hereby authorized to write on behalf of Council:
 - (a) to the Government of Alberta, advising of the Municipality’s position on Bill 21 and enclosing a copy of the Critical Revenue Perspective document; and
 - (b) to other key stakeholders including the Oil Sands Community Alliance, the Rural Stakeholders Group and aboriginal leadership, advising of the Municipality’s position on Bill 21, enclosing a copy of the Critical Revenue Perspective document, and seeking a collaborative approach to the Government of Alberta in addressing the concerns arising from Bill 21.

CARRIED UNANIMOUSLY

Return

Councillor T. Ault returned to the Chamber at 6:38 p.m.

Public Hearings and Related Reports

3. Bylaw 16/020 - Land Use Bylaw Amendment - Wildfire Recovery Overlay

(6:39 p.m. – 7:17 p.m.)

Mayor M. Blake declared the Public Hearing for Bylaw No. 16/020 open at 6:39 p.m.

Jamie Doyle, Director of Planning and Development, provided an overview of the proposed Land Use Bylaw amendment for a Wildfire Recovery Overlay, which would allow multiple rebuild options for residents in the most heavily fire-damaged areas – Abasand, Beacon Hill, Stone Creek, Wood Buffalo, and the portion of Waterways that lies above the flood hazard zone.

Terry Cooper, Rebuild Abasand Committee, spoke in support of the proposed amendment, noting that the Wildfire Recovery Overlay provides options and flexibility for residents to rebuild their homes.

Jim Rogers, resident, spoke to the proposed amendment as it relates to the rebuilding of homes in Waterways.

Exit and Return

Councillor S. Germain exited the Chamber at 6:59 p.m. and returned at 7:00 p.m.

Mayor M. Blake declared the Public Hearing for Bylaw No. 16/020 closed at 7:11 p.m.

The following motion was presented by Councillor S. Germain: “that Bylaw No. 16/020, being a Land Use Bylaw amendment to add a Wildfire Recovery Overlay, be read a second time.”

Moved by Councillor S. Germain that Bylaw No. 16/020 be amended by making the changes to the Part 11 Wildfire Recovery Overlay that are shown on the marked up version of the Overlay that is Attachment 2 to the Council Report dated September 27, 2016.

CARRIED UNANIMOUSLY

Moved by Councillor S. Germain that Bylaw No. 16/020, being a Land Use Bylaw amendment to add a Wildfire Recovery Overlay, as amended, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 16/020, as amended, be read a third time.

CARRIED UNANIMOUSLY

Reports

4. Municipal Fee Structure relating to Demolition and Rebuilding

(7:18 p.m. – 8:31 p.m.)

Bob Couture, Executive Director, Planning and Regional Development, and Dana Woodworth, Interim Recovery Team Leader, presented an overview of the proposed changes to the municipal fee structure relating to demolition and rebuilding for properties damaged or destroyed by the 2016 wildfire, including the cost of surveys, real property reports or any geotechnical investigations, analysis or reports.

Real Chartrand and Maurice Leroux, small business owners, spoke in support of the proposed changes to the municipal fee structure, citing the need to also lower the landfill tipping fees.

Paul Mcleod, resident, spoke to the municipal fee structure, noting the proposed landfill rebates should be higher.

Moved by Councillor J. Stroud:

1. That the Municipality waive the fees related to development and building permits specific to the properties destroyed or damaged by the wildfire of May 2016; and
2. That Administration enter into discussions with the Canadian Red Cross regarding a cost sharing agreement relating to development and building permits specific to the properties destroyed or damaged by the wildfire of May 2016; and
3. That Council direct Administration to issue rebate cheques in the amount of \$540 to each effected property owner as a result of the concrete that will be received at the landfill; and
4. That Council direct Administration to issue debris removal payments to residents impacted by the firebreak; and
5. That Council direct Administration to submit the costs related to firebreak debris removal payments to the Government of Alberta; and
6. That Council direct Administration to complete the overall geotechnical assessment for the Waterways area; and
7. That Council direct Administration to submit the costs related to the overall geotechnical assessment for the Waterways area to the Government of Alberta; and
8. That Council direct Administration to complete the overall grading plan for Abasand, Beacon Hill and Waterways; and
9. That Council direct Administration to submit the costs related to the overall grading plan for Abasand, Beacon Hill and Waterways to the Government of Alberta; and
10. That Council direct Administration to investigate and propose a plan to re-establish the survey pins in all destroyed areas; and
11. That Council direct Administration to submit the costs related to the establishment of the survey pins to the Government of Alberta.

CARRIED UNANIMOUSLY

Councillor T. Ault put forward the following for consideration: "That Council officially request the Government of Alberta to reimburse the costs of landfill tipping fees associated with the May 2016 wildfire."

Councillor A. Vinni proposed amending the motion presented by Councillor T. Ault by adding at the end "And that any funds realized from the rebate be reimbursed back to the homeowner." As this did not present a substantive change to the motion, it was accepted as a friendly amendment by Council as per the Procedure Bylaw. Voting then occurred on the motion, which now reads as follows:

Moved by Councillor T. Ault that Council officially request the Government of Alberta to reimburse the cost of landfill tipping

fees associated with the May 2016 wildfire and that any funds realized from the rebate be reimbursed back to the homeowner.

CARRIED UNANIMOUSLY

Recess

A brief recess occurred between 8:33 p.m. and 8:45 p.m.

5. Wood Buffalo Recovery Committee Recommendation – 2016 Budget Request – Recovery Committee and Task Force

(8:46 p.m. – 8:57 p.m.)

Moved by Councillor J. Stroud:

1. That funding in the amount of \$7,036,190 be allocated from the 2016 Municipal Operating Budget surplus, if it exists, to support the additional cash flow requirements related to the operations of the Wood Buffalo Recovery Committee (WBRC) and the Recovery Task Force (RTF); and
2. That in the event this funding cannot be accommodated in the 2016 Municipal Operating Budget surplus, funding be allocated from Emerging Issues Reserve or any other funding source as determined by the Municipality.
3. That the Municipality provide \$26,053,260 in cash-flow requirements to the WBRC and RTF in advance of the formal submission to the Disaster Recovery Program (DRP) for reimbursement.
4. That the WBRC make a submission to the Government of Alberta for an advance in DRP funding.

Jim Rogers, resident, spoke to matters unrelated to the recommendations before Council at this time.

CARRIED UNANIMOUSLY

6. Audit Committee Recommendation - Appointment of External Auditor - 2017 Year End

(8:58 p.m. – 9:00 p.m.)

Moved by Councillor P. Meagher:

- That Deloitte LLP be reappointed as external auditor for the Regional Municipality of Wood Buffalo, Wood Buffalo Regional Library, Regional Recreation Corporation and Wood Buffalo Housing & Development Corporation for the December 31, 2017 year end audit.
- That Administration be authorized to enter into a one year contract extension for the provision of external audit

services for the December 31, 2017 year end by Deloitte LLP; and

- That Administration prepare and issue a Request for Proposal (RFP) for the provision of external auditing services commencing December 31, 2018.

CARRIED UNANIMOUSLY

7. Member Appointments to Composite Assessment Review Board and Local Assessment Review Board

(9:01 p.m. – 9:04 p.m.)

David Leflar, Director, Legal and Legislative Services, noted for the record, that due to an administrative error, his name was attached to this report, when it should have reflected the Senior Legislative Officer's.

Moved by Councillor A. Vinni:

- That Ijad Dewan, Nick Alexanders and Phil Klug be appointed as Acting Members to the Composite Assessment Review Board; and
- That Donald Gorman, Jennifer Reid and Samuel Odemuyiwa be appointed as Acting Members to the Local Assessment Review Board; and
- That the term of these appointments run concurrently with their current appointments.

CARRIED UNANIMOUSLY

Councillors' Motions

8. Proposed Amendments to Wood Buffalo Recovery Committee Bylaw

(9:05 p.m. – 9:28 p.m.)

Assuming the Chair

Mayor M. Blake vacated the Chair to make a motion as per the Procedure Bylaw and Deputy Mayor L. Bussieres assumed the Chair.

Moved by Mayor M. Blake that Administration be directed to bring forward an amendment to the Wood Buffalo Recovery Committee Bylaw 16/013, to effect the following amendments:

1. Section 4(a) "up to" one Councillor elected from a Ward in the Rural Service Area;
2. Section 4(b) "one" Councillor elected from Ward 1;
3. Section 7(f) strike "weekly" and replace with "timely";
4. Replace all of Section 10 with "Committee members who are also Councillors may claim the same meeting compensation as other Wood Buffalo Recovery Committee members. The Wood Buffalo Recovery Committee will be

compensated per the schedule used by the Assessment Review Board for its members”; and

5. Strike Section 11, and renumber Bylaw 16/013 accordingly.

Jim Rogers, resident, spoke to matters unrelated to the recommendations before Council at this time.

Paul McLeod, resident, questioned the cost associated with the proposed amendment to the compensation section of the bylaw.

CARRIED UNANIMOUSLY

Adjournment

As all scheduled public business had been concluded, Mayor M. Blake declared the meeting adjourned at p.m., noting that Council would be proceeding in-camera to deal with a Personnel Matter pursuant to Section 17.1 of the *Freedom of Information and Protection of Privacy Act*.

Mayor

Chief Legislative Officer