

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, FEBRUARY 27, 2007, COMMENCING AT 6:00 P.M.

PRESENT:

MAYOR	M. BLAKE
DEPUTY MAYOR	P. MEAGHER
COUNCILLORS	J. CHADI S. CLARKSON L. FLETT S. GERMAIN R. REBUS C. SLADE J. VYBOH L. WILTZEN
REGIONAL MANAGER	B. NEWELL
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE OFFICER	A. ROGERS

ABSENT:

COUNCILLOR	J. CARBERY
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CALL TO ORDER: Mayor Blake called the meeting to order at 6:03 p.m.

PRAYER: The Mayor asked everyone to join her in Prayer.

AGENDA: Resolution # 07-024
MOVED by Deputy Mayor Meagher that the agenda be adopted as presented.
CARRIED UNANIMOUSLY

MINUTES: **Council Meeting – February 13, 2007**
Resolution # 07-025
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on February 13, 2007 be approved as presented.
CARRIED UNANIMOUSLY

Public Hearing – February 13, 2007

Resolution # 07-026

MOVED by Councillor Chadi that the Minutes of the Public Hearing held on February 13, 2007 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

Mr. Cliff Maron, President, UDI Wood Buffalo re: Introduction of the Urban Development Institute – Wood Buffalo

Mr. Cliff Maron was in attendance to provide an introduction and overview of the Urban Development Institute and the newly formed UDI Wood Buffalo. UDI Wood Buffalo was formed from the Wood Buffalo Builders Association and combines the home building and development industries under one umbrella. UDI Wood Buffalo has established three working committees to address building issues, bylaw issues and land development issues. Mr. Maron concluded his presentation by requesting that Administration meet formally with the chairs of the three committees on a monthly basis to discuss various issues. He also noted that one of UDI Wood Buffalo's goals is to improve communication between municipal government and industry.

Resolution # 07-027

MOVED by Councillor Chadi that the UDI Wood Buffalo presentation be received as information and referred to Administration for consideration.

CARRIED UNANIMOUSLY

PUBLIC HEARINGS:

None Scheduled.

COUNCIL UPDATES:

Reporting of Councillors on Boards and Committees

Councillor Chadi reported on the following:

- Upcoming Fort Chipewyan Annual Ice Fishing Derby

Councillor Slade reported on the following:

- Wood Buffalo Housing & Development Corporation

Councillor Vyboh reported on the following:

- Family Crisis Society Murder Mystery Fundraiser
- Library 9th Annual Team Trivia Fundraising Event
- Regional Aboriginal Recognition Awards
- Al Hancock Everest Expedition

Councillor Wiltzen reported on the following:

- Anzac Community Association
- Conklin Community Association

Mayor's Update

Mayor Blake deferred her update to Deputy Mayor Meagher, as she was away from the Municipality during the reporting period.

Deputy Mayor Meagher reported on the following:

- Provincial Funding Announcement
- Regional Aboriginal Recognition Awards

REPORTS:

Memorandum of Understanding – University of Calgary/ Regional Municipality

Resolution # 07-028

MOVED by Councillor Rebus that the Regional Municipality of Wood Buffalo enter into the Memorandum of Understanding with the University of Calgary to identify their intent to work collaboratively with the University to address many regional issues.

It was noted that there may be some minor content changes to the actual agreement, but that the changes would not be substantial, nor would they impact the intent of the agreement.

CARRIED UNANIMOUSLY

Reserve Bids for Tax Recovery Auction

Resolution # 07-029

MOVED by Councillor Slade that the reserve bids and sale conditions be established as listed in Attachment 1 – Reserve Bids for Tax Sale Properties, dated January 29, 2007

CARRIED UNANIMOUSLY

Allocation of 2007 Community Development Funding

Resolution # 07-030

MOVED by Councillor Vyboh that \$100,000 of 2007 Community Development Funding be allocated as follows:

- Canadian Mental Health Association - \$8,000
- Conklin Community Association - \$8,000
- Fellowship Baptist Church – Centre of Hope - \$12,000

- Fort McMurray Association for Community Living - \$12,000
 - Fort McMurray Golden Years Society - \$12,000
 - Nistawoyou Association Friendship Centre - \$11,000
 - Timberlea School Parents Advisory Council - \$4,000
 - Wood Buffalo Educare Society - \$12,000
 - Wood Buffalo Senior Support Society - \$11,000
 - YMCA of Wood Buffalo – Out of School Care Program - \$10,000
- CARRIED UNANIMOUSLY

Lease of Office Space – 9717 Franklin Avenue

Mr. Steve Cook, Land Manager, was in attendance to provide an overview of the proposed lease and responded to questions from Council.

Resolution # 07-031

MOVED by Deputy Mayor Meagher:

1. THAT administration be directed to complete lease for the Brick building at 9717 Franklin Avenue for a 10 year term for the net annual rent of \$364,000, with a revision in the rent years 6 to 10 equal to the lesser of market rent or current rent plus the CPI increase over 2007 base year x 1.25;
2. THAT the purchase of 9715 Main Street funded with \$2,000,000 from the Emerging Issues Reserve and \$2,000,000 from the Asset Addition Reserve be cancelled;
3. THAT \$1,500,000 be approved from the Emerging Issues Reserve for the cost of rent, renovations and furniture at 9717 Franklin Avenue; and
4. THAT \$500,000 be approved from the Emerging Issues Reserve for upcoming renovations in other office leases anticipated in 2007.

It was clarified that the building will house approximately 56-70 people, and will be ready for occupancy within 90-120 days of being vacated, which is expected to happen in mid-April. It was also noted that funds have been included in the 2008 financial plan for the commissioning of a study of the development of a civic centre in the lower townsite to address the Municipality's long-term needs.

CARRIED UNANIMOUSLY

Lease of Office Space – 9816 Hardin Street

Resolution # 07-032

MOVED by Councillor Clarkson:

1. THAT administration be directed to complete the assumption of the Fort McMurray Business Development Centre lease for 2,095 square feet of space at 9816 Hardin Street for the annual rent of \$59,707.50 plus additional rent charges plus GST effective June 1, 2007 or later as circumstances dictate;
2. THAT administration complete the lease to the Fort McMurray Regional Business Development Centre of 1200 square feet of lower level space in the old Brick Building at \$15.00 per square foot gross depending on availability; and
3. THAT the cost of rent, common area maintenance, parking, renovations and furniture to a total of \$250,000 be funded from the Planning and Development 2007 operating budget.

A lengthy discussion ensued with respect to stop-gap measures being utilized and the value being provided to taxpayers as a result. Concern was expressed about the establishment of satellite offices and the difficulties associated with supporting and managing operations, as well as communicating between various departments. It was also noted that building a civic centre will require detailed planning and will take several years. In the interim, it is necessary to secure other space to house municipal operations.

CARRIED

For: Blake, Clarkson, Flett, Meagher,
Rebus, Vyboh, Wiltzen
Opposed: Chadi, Germain, Slade

RECESS

A recess occurred from 7:07 p.m. to 7:23 p.m.

Appointment of Members – Regional Advisory Committee on Inclusion, Diversity and Equality

Resolution # 07-033

MOVED by Councillor Vyboh that the following individuals be appointed to the Regional Advisory Committee on Inclusion, Diversity and Equality for the period January 1, 2007 – December 31, 2007:

- Jacob Irving (RIWG)
- Ali Fayad (RCMP)
- Brian Fayant (Métis Locals)
- Carol Penner (Multicultural Association)
- Dan McIsaac (Catholic Board of Education)
- Roy Vermillion (Athabasca Tribal Council)
- Myra MacKay (YMCA Immigrant Program)

- Mrs. Kapila Chugh (public-at-large)
CARRIED UNANIMOUSLY

RCMP Staff Realignment

Resolution # 07-034

MOVED by Councillor Chadi:

1. THAT \$400,000 be utilized from the RCMP budget to fund new RCMP support staff positions; and
2. THAT in the event the entire amount cannot be accommodated within the RCMP operating budget, the balance be funded from a 2007 Corporate operating surplus; and
3. THAT in the event a 2007 corporate operating surplus is insufficient or non-existent, the funds be committed from the 2007 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

EXIT

Councillors Clarkson and Slade declared a potential pecuniary interest in the next item and excused themselves from the meeting at 7:28 p.m.

Title Partnership – MacDonald Island Park Redevelopment Project

Resolution # 07-035

MOVED by Deputy Mayor Meagher:

1. THAT Articles 02.03 (d), 03.06 (d) and 03.07 of the Community Identification System Policy 040-2006 be waived.
2. THAT the Municipality be authorized to enter into the agreement policy with Suncor Energy Foundation, dated February 2007, for external naming rights of MacDonald Island Park Recreation Complex for \$3,000,000.00.

Concern was expressed relative to the transparency and fairness of the process and the fact that Council is essentially revoking the policy adopted in 2006 to facilitate the title partnership. Concern was also expressed about the retention of the current C.A. Knight name, as former Mayor Chuck Knight was instrumental in retaining MacDonald Island as a recreational centre.

It was noted that this should be viewed as a contractual arrangement whereby a company receives marketing and advertising benefits from having its name attached to one of the largest recreation facilities in the province, subject to providing appropriate compensation to municipal

ratepayers. It was noted that the Municipality has not tested the market to determine what businesses are willing to pay for the right to put their company name on the facility and that the Municipality has missed an opportunity to raise extra revenue to offset the cost to taxpayers.

The Regional Manager then provided an overview of the negotiations that have taken place, beginning in 2005. He noted that the Municipality had retained Ketchum Consulting to assess potential sponsorships, and they had established an amount of \$2 Million for a 20 year period. Through the negotiation process, Suncor increased its contribution to \$3 Million for 10 years. He noted that, in comparison with other facilities in Western Canada, this is the largest amount offered for facility naming rates. In addition, Suncor has agreed to sit on the fundraising committee, which is very advantageous for the Municipality and will likely net larger contributions in the long run. Mr. Newell indicated that Administration believes both the amount and term of the agreement to be fair and of benefit to the Municipality in the long run.

Several Councillors spoke of Suncor's commitment to the community, both as a corporate citizen and supporter of sporting and the arts, and that the Municipality is very fortunate to have the company sponsoring the project. In addition, several Council Members expressed their belief that Suncor is committed to ensuring the development of a world class facility and will extend their support beyond the terms of the existing agreement.

Voting then occurred on the motion presented by Councillor Vyboh.

CARRIED

For: Blake, Flett, Meagher, Rebus,
Vyboh, Wiltzen

Opposed: Chadi, Germain

RETURN

Councillors Clarkson & Slade returned to the meeting at 7:45 p.m.

BYLAWS:

Bylaw No. 07/003 – BRZ Tax Levy Bylaw

Bylaw No. 07/003, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE A BUSINESS REVITALIZATION ZONE TAX FOR THE 2007 TAX YEAR, was presented to receive second and third readings.

Resolution # 07-036

MOVED by Deputy Mayor Meagher that Bylaw No. 07/003 being the Business Revitalization Zone Tax Bylaw, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-037

MOVED by Councillor Chadi that Bylaw No. 07/003 be read a third and final time

CARRIED UNANIMOUSLY

Bylaw No. 07/005 – Roads & Transportation Bylaw Amendment

Bylaw No. 07/005, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND ROADS AND TRANSPORTATION BYLAW NO. 02/079, was presented to receive first reading.

Resolution # 07-038

MOVED by Councillor Vyboh that Bylaw No. 07/005, being a bylaw to amend the Roads and Transportation Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/007 – Debenture Borrowing Bylaw – Vacuum Street Sweepers

Bylaw No. 07/007, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF SEVEN HUNDRED THOUSAND DOLLARS (\$700,000) FOR THE VACUUM STREET SWEEPERS, was presented to receive first reading.

Resolution # 07-039

MOVED by Councillor Wiltzen that Bylaw No. 07/007, being a borrowing bylaw to purchase two vacuum street sweepers, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/008 – Debenture Borrowing Bylaw – Heavy Equipment Replacements

Bylaw No. 07/008, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE

INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF SIX HUNDRED SIX THOUSAND ONE HUNDRED THIRTY SIX DOLLARS (\$606,136) FOR HEAVY EQUIPMENT REPLACEMENTS, was presented to receive first reading.

Resolution # 07-040

MOVED by Deputy Mayor Meagher that Bylaw No. 07/008, being a borrowing bylaw to replace heavy equipment, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/010 - Debenture Borrowing Bylaw – Fort Chipewyan Airport Maintenance Garage

Bylaw No. 07/010, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF FOUR MILLION NINETY THOUSAND DOLLARS (\$4,090,000) FOR THE FORT CHIPEWYAN AIRPORT MAINTENANCE GARAGE, was presented to receive first reading.

Resolution # 07-041

MOVED by Councillor Slade that Bylaw No. 07/010, being a borrowing Bylaw to construct the Fort Chipewyan Airport Maintenance Garage, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/011 - Debenture Borrowing Bylaw Amendment – Regional Landfill

Bylaw No. 07/011, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND DEBENTURE BORROWING BYLAW NO. 03/025 FOR THE REGIONAL LANDFILL PROJECT, was presented to receive first reading.

Resolution # 07-042

MOVED by Councillor Chadi that Bylaw No. 07/011, being an amendment to Bylaw No. 03/025 for the construction of the 2007 portion of the Regional Landfill, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/012 – Debenture Borrowing Bylaw – 2007 Sanitary Sewer Main Replacement

Bylaw No. 07/012, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF EIGHT HUNDRED THOUSAND DOLLARS (\$800,000) FOR THE 2007 SANITARY SEWER MAIN REPLACEMENT, was presented to receive first reading.

Resolution # 07-043

MOVED by Councillor Clarkson that Bylaw No. 07/012, being a borrowing bylaw for the 2007 Sanitary Sewer Main Replacement, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/013 – Debenture Borrowing Bylaw – 2007 Storm Main Replacement

Bylaw No. 07/013, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF EIGHT HUNDRED THOUSAND DOLLARS (\$800,000) FOR THE 2007 STORM MAIN REPLACEMENT, was presented to receive first reading.

Resolution # 07-044

MOVED by Deputy Mayor Meagher that Bylaw No. 07/013, being a borrowing bylaw for the 2007 Storm Main Replacement, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/014 – Debenture Borrowing Bylaw – Franklin/Riedel Update and Rehabilitation

Bylaw No. 07/014, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF THREE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$3,537,298) FOR THE FRANKLIN/RIEDEL UPGRADE AND REHABILITATION, was presented to receive first reading.

Resolution # 07-045

MOVED by Councillor Clarkson that Bylaw No. 07/014, being a borrowing bylaw for the construction of the 2007 portion of the Franklin/Riedel Upgrade and Rehabilitation, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/015 - Debenture Borrowing Bylaw – Jubilee Centre Hot Water Distribution System

Bylaw No. 07/015, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF FOUR HUNDRED SEVENTY FIVE THOUSAND FOUR HUNDRED FIFTY SIX DOLLARS (\$475,456) FOR THE JUBILEE BUILDING HOT WATER DISTRIBUTION SYSTEM, was presented to receive first reading.

Resolution # 07-046

MOVED by Councillor Vyboh that Bylaw No. 07/015, being a borrowing bylaw for the installation of the Jubilee Building Hot Water Distribution System, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/016 – Debenture Borrowing Bylaw – Jubilee Centre Fire Alarm System

Bylaw No. 07/016, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF EIGHT HUNDRED FIFTY SIX THOUSAND SIXTY FOUR DOLLARS (\$856,064) FOR THE JUBILEE BUILDING FIRE ALARM SYSTEM, was presented to receive first reading.

Resolution # 07-047

MOVED by Councillor Slade that Bylaw No. 07/016, being a borrowing bylaw for the installation of the Jubilee Building Fire Alarm System, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/017 - Debenture Borrowing Bylaw – Beacon Hill Pump House Reservoir Roof Replacement

Bylaw No. 07/017, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF SIX HUNDRED THOUSAND DOLLARS (\$600,000) FOR THE BEACON HILL PUMP HOUSE RESERVOIR ROOF REPLACEMENT, was presented to receive first reading.

Resolution # 07-048

MOVED by Deputy Mayor Meagher that Bylaw No. 07/017, being a borrowing bylaw to replace the Beacon Hill Pump House Reservoir Roof, be read a first time.

CARRIED UNANIMOUSLY

NEW BUSINESS:

None scheduled.

ADJOURNMENT:

Resolution # 07-049

MOVED by Councillor Wiltzen that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:53 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER