

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, MARCH 08, 2005, COMMENCING AT 6:00 P.M.

PRESENT:	MAYOR	M. BLAKE
	COUNCILLORS	J. CARBERY J. CHADI L. FLETT S. GERMAIN P. MEAGHER R. REBUS J. VYBOH
	ACTING REGIONAL MANAGER	B. FEDORAK
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	A. ROGERS
ABSENT:	DEPUTY MAYOR	C. SLADE
	COUNCILLOR	S. CLARKSON L. WILTZEN

CALL TO ORDER

The Mayor called the meeting to order at 6:08 p.m.

1. PRAYER

The Mayor asked everybody to join her in the Prayer.

2. ADOPTION OF AGENDA

The Mayor asked if there were any additions or deletions to the Agenda.

MOVED by Councillor Meagher that the Agenda be amended by removing the existing pages 83 and 87, and replacing with the revised pages provided, and that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

3-A. MR. JOHN WILSON, CO-CHAIR, 2004 ARCTIC WINTER GAMES HOST SOCIETY RE: 2004 ARCTIC WINTER GAMES FINAL REPORT 05/057

Mr. Wilson advised that it has been a year since the 2004 Arctic Winter Games were held in the Municipality. The Games saw about 2,200 athletes and participants, as well as roughly 5,000 additional visitors to the community, and provided a tremendous opportunity for organizers to showcase the community and show the world what it's capable of. Mr. Wilson extended a special thank you to the many volunteers and generous sponsors who made the Games such an overwhelming success.

The 2004 Arctic Winter Games has left behind a legacy of facility enhancements and new equipment, as well as a tremendous sense of community pride and accomplishment. The final audit has now been completed and a surplus of \$26,601 has been realized. The Board has decided that \$25,000 will be allocated to the new Wood Buffalo Sports & Wellness Centre, with the remaining funds going to the Alberta Games Fund. On behalf of the Executive and Games staff, Mr. Wilson thanked Council Members and municipal staff for their support and assistance throughout the Games.

Several members of Council thanked Mr. Wilson and the Host Society for their dedication and commitment, noting that they were instrumental in making the 2004 Arctic Winter Games such an overwhelming success.

MOVED by Councillor Meagher that the 2004 Arctic Winter Games Final Report Presentation be accepted as information.

CARRIED UNANIMOUSLY

3-B. MR. HERB KUEHNE, ASSOCIATED ENGINEERING LTD. RE: COST ESTIMATE – FORT MCMURRAY WASTE WATER TERTIARY TREATMENT PLANT 05/058

Mr. Kuehne explained that the Waste Water Tertiary Treatment Plant will improve and enhance the quality of waste water entering the Athabasca River. The site of the facility will be the same as the existing facility, as it will allow the existing infrastructure to be used, thereby reducing costs. The existing cells on this site are already at a 250 metre elevation; therefore, the facility will also be protected against ice jams.

The intent is to have the new facility completed by Summer 2007, to allow approximately six months of operation before the current license expires and a new license has to be obtained. The plant upgrading is required in order to comply with Alberta Environment's effluent release criteria. The current facility, which was constructed in and meets standards of the 1970's, has aerated lagoons and was designed to service a population of up to 60,000 residents. The criteria that the Municipality must meet will come

into effect as of January, 2008, and does require tertiary treatment of waste water.

Mr. Kuehne provided an overview of the progress made to date, as well as the projected future timelines. He noted that the timelines have been established in a manner which will enable the Municipality to take advantage of cost saving opportunities. Projections were initially made based on a flow of 330 litres per capita per day; however, after re-calibrating flow meters, it has been determined that flow is in the range of 390 litres per capita per day, which has resulted in a significant impact on the design and capacity of the plant.

The significant growth occurring in the region has made it very difficult to target and identify future population. The value engineering process has taken into account various population projections, announcements of planned projects, and additional data compiled by the Regional Issues Working Group to arrive at a realistic population figure. The plant has been designed to allow maximum flexibility for future expansion of the facility to meet the servicing needs of residents.

Mr. Kuehne concluded his presentation by noting that Phase 1 of the project will accommodate a population of 85,000 people at a projected cost of \$94,000,000, with the Phase 2 expansion accommodating a population of 100,000 and costing an additional \$14,000,000. Because of the financial implications of this project, Mr. Kuehne also recommended that Administration investigate funding strategies for the first phase of the project because of the associated financial implications.

3-C. BUSINESS ARISING OUT OF PRESENTATION

I. AGENDA BILL # 05-034 - COST ESTIMATE – FORT MCMURRAY WASTE WATER TERTIARY TREATMENT PLANT 05/059

Reference was made to Agenda Bill # 05-034, being Report No. OM05-05, dated February 23, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Cost Estimate – Fort McMurray Waste Water Tertiary Treatment Plant.

Mr. Kuehne clarified that the proposed design is similar to that of facilities in other cold-weather locations in Europe and northern Canada. He also clarified that the projected costs for Phase 2 of the project are based on 2005 dollars, and do not take future value and inflation into consideration. It was then suggested that information on future dollars needs to be available when lobbying other levels of government, industry and stakeholders so that the Municipality doesn't have to look for more money to cover the increased cost when Phase 2 is developed.

Mr. Kuehne also explained that if there is an increase in flow, then it will likely mean that some components will have to be brought on sooner. He indicated his belief that the projected flow is realistic, in light of water conservation and sustainability initiatives. He also noted that efforts are being made to optimise all components in a very logical manner so that the plant will be easily expandable.

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In response to questions raised, Mr. Kuehne advised that a sewer study is currently underway, and one of the issues to be addressed is how to accommodate growth and meet population projections. It was confirmed that the technology for the proposed facility is the most up-to-date available. There are other alternatives for treatment which would produce a better quality effluent; however, the cost would be significantly higher. The decision for the most appropriate type of facility was a matter of applying the basic criteria and factoring on licensing requirements and costs.

Mr. Kuehne advised that the facility has been designed for cold climates, but there are generally bugs in waste water treatment that will vary from one municipality to another. Once the facility is completed in Summer, 2007, the plant will be operated for six months to give the operators a chance to become familiar with the facility, optimise the plant, and improve and enhance water quality. Mr. Kuehne indicated that he is quite comfortable that the facility will easily exceed the effluent criteria set out by Alberta Environment.

MOVED by Councillor Meagher:

1. THAT the Waste Water Tertiary Treatment Plant be constructed to service a population of 85,000, at an estimated cost of \$94,000,000.00.
2. THAT Administration investigate funding options to accommodate the project cost of \$94,000,000.00.
3. THAT Administration proceed with public consultation.

A friendly amendment was suggested, whereby the words "...and costs associated with Phases 2 and 3" would be inserted at the end of the second recommendation. Councillor Germain indicated that the intent of this amendment would be to ensure that all parties have a full understanding of the future cost of Phases 2 and 3 when negotiations are taking place. Councillor Meagher concurred with the amendment; therefore, the motion now reads as follows:

MOVED by Councillor Meagher:

1. THAT the Waste Water Tertiary Treatment Plant be constructed to service a population of 85,000, at an estimated cost of \$94,000,000.00.
2. THAT Administration investigate funding options to accommodate the project cost of \$94,000,000.00, and costs associated with Phases 2 and 3.
3. THAT Administration proceed with public consultation.

CARRIED UNANIMOUSLY

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4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – FEBRUARY 22, 2005

The Minutes of the Regular Council Meeting held on February 22, 2005 were submitted for consideration.

MOVED by Councillor Vyboh that the Minutes of the Regular Council Meeting held on February 22, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-B. PUBLIC HEARING – FEBRUARY 22, 2005

The Minutes of the Public Hearing held on February 22, 2005 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Public Hearing held on February 22, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-C. BUSINESS ARISING OUT OF MINUTES

There was no business arising out of the Minutes.

5. PUBLIC HEARINGS

None Scheduled.

APOLOGIES

Mayor Blake extended apologies on behalf of Deputy Mayor Slade and Councillors Clarkson and Wiltzen, who were attending to other business commitments.

6. UPDATES

**A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES
(COUNCILLORS FLETT, MEAGHER & VYBOH)**

Councillor Flett reported on the following:

- Fort Chipewyan Fish Derby
- Meeting w/Gilles Huizinga to discuss housing issues in Fort Chipewyan

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Councillor Meagher reported on the following:

- Communities In Bloom Committee
- Community Services Standing Committee
- Clearwater Heritage River Committee
- “We Love the Winters” Celebration

Councillor Vyboh reported on the following:

- Commended hard work and dedication of RCMP
- Protective Services Standing Committee
- Public Works & Transportation Standing Committee

6-B. MAYOR’S UPDATE

Mayor Blake reported on the following:

- Rotary Club 100th Anniversary
- Welcome back two soldiers who finished tour of duty in Afghanistan
- Regional Aboriginal Recognition Awards
- Fort McMurray Tourism 1st Annual Gold Star Awards
- Conklin Community Association Meeting
- Throne Speech at Legislature
- Reception hosted by Learning Minister at Provincial Library
- Northern Alberta Mayors’ Caucus
- Big Brothers/Sisters Bowl for Millions
- Bread & Roses Gala hosted by Family Crisis Prevention Society
- Flags flown at half-mast to honour RCMP Members who were recently killed in the line of duty
- Allocation of Provincial Funds budgeted for Ground Ambulance Transfers

7. REPORTS

7-A. AGENDA BILL # 05-035 - TENDER AWARD - FORT MCMURRAY WASTE WATER TERTIARY TREATMENT PLANT – DESLUDGING AND CLEARING CONTRACT 05/060

Reference was made to Agenda Bill # 05-035, being Report No. OM05-06, dated February 24, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Tender Award – Fort McMurray Waste Water Tertiary Treatment Plant – Desludging and Clearing Contract.

MOVED by Councillor Meagher that the Fort McMurray Waste Water Tertiary Treatment Plant – Desludging and Clearing Contract Phase 1 be awarded to In-Line Contracting Ltd. for \$1,400,000.00, plus GST.

CARRIED UNANIMOUSLY

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7-B. AGENDA BILL # 05-036 - FORT FITZGERALD ROAD MAINTENANCE AGREEMENT
05/061

Reference was made to Agenda Bill # 05-036, being Report No. OM05-04, dated February 14, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Fort Fitzgerald Road Maintenance Agreement.

MOVED by Councillor Vyboh that Administration be authorized to execute a 10-year Memorandum of Agreement between Alberta Infrastructure and Transportation and the Regional Municipality of Wood Buffalo for a “cost-sharing arrangement for maintenance of public roads within Indian Reserve No. 196 and 196A”.

CARRIED UNANIMOUSLY

7-C. AGENDA BILL # 05-037 - SIMONS & LUCAS PARK – REQUEST FOR FUNDS FOR PROJECT COMPLETION
05/062

Reference was made to Agenda Bill # 05-037, dated February 15, 2005, and prepared by Glen Smith, Community Services, regarding Simons & Lucas Park – Request for Funds for Project Completion.

MOVED by Councillor Meagher that Administration be authorized to access Reserve funds totalling \$125,000.00 (Urban Capital Reserve-Playground Equipment - \$8,051.50; Urban Operating Reserve-Trail Upgrades - \$25,000.00; Urban Capital Reserve-Telus Dickinsfield - \$91,948.50) for the completion of the Simons and Lucas Park Playground and trail construction in Abasand.

CARRIED UNANIMOUSLY

7-D. AGENDA BILL # 05-038 - FUNDING FOR 2005 CENSUS
05/063

Reference was made to Agenda Bill # 05-038, being Report No. PD-026-2005, dated February 18, 2005, and prepared by Stephen Clarke, Planning & Development, regarding Funding for 2005 Census.

MOVED by Councillor Vyboh:

1. THAT the \$104,000 for the 2005 Municipal Census be accommodated within the 2005 Planning & Development

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Operating Budget.

2. THAT in the event the Planning & Development 2005 Operating Budget cannot accommodate the entire \$104,000 required for the Municipal Census, the balance be funded from 2005 Corporate Operating Budget surpluses.
3. THAT in the event that 2005 Corporate Operating surpluses do not exist or are unable to entirely fund the \$104,000 shortfall, the funds be committed from the 2005 Emerging Issues Reserve.

The Acting Regional Manager explained that the per capita grant rate is provincially dictated, and there has been nothing indicated in the recent speech from the Throne that would change the rate. She noted that she will find out what the rationale is for determining the rate and share the findings with Council.

CARRIED UNANIMOUSLY

7-E. AGENDA BILL # 05-039 - PLAN OF SUBDIVISION – CREATE 50-UNIT BARELAND CONDOMINIUM – LOT 3, BLOCK 15 AND LOT 4, BLOCK 16, PLAN 032 6193 (EVERGREEN VILLAGE – TIMBERLEA)
05/064

Reference was made to Agenda Bill # 05-039, being Report No. PD-099-2004, dated February 16, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Plan of Subdivision – Create 50-Unit Bareland Condominium – Lot 3, Block 15 and Lot 4, Block 16, Plan 032 6193.

MOVED by Councillor Carbery that the Plan of Subdivision – Lot 3, Block 15 and Lot 4, Block 16, Plan 032 6193, be approved subject to the conditions outlined in Attachment 4, for the following reasons:

1. The use of the land for the proposed subdivision is consistent with the Municipal Development Plan, Timberlea Area Structure Plan and Land Use Bylaw.
2. The subdivision will be serviced with municipal water and sewer services.
3. Storm water management within the subdivision area will be accommodated by the construction of a storm water management facility.
4. The land is suitable for the intended residential uses.

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7-F. AGENDA BILL # 05-040 – FACILITY NAMING – JANVIER SOUTH MUNICIPAL OFFICE
05/065

Reference was made to Agenda Bill # 05-040, being Report No. PD-001-2005, dated March 3, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Facility Naming – Janvier South Municipal Office.

MOVED by Councillor Meagher that the name Janvier South Dene Municipal Office be assigned to the municipal facility, located within the Hamlet of Janvier South, as per corporate branding standards.

CARRIED UNANIMOUSLY

8. BYLAWS

8-A. BYLAW NO. 05/002 - LAND USE BYLAW AMENDMENT – LOT 3, BLOCK 15 AND LOT 4, BLOCK 16, PLAN 032 6193 (EVERGREEN VILLAGE - TIMBERLEA)
(AGENDA BILL # 05-009)
05/066

Reference was made to Agenda Bill # 05-009, being Report No. PD-098-2004, dated December 10, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Lot 3, Block 15 and Lot 4, Block 16, Plan 032 6193 (Evergreen Village – Timberlea).

Bylaw No. 05/002, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive third and final reading.

MOVED by Councillor Chadi that Bylaw No. 05/002 be given third and final reading.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

There were no Notices of Motion.

10. NEW AND UNFINISHED BUSINESS

Councillor Chadi requested that a report dealt with at Audit Budget Standing Committee earlier in the day be brought forward. He explained that the report for the Fort Chipewyan Crawler/Dozer does not

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recommend the lowest bidder, and, as such, requires a Council Resolution. If this issue is delayed until the next meeting on March 22nd, it may put the acquisition in jeopardy because of load restrictions on the winter road. Council agreed to proceed with this matter.

A. AGENDA BILL # 05-041 - FORT CHIPEWYAN CRAWLER/DOZER
05/067

Reference was made to Agenda Bill # 05-041 , being Report No. MD05-03, dated January 6, 2005, and prepared by Jawed Malik, Operations & Maintenance, regarding the Fort Chipewyan Crawler/Dozer.

Because not all Council Members had previously seen the report, Councillor Chadi provided a comprehensive overview, noting that the recommended vendor has indicated that they will supply an upgraded model at no additional cost to the Municipality.

MOVED by Councillor Chadi

1. THAT the purchase of one Kamatsu D37EX-21 Crawler/Dozer be awarded to Coneco Equipment at a total cost of \$113,607, plus GST; and
2. THAT the Regional Manager be authorized to approve the purchase.

CARRIED UNANIMOUSLY

MOMENT OF SILENCE

The Mayor then asked for a moment of silence to honour the four RCMP Officers who recently lost their lives in the line of duty.

11. ADJOURNMENT

MOVED by Councillor Meagher that the meeting adjourn at 7:30 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER