

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, APRIL 13, 2004, COMMENCING AT 6:00 P.M.

PRESENT:	MAYOR	D. FAULKNER
	DEPUTY MAYOR	J. CARBERY
	COUNCILLORS	M. BLAKE M. CADDEN J. CHADI S. GERMAIN P. MEAGHER J. RIGNEY J. VYBOH T. WEBER
	REGIONAL MANAGER	D. PUTZ
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	A. ROGERS
ABSENT:	COUNCILLORS	C. SLADE

CALL TO ORDER

The Mayor called the meeting to order at 6:02 p.m.

APOLOGIES

The Mayor extended apologies on behalf of Councillor Slade, who was away on vacation.

1. PRAYER

The Mayor asked everybody to join him 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 adopted as presented.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

None Scheduled.

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – MARCH 23, 2004

The Minutes of the Regular Council Meeting held on March 23, 2004 were submitted for consideration.

MOVED by Councillor Vyboh that the Minutes of the Regular Council Meeting held on March 23, 2004 be approved as presented.

CARRIED UNANIMOUSLY

4-B. PUBLIC HEARING – MARCH 23, 2004

The Minutes of the Public Hearing held on March 23, 2004 were submitted for consideration.

MOVED by Councillor Weber that the Minutes of the Public Hearing held on March 23, 2004 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.

6. UPDATES

**A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES
(DEPUTY MAYOR CARBERY, COUNCILLORS BLAKE, CHADI, VYBOH & WEBER)**

Deputy Mayor Carbery reported on the following:

- Various activities on Mayor's behalf

Councillor Blake reported on the following:

- Wood Buffalo Housing & Development Corporation

Councillor Chadi reported on the following:

- Public Works & Transportation Standing Committee

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- Audit Committee

Councillor Vyboh reported on the following:

- Recent passing of former Fort McMurray Today editor, Darrell Skidnuk
- Protective Services Standing Committee
- Information for Residents regarding River Break-Up
- Resident concerns regarding street conditions

Councillor Weber reported on the following:

- Planning & Development Standing Committee
- Protective Services Standing Committee
- 2004 AAMD&C Spring Convention

6-B. MAYOR'S UPDATE

Mayor Faulkner reported on the following:

- Thanks to those who offered condolences on the recent passing of his mother
- Alberta Centre for Injury Control Magazine feature article by Dr. Michel Sauve

7. REPORTS

7-A. AGENDA BILL # 04-038 - COLUMBARIUM NICHE COSTS

04/079

Reference was made to Agenda Bill # 04-038, dated March 18, 2004, and prepared by Stephen Clarke, Community Services, regarding Columbarium Niche Costs.

MOVED by Councillor Vyboh that the fees for internment costs at the Abasand and Downtown Columbariums be set at \$1,073.00 and the charge for opening/closing be set at \$64.00.

CARRIED UNANIMOUSLY

7-B. AGENDA BILL # 04-039 - MUTUAL AID AGREEMENT WITH ALBERTA SUSTAINABLE RESOURCE DEVELOPMENT

04/080

Reference was made to Agenda Bill # 04-039, dated March 30, 2004, and prepared by Jeff Carlisle, Fire Department, regarding the Mutual Aid Agreement with Alberta Sustainable Resource Development.

MOVED by Councillor Weber that the Mutual Aid Agreement with Alberta Sustainable Resource Development be approved.

CARRIED UNANIMOUSLY

**7-C. AGENDA BILL # 04-040 – EMERGENCY COMMUNICATIONS IMPLEMENTATION –
SOUTH EXTENSION**
04/081

Reference was made to Agenda Bill # 04-040, dated April 7, 2004, and prepared by Jeff Carlisle, Fire Department, regarding the Emergency Communications Implementation – South Extension.

MOVED by Councillor Blake:

1. THAT implementation of the south extension of the Emergency Communications Project be approved.
2. THAT the southern extension of the Emergency Communications Project be funded as follows:
 - Federal Provincial Infrastructure Canada-Alberta Program - \$400,000.00;
 - Municipal funding (Debenture # 03/029) - \$126,000.00;
 - Emerging Issues Reserve - \$74,000.00.

With respect to the possibility of using the towers being constructed for SuperNet, Mr. Putz clarified that the infrastructure being used by Bell West to construct towers to the north is not compatible with the Municipality's equipment.

CARRIED UNANIMOUSLY

**7-D. AGENDA BILL # 04-041 - EXCHANGING REPLACEMENT COMPRESSOR FOR NEW
ASPHALT TRANSPORTER**
04/082

Reference was made to Agenda Bill # 04-041, being Report No. ST04-01, dated January 7, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding Exchanging Replacement Compressor for New Asphalt Transporter.

MOVED by Councillor Meagher:

1. THAT the funds allocated for the replacement of one (1) air compressor, in the amount of \$15,000.00, be used to purchase an asphalt transporter; and
2. THAT the funding shortfall of \$9,000.00 be funded from the year-end Capital Carry Forward Funds.

CARRIED UNANIMOUSLY

7-E. AGENDA BILL # 04-042 - REAL MARTIN DRIVE REHABILITATION
04/083

Reference was made to Agenda Bill # 04-042, being Report No. ST04-03, dated March 16, 2004, and prepared by Alain Simard, Engineering & Public Works, regarding the Real Martin Drive Rehabilitation.

MOVED by Councillor Blake:

1. THAT Administration proceed with design, including review of slope stability, and tender for the Real Martin Drive Rehabilitation Project;
2. THAT both rehabilitation options (convention reconstruction and in-place recycling) be open to tender and that the most economical option be selected; and
3. THAT funding in the amount of \$1,297,125.00 be allocated from the Emerging Issues Reserve.

Mr. Holodniuk clarified that the first portion of Real Martin Drive has already been rehabilitated and that this project applies to the remaining stretch of 1.6 kilometres only. Last year, over \$50,000.00 was spent maintaining that stretch of roadway. The cost of rehabilitating the road is high because of the length of the roadway; however, it is significantly less than the cost of realignment, which would be in the neighbourhood of \$5 Million. Mr. Holodniuk also explained that normal road designs are based on a lifespan of approximately 15 years; however, with proper maintenance, the road's lifespan should exceed 20 years.

It was pointed out that the Regional Municipality owns the roadway and it is Council's duty to ensure that roadway is as safe as possible. This doesn't mean that other roads don't require as much, if not more, attention, but this issue has been ongoing for quite some time and was deferred last year because the timeframe didn't work out.

Mr. Holodniuk advised that the roadway, once rehabilitated, will have a lifespan of approximately 15 years, and with proper maintenance it will likely be in excess of 20 years. Mr. Putz also advised that the roadway was originally built in 1995/96, and was not built to the standard that it will be rehabilitated to at this point. The original road was intended as a country residential road for light vehicle usage. The heavier traffic, combined with the water from beaver dams and drainage are key elements in the failure of the road.

It was pointed out that the part of the roadway to be rehabilitated has nothing to do with residential development and simply serves as a driveway into a seasonal golf course. Councillor Weber noted that he drove the road in the afternoon, and found that only 600 metres is in really bad condition, and even that portion is in better shape than a lot of the rural roads in the Municipality right now. At some point

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in time this road must be fixed, but the priority is lacking. In recent capital budget discussions, roads in the rural areas that are used for people to get to work, school busses to travel and to support the necessities of life, are being put off until 2008, or even being done by Local Improvement. On that basis, Councillor Weber indicated that he would not be supporting the recommendation.

It was noted that the road has totally failed and is beyond patching and repair. It was also noted that the Municipality didn't build the road; it was built for the golf course, but was subsequently taken over by the Municipality. Concern was expressed regarding the alignment of the road and it was suggested that this should be addressed before proceeding with rehabilitation.

MOVED by Councillor Weber that this project, including a review of the alignment of the subject roadway, be referred to the Public Works & Transportation Standing Committee and the Audit/Budget Standing Committee until the priorities relating to streets and roads (being those roads that are required by citizens for basic uses, work and emergency access), are provided for under the Emerging Issues Reserve, unless this project can be accommodated under the Local Improvement Program with developer contributions.

A lengthy discussion then took place regarding the potential liability to the Municipality if the road is not rehabilitated, as it has clearly been identified that the road has failed. The Regional Manager advised that because the report clearly identifies the road's condition, Council would have to take the exact type of action identified to have the road properly signed and crews checking the road on a daily basis to ensure that it's safe for travel. Mr. Putz indicated that this is the minimum that would need to be done in order to ensure that Council would not incur any further legal liability; however, this is not without cost.

Mr. Holodniuk explained that in 2003, the asphalt was broken up so severely, that vehicles and municipal equipment sustained damage from travelling on the road. Crews were constantly going out and applying gravel and asphalt in an effort to keep the surface level. The road has deteriorated even further this year, and it would take considerably more time and effort to keep it usable. It was then pointed out that the end result is that the road is the Municipality's responsibility, and allowing it to remain in its current condition is a safety issue that can't be deferred any longer.

It was noted that there is no question that the road is a safety issue; however, concern was also expressed relative to the amount of money being expended when the roadway may not be properly aligned. Mr. Holodniuk advised that the current alignment is satisfactory; however, the current situation is such that the rehabilitation can incorporate some super elevation on the curve and bank it better. This would result in a delay of approximately five weeks. It was then suggested that rumble strips be installed just before the turn to warn motorists to slow down. It was also suggested that some alignment work be looked at through the tendering process. If an alignment concern is identified, it can be brought forward and dealt with at that time, rather than hold up the project any further.

Councillor Weber reiterated his original concerns with respect to road priorities within the region, noting

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that there are rural roads in worse condition than the road being discussed this evening. He noted that all safety concerns should be dealt with on a priority basis throughout the Municipality.

Voting then took place on Councillor Weber's deferral Motion.

DEFEATED

For: Meagher, Weber

Opposed: Blake, Cadden, Carbery,
Chadi, Faulkner, Germain,
Rigney, Vyboh

Voting then took place on the original motion:

CARRIED

For: Blake, Cadden, Carbery, Chadi,
Faulkner, Germain, Rigney, Vyboh
Opposed: Meagher, Weber

7-F. AGENDA BILL # 04-043 - FORT CHIPEWYAN VEHICLES
04/084

Reference was made to Agenda Bill # 04-043, dated March 24, 2004, and prepared by Jawed Malik, Engineering & Public Works, regarding the Fort Chipewyan Vehicles.

MOVED by Councillor Chadi that Administration purchase two vehicles at \$10,000.00 each, for a total cost of \$20,000.00, with funding for the purchase to be from the Fort Chipewyan (\$10,000.00) and Underground Services (\$10,000.00) 2004 Operating Budget, with an additional \$5,000.00 to complete a full mechanical inspection of the vehicles.

CARRIED UNANIMOUSLY

**7-G. AGENDA BILL # 04-044 - FORT MCMURRAY WASTE WATER TERTIARY
TREATMENT PLANT DETAILED DESIGN AWARD**
04/085

Reference was made to Agenda Bill # 04-044, being Report No. ER04-06, dated March 29, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the Fort McMurray Waste Water

Tertiary Treatment Plant Detailed Design Award.

MOVED by Councillor Carbery that the design services for the Fort McMurray Waste Water Tertiary Treatment Plant be awarded to Earth Tech Canada Inc. for an expenditure of \$2,049,860.00, including net GST.

It was noted that prior discussions with industry had resulted in a commitment to provide value-added engineering to this project. Mr. Putz clarified that industry had not offered to pay the cost of value-added engineering, but had offered to lend the expertise of their staff members. He further clarified that industry staff did participate in the value-added engineering portion of the project.

Mr. Holodniuk addressed concerns related to the vast difference in the bids submitted, and advised that the tender review committee visited one of the plants constructed by the successful bidder and were impressed with the quality of the facility.

CARRIED UNANIMOUSLY

**7-H. AGENDA BILL # 04-045 - APPLICATION FOR SUBDIVISION – PART OF LOT 3,
BLOCK 15, PLAN 032 5184 – PARCEL “B” TIMBERLEA
04/086**

Reference was made to Agenda Bill # 04-045, being Report No. PD-022-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Application for Subdivision – Part of Lot 3, Block 15, Plan 032 5184 – Parcel “B” Timberlea.

MOVED by Councillor Meagher that the Plan of Subdivision be approved subject to the conditions outlined in Attachment # 3 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 the 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; and
4. The land is suitable for the intended residential and institutional uses.

Concern was expressed relative to the narrower street standard that accompanies developments with rear access parking, and the resulting on-street parking that takes place, thus restricting traffic movements. Mr. Dauk explained that the proposed subdivision design is similar to that of Confederation Heights. The main corridors are a wider standard and provisions have been made for better traffic management.

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Smaller side streets would have the same type of usage; however, there may be an opportunity to place signage restricting on-street parking when the engineering plans are reviewed.

Concern was also expressed relative to the size of the lots that are being approved in many newer subdivisions. It was noted that smaller lots necessitate rear access parking, and would increase on-street parking. This, when combined with the narrower street standard, creates a serious concern. Mr. Dauk clarified that the streets are being built according to the Municipality's engineering service standards. It was suggested that the engineering service standards should be reviewed, particularly as they pertain to road widths. Councillor Weber then noted that he will bring this matter forward for discussion at the next Planning & Development Standing Committee Meeting.

It was also pointed out that if developers have to pay for the cost of wider roads, the cost of housing will likely increase again.

CARRIED UNANIMOUSLY

8. BYLAWS

8-A. BYLAW NO. 04/013 - 2004 GENERAL MUNICIPAL ELECTION – LOCATIONS TO RECEIVE NOMINATIONS ON NOMINATION DAY (AGENDA BILL # 04-035)
04/087

Reference was made to Agenda Bill # 04-035, dated March 15, 2004, and prepared by Surekha Kanzig, Corporate Services, regarding the 2004 General Municipal Election – Locations to Receive Nominations on Nomination Day.

MOVED by Councillor Chadi that Bylaw No. 04/013 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Blake that Bylaw No. 04/013 be given third and final reading.

CARRIED UNANIMOUSLY

8-B. BYLAW NO. 04/014 - TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – PART OF LOT 19, BLOCK 4, PLAN 042 1063 (AGENDA BILL # 04-046)
04/088

Reference was made to Agenda Bill # 04-046, being Report No. PD-021-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Timberlea Area Structure Plan Amendment – Part of Lot 19, Block 4, Plan 042 1063.

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Bylaw No. 04/014, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/020, BEING THE TIMBERLEA AREA STRUCTURE PLAN, was presented to receive first reading.

MOVED by Councillor Blake that Bylaw No. 04/014 be given first reading and a Public Hearing scheduled to take place on April 27, 2004.

CARRIED UNANIMOUSLY

8-C. BYLAW NO. 04/015 - LAND USE BYLAW AMENDMENT – LOT 5, BLOCK 16, PLAN 032 5214 (PROSPECT POINTE) (AGENDA BILL # 04-047)
04/089

Reference was made to Agenda Bill # 04-047, being Report No. PD019-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Lot 5, Block 16, Plan 032 5214 (Prospect Pointe).

Bylaw No. 04/015, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Meagher that Bylaw No. 04/015 be given first reading and a Public Hearing scheduled to take place on April 27, 2004.

CARRIED UNANIMOUSLY

8-D. BYLAW NO. 04/016 - LAND USE BYLAW AMENDMENT TO INCLUDE “AIRPORT DISTRICT” IN THE SIGN PROVISIONS (AGENDA BILL # 04-048)
04/090

Reference was made to Agenda Bill # 04-016, being Report No. PD-018-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment to include “Airport District” in the Sign Provisions.

Bylaw No. 04/016, 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 first reading.

MOVED by Councillor Vyboh that Bylaw No. 04/016 be given first reading and a Public Hearing scheduled to take place on April 27, 2004.

CARRIED UNANIMOUSLY

8-E. BYLAW NO. 04/017 - LAND USE BYLAW AMENDMENT – PART OF LOT 5, PLAN 982 4820 – TIMBERLEA COMMERCIAL SITE (AGENDA BILL # 04-049)
04/091

Reference was made to Agenda Bill # 04-049, being Report No. PD-015-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Part of Lot 5, Plan 982 4820 – Timberlea Commercial Site.

Bylaw No. 04/017, 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 first reading.

MOVED by Councillor Carbery that Bylaw No. 04/017 be given first reading and a Public Hearing scheduled to take place on April 27, 2004.

CARRIED UNANIMOUSLY

8-F. BYLAW NO. 04/018 - DEBENTURE BORROWING BYLAW – WOOD BUFFALO SPORT AND WELLNESS CORPORATION (AGENDA BILL # 04-050)
04/092

Reference was made to Agenda Bill # 04-050, dated March 31, 2004, and prepared by Stephen Clarke, Community Services, regarding the Debenture Borrowing Bylaw – Wood Buffalo Sport and Wellness Corporation.

Bylaw No. 04/018, 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 (\$600,000.00) FOR THE PURPOSE OF CONSTRUCTING THE WOOD BUFFALO SPORT AND WELLNESS CENTRE, was presented to receive first reading.

MOVED by Councillor Chadi:

1. THAT Council approve \$6,000,000.00 towards the proposed Sport and Wellness Centre at Keyano College.
2. THAT Administration amend the 2004 Capital Budget and 2005 proposed Capital Budget to reflect this project.
3. THAT Bylaw No. 04/018 be given first reading.
4. THAT \$5,400,000.00 be allocated from the Capital Infrastructure Reserve to the 2004 Capital Budget for this project.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

There were no Notices of Motion.

10. NEW AND UNFINISHED BUSINESS

There was no New and Unfinished Business.

11. ADJOURNMENT

MOVED by Councillor Vyboh that the meeting adjourn at 7:35
p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER