

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, DECEMBER 12, 2006, COMMENCING AT 6:00 P.M.

PRESENT:

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

ABSENT:

COUNCILLOR	C. SLADE
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CALL TO ORDER: Mayor Blake called the meeting to order at 6:04 p.m.

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

AGENDA: Resolution # 381/06
MOVED by Councillor Meagher that the agenda be adopted as presented.
CARRIED UNANIMOUSLY

MINUTES: **Council Meeting – November 28, 2006**
Resolution # 382/06
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on November 28, 2006 be approved as presented.
CARRIED UNANIMOUSLY

DELEGATIONS:

Mr. Bryan Lutes, President, Wood Buffalo Housing & Development Corporation re: Financing for Parsons Creek Village, Stage 4

Mr. Bryan Lutes, President, Wood Buffalo Housing & Development Corporation, addressed Council with a request for permission to seek financing for the corporation's next project in Parsons Creek Village. The financing would be in the way of a construction mortgage of \$6,298.983, and is recoverable through the proceeds from the sale of 32 townhouses.

Resolution # 383/06

MOVED by Councillor Meagher that the Board of Directors for the Wood Buffalo Housing and Development Corporation be authorized to enter into a construction mortgage, in the amount of \$6,298,983, for the Parsons Creek Village project – Stage 4.

CARRIED UNANIMOUSLY

COUNCIL UPDATES:

Reporting of Councillors on Boards and Committees

Deputy Mayor Clarkson reported on the following:

- Operations and Maintenance Workshop
- AUMA Community Infrastructure Meeting
- Coalition for Cell Phone-Free Driving
- Salvation Army Kettle Campaign Kick-Off
- Civic Awards Ceremony
- Santa Skate

Councillor Flett reported on the following:

- Meeting with Superintendent Enger, RCMP
- Opening of Fort Chipewyan Winter Road

ARRIVAL

Councillor Carbery joined the meeting at 6:13 p.m.

Councillor Germain reported on the following:

- Oil Sands Discovery Centre Advisory Committee
- Operations and Maintenance Workshop

Councillor Meagher reported on the following:

- Municipal Snow Removal Efforts
- Communities In Bloom Committee
- Civic Awards Ceremony
- 2006 Santa Skate

Councillor Rebus reported on the following:

- Operations & Maintenance Workshop

Members of Council extended holiday greetings to the public and wished everyone a safe, happy and healthy New Year.

Mayor's Update

Mayor Blake reported on the following:

- Reinvigoration of Fort MacKay Métis Local
- Community Leaders Christmas Reception
- Seniors Christmas Tea
- Fr. Mercredi High School Annual Awards Ceremony
- Fort Chipewyan Civic Awards
- Upcoming Civic Award Events in Anzac, Janvier, Conklin and Fort MacKay
- 2006 Star of Alberta Volunteer Award Recipient – Elsie Yanik

REPORTS:

2007 Capital Budget, 2008 – 2011 Financial Plan

Ms. Elsie Hutton, Acting Chief Financial Officer, provided an overview of the capital budget process and the criteria used to prioritize the various capital projects. Those projects which have been deferred because they fall below the affordability line will remain in a queue waiting for additional funding, or may be reprioritized within the existing list or budgeted in a future year. The 2007 Capital Budget totals \$241 Million, 48% of which will be funded by debenture. Ms. Hutton then provided an overview of the proposed projects and the challenges faced by the Municipality. She concluded by noting that additional financial support is needed from other levels of government to address the infrastructure demands created by the tremendous growth within the region.

Resolution # 384/06

MOVED by Councillor Chadi:

1. THAT the proposed 2007 Capital Budget in the amount of \$241,321,119, as set out in Attachment 1 – 2007 Capital Budget and 2008-2011 Financial Plans, dated December 12, 2006, be approved; and
2. THAT the proposed 2008 – 2011 Capital Financial Plan as set out in Attachment 1 – 2007 Capital Budget and 2008-2011 Financial Plans, dated December 12, 2006, be used as the basis for development of the respective subsequent budgets.

CARRIED UNANIMOUSLY

2007 Operating Budget, 2008 – 2009 Financial Plan

Ms. Elsie Hutton, Acting Chief Financial Officer, utilizing a PowerPoint presentation, provided an overview of the proposed 2007 Operating Budget and 2008-2009 Financial Plans. The proposed 2007 Operating Budget totals approximately \$205 Million, with \$37 Million of the \$56.9 Million increase being attributed to growth. Ms. Hutton provided an overview of budget challenges, noting that many are similar to those faced during the capital budget process.

Resolution # 385/06

MOVED by Deputy Mayor Clarkson:

1. THAT the proposed 2007 Operating Budget, in the amount of \$204,978,830, as set out in Attachment 1 – 2007 Operating Budget, dated December 12, 2006, be approved; and
2. THAT the proposed 2008 and 2009 Operating Financial Plans in the amounts of \$239,551,891 and \$286,742,941 respectively, as set out in Attachment 2 – 2007 Operating Budget, 2008 and 2009 Financial Plans, dated December 12, 2006, be used as the basis for the development of the respective subsequent budgets.

CARRIED UNANIMOUSLY

Tax Account Write-Off

Resolution # 386/06

MOVED by Councillor Meagher that the outstanding balance owed against the 17 inactive mobile property tax accounts as listed in Attachment 1 - Uncollectible Inactive Mobile Home Property Tax Accounts, dated November 29, 2006 be written off.

CARRIED UNANIMOUSLY

2006 Equipment Options Purchases

Resolution # 387/06

MOVED by Deputy Mayor Clarkson that RHS Sheet Metal and Custom Manufacturing Ltd. be contracted to fabricate and install service body option for a total of \$51,760 and that the shortfall of \$27,077 be funded from Operations and Maintenance operating funds.

CARRIED UNANIMOUSLY

Contract Award – Athabasca Water Treatment Plant Filter Upgrade

Resolution # 388/06

MOVED by Councillor Meagher that Tender #QU1854 - Fort McMurray Water Treatment Plant Filter Upgrade Project, be awarded to Schendel Mechanical Contracting Ltd. for the amount of \$1,777,000.

CARRIED UNANIMOUSLY

MacDonald Island Park Redevelopment Project – LEED Certification

Resolution # 389/06

MOVED by Councillor Carbery that the MacDonald Island Park Redevelopment Steering Committee be directed to proceed with LEED Shadow for detailed design and construction of facilities at MacDonald Island Park.

Concern was expressed relative to not obtaining LEED certification for the work being carried out at MacDonald Island. It was clarified that the LEED standards will still be in place, but the paperwork would not be in place to back it up. The Manager of Community Services indicated that discussions could occur with potential sponsors about absorbing the LEED costs in order to achieve certification.

CARRIED UNANIMOUSLY

Recreational Lease No. REC860032 - Windsurfer Beach/South Shore Campground

The following motion was presented by Councillor Chadi:

- “1. THAT Administration be directed to advise Alberta Sustainable Resource Development, in writing, of the Municipality’s desire to terminate Recreational Lease No. REC860032 - Windsurfer Beach/Southshore Campground; and
2. THAT Administration be directed to work with Alberta Sustainable Resource Development to undertake the work necessary to terminate the lease agreement.”

Resolution # 390/06

MOVED by Councillor Wiltzen that Recreational Lease No. REC860032 – Windsurfer Beach/Southshore Campground be referred back to Administration for further community consultation.

It was noted that the referral would allow additional time for the Municipality to meet with residents and develop a plan that best meets the needs of residents.

CARRIED UNANIMOUSLY

Wood Buffalo Housing & Development Corporation Request for Funding

Resolution # 391/06

MOVED by Councillor Vyboh:

1. THAT \$130,000 be allocated to Wood Buffalo Housing & Development Corporation from the Community Services 2006 budget surplus as seed start-up funding for “Home for the Homeless” project.
2. THAT Wood Buffalo Housing & Development Corporation’s 2007 funding request for \$500,000 for renovations to Marshall House for the “Home for the Homeless” project be denied.
3. THAT Wood Buffalo Housing & Development Corporation’s request for staffing resources to work in the role of Project Coordinator for the period of December 1, 2006 to August 31, 2007 be denied.
4. THAT Administration continue to support and advocate, along with the Wood Buffalo Housing & Development Corporation, the need for additional funding for both operational and capital funding for the “Home for the Homeless” project.

CARRIED UNANIMOUSLY

RECESS

A recess occurred from 7:28 p.m. to 7:43 p.m.

Archie Simpson Arena with Artificial Ice

Resolution # 392/06

MOVED by Councillor Chadi that administration be directed to proceed with detailed design and construction without artificial ice in the Archie Simpson Arena Redevelopment project.

The Acting Superintendent of Community Development was in attendance and responded to questions from Council. A lengthy discussion ensued in which the following points were raised:

- The Kewatinok Community Board has submitted correspondence opposing the installation of artificial ice.
- Twenty (20) months have already passed since the roof of the building collapsed.
- If detailed design isn't moved forward fairly quickly, there is little likelihood that materials will be shipped prior to winter road closure. Barring that, the other option would be to have the materials shipped via barge in mid-July, which means that the facility may not be ready for the 2007/2008 winter season.
- Residents are not willing to pay user fees to support an artificial ice surface.
- Artificial ice surfaces in Fort McMurray cost approximately \$160/hour to rent, whereas Fort Chipewyan residents would be paying nothing for artificial ice usage.
- Consultation with community residents identified 10 areas that should be included in the new building; the only area of contention is artificial ice.
- The design of the physical building would need to be changed to accommodate artificial ice.
- The cost of artificial ice installation would be significantly higher if done at a later date because of structural changes required to the existing building.
- The Rural Aboriginal Policy was recently adopted, which in essence states that equal is equal, regardless of location. If an artificial ice surface is constructed in Fort Chipewyan, with no user fees, then the same consideration would have to be given to other communities within the region.
- The installation of artificial ice would extend the skating season by about two months per year, at a capital cost of approximately \$1.5 Million.
- There is no firm commitment of funds from other sources or community partners.
- Many youth have left the community because of the lack of opportunities. Those remaining in the community have nothing to do.
- The impact of global warming will see a warmer, and possibly shorter, winter season, which means that natural ice surfaces will not last as long.
- The collective voice of the community, as represented in the letter from Kewatinok Community Board, needs to be respected.

- Youth can and do succeed by becoming involved in sports or the arts; an artificial ice surface would support those pursuits.
- The proposed natural ice surface will be an improvement over what was previously in place.
- It would not be fair or equitable to Fort McMurray residents who pay for ice time if the same service were offered to Fort Chipewyan residents at no cost.

Voting then occurred on the motion, as presented.

CARRIED

For: Blake, Chadi, Clarkson, Germain,
Meagher, Rebus, Wiltzen

Opposed: Carbery, Flett, Vyboh

Amendment to 2006 Operating Budget

Resolution # 393/06

MOVED by Councillor Meagher:

1. THAT Administration be directed to use 2006 operating funds for the replacement of the rink boards at Thickwood Heights Community Centre at a cost of \$73,822.40 plus GST; and
2. THAT Administration be directed to use 2006 operating funds for relocation of the St. John's Ambulance buildings at a cost of \$73,476.37 plus GST.

CARRIED UNANIMOUSLY

Contract Award - Transportation Master Plan Stage 1 Lower Town Site (LTS)

Mr. Salem Abushawashi, Superintendent of Engineering, was in attendance and responded to questions from Council.

Resolution # 394/06

MOVED by Councillor Meagher:

1. THAT the contract for the "Transportation Master Plan Stage 1 LTS" be awarded to iTRANS for the amount of \$469,941.00, inclusive of a \$50,000.00 contingency; and
2. THAT funding for "Transportation Master Plan Stage 1 LTS" includes \$100,000.00 from Engineering Services "Pay As You Go" for "Central Business District Parking Improvements" in addition to \$369,941.00 from the Operations & Maintenance 2006 operating budget that is allocated for Transportation Master Planning.

Mr. Abushawashi clarified that the study is set up in such a way that it allows data collection from this stage to be utilized in the next stages of the project. It was requested that Administration investigate the possibility of securing a longer term with the consultant and bring the matter back for Council's consideration.

CARRIED UNANIMOUSLY

Purchase of Commercial Building – 9715 Main Street

Resolution # 395/06

MOVED by Councillor Meagher:

1. THAT the \$75,000 funding for Lot Clearing Hwy 63 North from the Asset Addition Reserve be cancelled and accommodated within the existing budget for Industrial Land Development of 65 acres.
2. That \$2,000,000 be allocated from the Asset Addition Reserve, and \$800,000 from the Emerging Issues Reserve to fund the purchase of 9715 Main Street.
3. That \$1,200,000 be allocated from the Emerging Issues Reserve to fund the necessary repairs, upgrades and renovations to 9715 Main Street.

Mr. Steve Cook, Land Manager, was in attendance and responded to questions from Council. He made specific note that the offer being considered is conditional and is subject to a full building inspection before being approved.

CARRIED UNANIMOUSLY

2006 Citizen Survey – Urban Service Area

Resolution # 396/06

MOVED by Councillor Meagher that the 2006 Citizen Survey – Urban Service Area be approved at a maximum cost of \$35,000, to be funded from 2006 corporate operating surpluses.

CARRIED UNANIMOUSLY

Community Placemaking Initiative Final Report

Mr. Peter Spearey, a former municipal employee and project lead, was in attendance to provide an overview of the key objectives and principles of the Community Placemaking Initiative. The areas of highest priority are the Lower Townsite, Highway 63 from the landfill to Beacon Hill access, Franklin Avenue from Hardin Street to

Morrison Street, Highway 63 through the Lower Townsite, and the area between Thickwood Boulevard and Confederation Way. Mr. Spearey also provided a brief overview of the improvements proposed for each of the priority areas.

Resolution # 397/06

MOVED by Councillor Vyboh:

1. THAT \$2.9M from the previously approved 2005 Emerging Issues reserve for Community Placemaking be allocated for detailed design and construction of the following projects:
 - Franklin Avenue (Morrison to Hardin)\$230,000
 - Franklin Avenue (Hardin to King)\$820,000
 - Highway 63 (Landfill-Beacon Hill, King St. – Athabasca River)\$380,000
 - Confederation Way Phase I (Loutit Road to Tower Road).....\$1,470,000
2. THAT Administration be directed to initiate the development of a public art program for the Fort McMurray Urban Service Area.
3. THAT Administration be directed to initiate the development of a partnership program for the streetscape enhancements in the Lower Townsite area of Fort McMurray.
4. THAT Community Placemaking Initiative principles be incorporated into the Municipal Development Plan, Engineering Servicing Standards and Land Use Bylaw when they are updated.

CARRIED UNANIMOUSLY

Appointments to Boards and Committees

Resolution # 398/06

MOVED by Councillor Vyboh that the following appointments be approved, effective January 1, 2007:

- **Assessment Review Board** – Cameron Donald, Lloyd Goethals, Larry Loveng, Nick Sanders, and Peter Rady-Pentek (alternate) for a period of one year.
- **Communities In Bloom Committee** – Jan Nademlejnsky (business) for a one year period; Peter Spearey (environment) for a two-year period; Val Stefanick (public-at-large), Tracy Unger (heritage) and Katherine Whittaker (horticulture) for three-year periods.
- **Community Identification Committee** – Grace Frey and Peter Rady-Pentek for a period of one year; Margaret Malcolm and Tom Weber for a period of two years.

- **Community Services Advisory Committee** – Grace Frey and Trevor Mulligan for a period of one year; Iris Kirschner, Larry Loveng and Doug Nish for a period of two years.
- **Landlord & Tenant Advisory Board** – Tamara Colbourne, Yvon Pitre and Paul Jones for a one-year period; Marg Darbel, Sheila Eliasson, Mac McLellan and Christopher McCullough for a two-year period.
- **Library Board** – Michael Gaulton for a one-year period; Dave Rebbitt for a two-year term; Heather Kennedy, Ian Piwek and Jim Proudfoot for three-year terms.
- **MacDonald Island Park Corporation** – Michael Sharpe for a period of three years.
- **Subdivision & Development Appeal Board** – Byron Bailey, Robert Richardson (alternate), and Jason Schulz (alternate) for a period of three years.
- **Wood Buffalo Housing & Development Corporation** – Arianna Scott for a three-year period.

CARRIED UNANIMOUSLY

BYLAWS:

Bylaw No. 06/031 – Road Closure and Exchange of Land for Draper Community Recreation Site

Resolution # 399/06

MOVED by Deputy Mayor Clarkson that Bylaw No. 06/031, being a bylaw of the Regional Municipality of Wood Buffalo to close a portion of Road Plan 1993CL, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 400/06

MOVED by Councillor Carbery that Bylaw No. 06/031 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 06/044 – Community Image Steering Committee Bylaw

Resolution # 401/06

MOVED by Councillor Meagher that Bylaw No. 06/044, being a Bylaw to establish the Community Image Steering Committee be read a first time.

CARRIED UNANIMOUSLY

Resolution # 402/06

MOVED by Councillor Chadi that Bylaw No. 06/044 be read a second time.

CARRIED UNANIMOUSLY

Resolution # 403/06

MOVED by Councillor Clarkson that Bylaw No. 06/044 be considered for third reading.

CARRIED UNANIMOUSLY

Resolution # 404/06

MOVED by Councillor Meagher that Bylaw No. 06/044 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 06/045 – Regional Advisory Committee on Inclusion, Diversity and Equality Bylaw

Resolution # 405/06

MOVED by Councillor Meagher that Bylaw No. 06/045, being a bylaw of the Regional Municipality of Wood Buffalo to establish the Regional Advisory Committee on Inclusion, Diversity & Equality, be read a first time.

CARRIED UNANIMOUSLY

Resolution # 406/06

MOVED by Councillor Carbery that Bylaw No. 06/045 be read a second time.

CARRIED UNANIMOUSLY

Resolution # 407/06

MOVED by Councillor Chadi that Bylaw No. 06/045 be considered for third reading.

CARRIED UNANIMOUSLY

Resolution # 408/06

MOVED by Councillor Meagher that Bylaw No. 06/045 be read a third and final time.

CARRIED UNANIMOUSLY

Resolution # 409/06

MOVED by Deputy Mayor Clarkson that Councillor Vyboh be appointed as Council's representative on the Regional Advisory

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
TUESDAY, DECEMBER 12, 2006

Committee on Inclusion, Diversity & Equality, and that Councillor Germain be appointed to serve as an alternate.

CARRIED UNANIMOUSLY

NEW BUSINESS:

None scheduled.

ADJOURNMENT:

Resolution # 410/06

MOVED by Councillor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:35 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER