

Minutes of a Special Meeting of the Council of the Regional Municipality of Wood Buffalo held via Electronic Communications, a combination of video conferencing and teleconference in the Council Chamber at the Syncrude Athletic Park Clubhouse in Fort McMurray, Alberta, on Tuesday, December 15, 2020, commencing at 1:00 PM.

Present:

Don Scott, Mayor
Mike Allen, Councillor
Krista Balsom, Councillor
Bruce Inglis, Councillor
Sheila Lalonde, Councillor
Keith McGrath, Councillor
Phil Meagher, Councillor
Verna Murphy, Councillor
Jane Stroud, Councillor
Claris Voyageur, Councillor

Absent:

Jeff Peddle, Councillor

Administration:

Jamie Doyle, Chief Administrative Officer
Matthew Hough, Deputy Chief Administrative Officer
Sonia Soutter, Acting Chief Legislative Officer
Deanne Bergey, Director, Community and Protective Services
Jody Butz, Regional Fire Chief
Chris Davis, Acting Director, Legal Services
Scott Davis, Director, Emergency Management
Dennis Fraser, Director, Indigenous and Rural Relations
Matthew Harrison, Director, Communications and Engagement
Brad McMurdo, Director, Planning and Development
Linda Ollivier, Chief Financial Officer
Rachel Orser, Director, Supply Chain Management
Antoine Rempp, Director, Environmental Services
Keith Smith, Director, Public Works
Dennis Warr, Director, Engineering
Kari Donnelly-Westhaver, Director, Human Resources
Heather Fredeen, Legislative Officer

1. Call to Order

Mayor D. Scott called the meeting to order at 1:00 p.m.

2. Unfinished Business

MOTION:

THAT section 10 of the Procedure Bylaw be waived for the duration of the December 15 Special Council Meeting.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jane Stroud, Councillor
SECONDER:	Verna Murphy, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, McGrath, Meagher, Murphy, Stroud, Voyageur
ABSENT:	Peddle

Matthew Hough, Deputy Chief Administrative Officer provided opening comments.

2.1. **Infrastructure Performance During the 2020 Flood**

Jason Vanderzwaag and Nelson Dos Santos, Consultants, Associated Engineering, presented an overview of the infrastructure performance during the 2020 ice jam flood event including key findings and recommendations.

Exits and Returns

Councillor S. Lalonde exited the meeting at 2:04 p.m. and returned at 2:06 p.m.

Councillor M. Allen exited the meeting at 2:31 p.m. and returned at 2:32 p.m.

Recess

A recess occurred from 2:34 p.m. to 2:45 p.m.

2.2. **2021 Flood Preparedness**

Antoine Rempp, Director, Environmental Services, provided a presentation on 2021 flood preparedness measures and long-term resolutions to ensure functionality and integrity of municipal infrastructure including the water treatment plant, the storm and sanitary system and Taiga Nova Eco Industrial Park.

Recess

A recess occurred from 3:35 p.m. to 3:45 p.m.

2.3. **Sanitary Sewer Backwater Prevention Program**

Antoine Rempp, Director, Environmental Services, provided a presentation on the proposed Sanitary Sewer Backwater Prevention Program.

Exit and Return

Councillor S. Lalonde exited the meeting at 4:00 p.m. and returned at 4:01 p.m.

Councillor M. Allen put forward following motion for consideration:

“That the Sanitary Sewer Backwater Prevention Program - Policy OPE-50, as outlined in Attachment 2, be approved, to come into effect March 1, 2021; and

That \$1,000,000 be allocated from the Emerging Issues Reserve to fund the Backwater Prevention Program.”

Exit

Councillor P. Meagher exited the meeting at 4:21 p.m.

Recess and Vacating of Chair

A recess occurred from 4:50 p.m. to 5:00 p.m. Upon reconvening, Mayor D. Scott vacated, and Deputy Mayor V. Murphy assumed the Chair at 5:02 p.m.

MOTION:

THAT Attachment 2, Proposed Backwater Prevention Program, be amended by adding the following as section 3.6.1.2.:

“If the property is within the Flood Hazard Area as designated in the Flood Hazard Map of the Province of Alberta, the Municipality will provide a Grant of \$3,000 or the cost to complete the eligible work, whichever is less.”

RESULT:	CARRIED [7 TO 2]
MOVER:	Don Scott, Mayor
SECONDER:	Krista Balsom, Councillor
FOR:	Scott, Allen, Balsom, Inglis, McGrath, Stroud, Voyageur
AGAINST:	Lalonde, Murphy
ABSENT:	Meagher, Peddle

Resuming of Chair

Mayor D. Scott resumed the Chair at 5:09 p.m.

Voting then occurred on the main motion:

MOTION:

THAT the Sanitary Sewer Backwater Prevention Program – Policy OPE-50, as outlined in Attachment 2, as amended, be approved, to come into effect March 1, 2021; and

THAT \$1,000,000 be allocated from the Emerging Issues Reserve to fund the Backwater Prevention Program.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Mike Allen, Councillor
SECONDER:	Krista Balsom, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, McGrath, Murphy, Stroud, Voyageur
ABSENT:	Meagher, Peddle

2.4. Flood Mitigation and Community Resiliency Update - TaigaNova Eco-Industrial Park

Brad McMurdo, Director, Planning and Development, presented an update on flood mitigation efforts and community resiliency for the TaigaNova Eco-Industrial Park

2.5. Flood Mitigation and Community Resiliency Update - Downtown

Dennis Warr, Director, Engineering, presented an update on flood mitigation efforts and community resiliency for the Downtown area.

Recess

Due to technical difficulties, a recess occurred from 5:24 p.m. to 5:35 p.m. Upon reconvening, D. Warr, resumed the presentation.

2.6. Flood Mitigation and Community Resiliency Update - Longboat Landing

Dennis Warr, Director, Engineering, provided an update on flood mitigation efforts and community resiliency, for the community of Long Boat Landing.

Recess, Exit, and Return

A recess occurred from 6:00 p.m. to 7:01 p.m. at which time, Councillor C. Voyageur exited, and Councillor P. Meagher rejoined the meeting.

2.7. Flood Mitigation and Community Resiliency Update - Waterways

Brad McMurdo, Director, Planning and Development, and Matthew Harrison, Director Communications and Engagement, provided a presentation on the engagement results for Waterways residents, as well as flood mitigation efforts, insurance advocacy, and proposed Land Use Bylaw provisions across the flood hazard area to limit development below 250.9m.

Sonia Soutter, Acting Chief Legislative Officer, noted the following written submission that was received and included in the published agenda package:

- Rod Hansen

Gee Young, vacant property owner, Waterways, spoke on behalf of several owners of vacant properties with at an elevation less than 250.9m, and indicated that a majority of owners would support a buyout at a 2020 assessed value plus 10%.

Tracy Holland, wrote in opposition of the Administrative recommendations indicating that the proposed flood mitigation measures as recommended, would leave people and properties in harm's way.

Councillor M. Allen put forward the following motion for consideration:

“THAT Council rescind the motion passed on September 15, 2020, specific to the community of Waterways and consider the following motion:

- THAT Administration complete the structural flood mitigation project for Waterways to a level of 1:200 (250.9m) by October 15, 2022,
- THAT Administration limit development below 250m, and introduce enhanced flood provisions in Land Use Bylaw for development above 250m;
- THAT Administration explore land swaps to property owners below 250m subject to land availability;
- THAT Administration offer a voluntary buyout option to property owners below 250m at 2020 fair market value, until May 31st, 2021
- THAT Council advocate on behalf of Waterways property owners to the Government of Alberta and the Insurance Bureau of Canada on the availability of overland flood insurance; and
- THAT Administration report back to Council with a progress update within 90 days.”

Councillor S. Lalonde requested that the portion of the motion that speaks to buyouts, be severed and voted on separately.

Mayor D. Scott requested that the severed portion be voted on first; no concerns of Council were raised with proceeding with this vote first.

Councillor V. Murphy proposed a friendly amendment to replace 250m with 250.9m following “That Administration limit development below” and following “enhanced flood provisions in Land Use Bylaw for development above”. The friendly amendment was accepted by Councillor M. Allen.

Council then voted on the severed portion as follows:

THAT Administration offer a voluntary buyout option to property owners below 250m at 2020 fair market value, until May 31st, 2021.

RESULT:	DEFEATED [2 TO 7]
MOVER:	Mike Allen, Councillor
SECONDER:	Krista Balsom, Councillor
FOR:	Allen, Balsom
AGAINST:	Scott, Inglis, Lalonde, McGrath, Meagher, Murphy, Stroud
ABSENT:	Peddle, Voyageur

With consent of Council, Councillor M. Allen withdrew the remaining portion of the motion.

MOTION:

THAT Administration continue with building a structural mitigation solution as previously directed; and

THAT Administration limit development below 250.9m and introduce enhanced flood provisions in the Land Use Bylaw for development above the 250.9m elevation.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Mike Allen, Councillor
SECONDER:	Krista Balsom, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, McGrath, Meagher, Murphy, Stroud
ABSENT:	Peddle, Voyageur

2.8. Flood Mitigation and Community Resiliency Update - Draper

Dennis Warr, Director, Engineering, and Matthew Harrison, Director, Communications and Engagement, provided an overview of the engagement results for the Draper neighbourhood, insurance advocacy efforts, land use bylaw provisions for flood prone areas, and flood mitigation options for Draper with a recommendation to explore the feasibility of a grant program for lot by lot individual flood mitigation options for properties in Draper below 250.9m.

Sonia Soutter, Acting Chief Legislative Officer, noted the following written submission that was received and included in the published agenda package:

- Brandon Howse

Tony Piche, Draper resident, spoke to the various flood mitigation options that would be required for individual properties.

Susan Smith, Draper resident, spoke to the lack of flood mitigation and services in Draper and questioned when the slope stability engineering report would be accessible to the public.

Brianne Ringheim, Draper resident, spoke to her experience during the 2020 flood and the mandatory evacuations of Draper residents. She expressed a need for urgency of a decision and emphasized the importance of including indigenous stakeholders in the decision-making process.

Sandy Bautz, Paragon Properties, Draper Road Inc., wrote in support of a buyout of her property.

Brad Friesen, Draper resident, wrote in support of a voluntary buyouts of Draper properties.

Recess

A recess occurred from 9:23 p.m. to 9:40 p.m.

Exit and Return

Councillor S. Lalonde exited the meeting at 9:53 p.m. and returned at 9:54 p.m.

MOTION:

THAT Administration determine the feasibility of a grant program for lot-by-lot individual flood mitigation solutions for properties in Draper where the underside of the main floor joists is below 250.9m as the flood risk treatment for Draper and report back to Council; and

THAT Administration limit development below 250.9m and introduce enhanced flood provisions in the Land Use Bylaw for development above 250.9m.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Sheila Lalonde, Councillor
SECONDER:	Keith McGrath, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, McGrath, Meagher, Murphy, Stroud
ABSENT:	Peddle, Voyageur

Recess

A recess occurred from 10:51 p.m. to 11:00 p.m.

2.9. Flood Mitigation and Community Resiliency Update - Ptarmigan Court

Brad McMurdo, Director, Planning and Development and Matthew Harrison, Director Communication and Engagement, provided a presentation on the Ptarmigan Court community engagement results, proposed land use bylaw provisions for flood prone properties and flood mitigation options for Ptarmigan Court recommending that land use bylaw provisions to limit development and voluntary buyouts of existing Ptarmigan Court properties at a 2020 assessed value would be the best option.

Recess

A recessed occurred from 11:16 p.m. to 11:26 p.m.

Councillor K. McGrath put forward the following motion for consideration:

“THAT Council direct Administration to proceed with offering a voluntary buyout until May 31, 2021 to all property owners in Ptarmigan Court at the 2020 assessed value.”

Councillor V. Murphy put forward the following motion for consideration:

“THAT the motion be amended to add, “and that the option to raise homes to 250m, be offered.”

Mayor D. Scott requested friendly amendments to strike “250m” and replace with “250.9m” and to add “until May 31, 2021.” at the end of the motion. The friendly amendments were accepted by Councillor V. Murphy.

Council then voted on the amendment.

MOTION:

THAT the motion be amended to add at the end, “and also, that the option to raise homes to 250.9m, be offered until May 31, 2021.”

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Verna Murphy, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, McGrath, Meagher, Murphy, Stroud
ABSENT:	Peddle, Voyageur

Voting then occurred on the main motion, as amended.

MOTION:

THAT Council direct Administration to proceed with offering a voluntary buyout until May 31, 2021 to all property owners in Ptarmigan Court at the 2020 assessed value and also that the option to raise homes to 250.9m, be offered until May 31, 2021.

RESULT:	CARRIED [8 TO 1]
MOVER:	Keith McGrath, Councillor
SECONDER:	Sheila Lalonde, Councillor
FOR:	Allen, Balsom, Inglis, Lalonde, McGrath, Meagher, Murphy, Stroud
AGAINST:	Scott
ABSENT:	Peddle, Voyageur

Adjournment

The meeting adjourned at 12:02 a.m.

Mayor

Chief Legislative Officer