

**Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo
held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta,
on Tuesday, April 11, 2023, commencing at 6:00 PM.**

Present:

Sandy Bowman, Mayor
Ken Ball, Councillor
Funky Banjoko, Councillor
Lance Bussieres, Councillor
Shafiq Dogar, Councillor
Allan Grandison, Councillor
Keith McGrath, Councillor
Jane Stroud, Councillor
Stu Wigle, Councillor

Absent:

Kendrick Cardinal, Councillor
Loretta Waquan, Councillor

Administration:

Paul Thorkelsson, Chief Administrative Officer
Jade Brown, Chief Legislative Officer
Deanne Bergey, Director, Community and Protective Services
Nina Caines, Acting Director, Public Works
Laurie Farquharson, Chief Financial Officer
Matthew Harrison, Director, Communications and Engagement
Brad McMurdo, Director, Planning and Development
Nasir Qureshi, Acting Director, Engineering
Antoine Rempp, Director, Environmental Services
Caitlin Hanly, Acting Director, Legal Services
Darlene Soucy, Legislative Officer

1. Call to Order

Mayor S. Bowman called the meeting to order at 6:00 p.m.

2. Adoption of Agenda

MOTION:

THAT the Agenda be adopted as presented.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jane Stroud, Councillor
SECONDER:	Stu Wigle, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Dogar, Grandison, McGrath, Stroud, Wigle
ABSENT:	Cardinal, Waquan

3. Consent Agenda

MOTION:

THAT the recommendations contained in items 3.1 and 3.2 be approved.

3.1. Minutes of Council Meeting - March 28, 2023

THAT the Minutes of the Council Meeting held on March 28, 2023, be approved as presented.

3.2. Bylaw No. 23/006 - 2023 Property Tax Rate Bylaw

THAT Bylaw No. 23/006, being the 2023 Property Tax Rate Bylaw, be read a first time.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jane Stroud, Councillor
SECONDER:	Stu Wigle, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Dogar, Grandison, McGrath, Stroud, Wigle
ABSENT:	Cardinal, Waquan

4. Presentations

4.1. Helen Meyer, Chair, and Nicole McMillian, Vice-Chair, Communities in Bloom Committee, re: Annual Report

Helen Meyer, Chair, and Nicole McMillian, Vice-Chair, Communities in Bloom Committee, provided an overview of the Communities in Bloom Committee's Annual Report, noting the Committee's achievements in 2022, and the goals and initiatives for 2023. It was further noted that the Regional Municipality of Wood Buffalo will host the 2023 National Communities in Bloom Symposium in September.

4.2. Jim Peacock, K.C., re: Annual Report of the Integrity Commissioner - January 1, 2022 - March 31, 2023

Jim Peacock, K.C., 2019-2023 Integrity Commissioner for the Regional Municipality of Wood Buffalo, presented an overview of the annual report which contained a summary of the Integrity Commissioner's activities for the period January 1, 2022 to March 31, 2023.

4.3. Nasir Qureshi, Acting Director, Engineering, re: Flood Mitigation Program Update

Nasir Qureshi, Acting Director, Engineering, Elliot White, Senior Manager, Environmental Services, and Maureen Nakonechny, Program Manager, Flood Mitigation, presented an overview of the status of the temporary and permanent flood mitigation measures currently implemented and the adjusted administrative approach to flood mitigation planning and reporting.

Exit and Return

Councillor L. Bussieres exited the meeting at 6:49 p.m. and returned at 6:52 p.m.

5. New Business

5.1. Parsons Creek Town Centre Land Sale

Brad McMurdo, Director, Amanda Haitas, Senior Manager, Planning and Development, and Brynn Armstrong, Manager, Land Administration, provided an overview of the proposed Parsons Creek Town Centre land sale to Allard Acquisitions Incorporated, noting that Council approval of the sale is required under the Master Land Agreement with the Government of Alberta.

Exits and Returns

Councillor K. McGrath exited the meeting at 7:07 p.m. and returned at 7:15 p.m.

Councillor K. Ball exited the meeting at 7:09 p.m. and returned at 7:10 p.m.

Delegations

Bryce Kumka, Chair, Wood Buffalo Development Advisory Committee, spoke in support of the proposed land sale.

Mike Durocher, downtown business operator, spoke in favour of the proposed land sale and suggested that further measures should be taken to attract and retain businesses in downtown Fort McMurray.

Exits and Returns

Councillor S. Wagle exited the meeting at 7:47 p.m. and returned at 7:49 p.m.

Councillor J. Stroud exited the meeting at 7:51 p.m. and returned at 7:53 p.m.

Kevin Weidlich, President and Chief Executive Officer, Fort McMurray Wood Buffalo Economic Development and Tourism, spoke in support of the proposed land sale and introduced Paul Allard, Allard Acquisitions Incorporated, who answered questions of Council regarding the proposed sale and future development of the land.

Exits and Returns

Councillor K. McGrath exited the meeting at 7:53 p.m. and returned at 8:03 p.m.

Councillor F. Banjoko exited the meeting at 7:57 p.m. and returned at 8:00 p.m.

Councillor S. Dogar exited the meeting at 8:26 p.m. and returned at 8:27 p.m.

MOTION:

THAT Council approve the sale of Lot 1A, Block 24, Plan 1920676 and Lot 1, Block 24, Plan 1423070, located in Parsons Creek, to Allard Acquisitions Incorporated, in the amount of \$22,875,844.00, subject to the terms and conditions as outlined in Attachment 2.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Ken Ball, Councillor
SECONDER:	Allan Grandison, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Dogar, Grandison, McGrath, Stroud, Wigle
ABSENT:	Cardinal, Waquan

Recess

A recess occurred from 8:28 p.m. to 8:45 p.m., at which time Councillor S. Dogar was absent from the meeting.

Return

Councillor S. Dogar returned to the meeting at 8:46 p.m.

5.2. Bylaw Enforcement Policy OPE-080

Deanne Bergey, Director, Community and Protective Services, Caitlin Hanly, Municipal Legal Counsel, and Peter Daley, Team Leader, Bylaw Services, presented an overview of the proposed Bylaw Enforcement Policy, noting that the Policy is intended to provide a framework for Bylaw Services for the consistent enforcement and management of complaints relating to Municipal bylaws and some Provincial Statutes.

MOTION:

THAT Bylaw Enforcement Policy OPE-080, dated April 11, 2023, as outlined in Attachment 1, be approved.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Allan Grandison, Councillor
SECONDER:	Funky Banjoko, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Dogar, Grandison, McGrath, Stroud, Wigle
ABSENT:	Cardinal, Waquan

5.3. Jubilee Centre Renovation - Additional Funding Request

Joel Trudell, Senior Manager, Transportation and Facilities, and Chris Bond, Manager, Facilities, provided an overview of the request for additional funding to complete the Jubilee Centre renovations, noting that upon completion of the project, all administrative employees would be located within Municipally owned facilities and would eliminate all leased office facilities.

Exits and Returns

Councillor K. Ball exited the meeting at 9:30 p.m. and returned at 9:31 p.m.

Councillor S. Wigle exited the meeting at 9:40 p.m. and returned at 9:41 p.m.

MOTION:

THAT the Capital Budget Amendment, as summarized in Attachment 1, requesting an additional \$3,980,000 to commence the procurement for the construction of the final phase of the Jubilee Centre Renovation, be approved.

RESULT:	CARRIED [7 TO 2]
MOVER:	Funky Banjoko, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Bowman, Banjoko, Dogar, Grandison, McGrath, Stroud, Wigle
AGAINST:	Ball, Bussieres
ABSENT:	Cardinal, Waquan

5.4. Capital Budget Amendment

Laurie Farquharson, Chief Financial Officer, spoke to the 2023 Capital Budget Amendment, noting that the proposed amendment would allow for the use of funds donated by Keyera Energy Corporation for the purchase of a snowmobile from the Anzac Fire Department to enhance the safety and response capacity for the first responders in Anzac.

Exit and Return

Councillor K. McGrath exited the meeting at 9:55 p.m. and returned at 9:59 p.m.

MOTION:

THAT the 2023 Capital Budget Amendment as summarized on Attachment 1 (2023 Capital Budget Amendment – New Project, dated April 11, 2023) be approved; and

THAT the revised Cash Flow of Capital Projects as summarized on Attachment 2 (2023 Capital Budget Amendment – New Project – Project Cash Flow Summary, dated April 11, 2023) be approved.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Stu Wigle, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Dogar, Grandison, McGrath, Stroud, Wigle
ABSENT:	Cardinal, Waquan

5.5. Capital Project Status Update

Laurie Farquharson, Chief Financial Officer, provided an overview of the Capital Project Status Report, which provides a comprehensive summary and current status of approved capital projects, including budget details, actual spend to date, current progress to date and future plans.

Exit

Councillor F. Banjoko exited the meeting at 10:11 p.m.

MOTION:

THAT the Capital Project Status Report, as summarized on Attachment 1, be accepted as information.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Allan Grandison, Councillor
SECONDER:	Shafiq Dogar, Councillor
FOR:	Bowman, Ball, Bussieres, Dogar, Grandison, McGrath, Stroud, Wigle
ABSENT:	Banjoko, Cardinal, Waquan

Recess and Return

A recess occurred from 10:17 p.m. to 10:34 p.m., at which time Councillor F. Banjoko returned to the meeting.

5.6. 2023 - 2025 Fiscal Management Strategy

Laurie Farquharson, Chief Financial Officer, and Keivan Navidi, Senior Manager, Assessment and Taxation, provided an overview of the 2023 - 2025 Fiscal Management Strategy, noting that the Strategy provides a high-level overview of the Municipality's operating and capital needs, as well as context for setting property tax rates, user fees and other Municipal service charges.

MOTION:

THAT the 2023 – 2025 Fiscal Management Strategy, dated April 11, 2023, be accepted as information.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Stu Wigle, Councillor
SECONDER:	Ken Ball, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Dogar, Grandison, McGrath, Stroud, Wigle
ABSENT:	Cardinal, Waquan

6. Councillors' Motions

6.1. Formation of the Wood Buffalo Transportation Committee - Councillor K. McGrath

Councillor K. McGrath spoke to the motion, noting that the proposed Wood Buffalo Transportation Committee would be responsible for advocating to other levels of government for improved transportation networks throughout the Region, including transportation corridors to connect to other areas of Alberta and Saskatchewan.

MOTION:

THAT Administration be directed to present for Council's consideration a bylaw or bylaws to:

- (a) Establish a Council Committee to be known as the Wood Buffalo Transportation Committee (WBTC), (hereinafter called "the Committee") consisting of two Councillors from the Urban Service Area and one from the Rural Service Area, to serve as Councillors for so long as the Committee exists; or reappointed by Council after each general election, and Mayor;
- (b) Specify the mandate and authority of the Committee to exercise governance and policy oversight over all aspects of regional transportation, including without limitation the authority of the Committee to appoint an administrative head to act as Transportation Team Leader who will report directly to and take instructions from the Committee and will appoint a Transportation Task Force consisting of

representatives from each member of community stakeholder groups, reporting through the Transportation Team Leader to the Committee;

- (c) Specify the manner in which the Committee and the Transportation Team Leader will co-operate with and collaborate with the Chief Administrative Officer to determine where existing human resources will be seconded and where new resources will be engaged, in support of the synergizing regional transportation improvements, so that a recommendation for a budget can be made to Council as soon as practicable; and
- (d) Specify the community stakeholder groups with which the Committee shall consult and from whom the Committee shall seek advice and select committee membership, including without limitation representatives from the indigenous, industry, business, land development, social, and service club sectors.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Keith McGrath, Councillor
SECONDER:	Funky Banjoko, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Dogar, Grandison, McGrath, Stroud, Wigle
ABSENT:	Cardinal, Waquan

Adjournment

The meeting adjourned at 11:10 p.m.

Mayor

Chief Legislative Officer