

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, October 14, 2014, commencing at 6:00 p.m.

Present: M. Blake, Mayor
T. Ault, Councillor
G. Boutilier, Councillor
L. Bussieres, Councillor
J. Cardinal, Councillor
S. Germain, Councillor
K. McGrath, Councillor
P. Meagher, Councillor
J. Stroud, Councillor
A. Vinni, Councillor

Absent: J. Chadi, Councillor

Administration: B. Moore, Acting Chief Administrative Officer
D. Leflar, Chief Legislative Officer
A. Hawkins, Legislative Officer
E. Franks, Legislative Coordinator

Call To Order

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

Opening Prayer

Mayor Blake invited those so inclined to join her in prayer.

National Anthem

Adoption of Agenda

Moved by Councillor A. Vinni that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Notice of Motion

Councillor A. Vinni served notice that the following motion will be brought forward for Council's consideration at the October 28, 2014 Council Meeting:

"That Administration be directed to bring forward, with all due haste, a plan for Council consideration that would designate all land within the dotted boundary, as identified in Bylaw No. 14/031, Schedule A (referred to as the "Subject Lands" in planning documents and maps) for zoning as parkland in perpetuity."

Minutes of Previous Meetings**1. Minutes from Council meeting - September 23, 2014**

Moved by Councillor T. Ault that the Minutes of the Council meeting held on September 23, 2014 be confirmed as presented.
CARRIED UNANIMOUSLY

Declaration of Pecuniary Interest

Councillor T. Ault declared a potential pecuniary interest in relation to Item # 2, Municipal Public Utilities Bylaw No. 14/035 and exited the Chamber at 6:07 p.m.

Bylaws**2. Municipal Public Utilities Bylaw No. 14/035**

Kevin Scoble, Acting Executive Director, Public Infrastructure and Planning, Travis Kendel, Supervisor, Environmental Services and Leslie Burke, Manager, Environmental Services, gave a presentation explaining the proposed Bylaw.

Bryan Jackson, Director Stakeholder and Aboriginal Relations, Suncor Energy, requested that the Bylaw be deferred to allow for more time for review and consultation.

Matthew Mac Eachen, General Manager, Civeo, and Kim Wakefield, Dentons, expressed their concerns that proper consultation has not occurred and that the Bylaw should be deferred.

David Rector, Director, Oil Sands and Industrial Water, EPCOR, requested that Council defer second and third readings of the Bylaw.

Rina Seppen, President, CUPE 1505, and Steve Stringfellow, CUPE National Representative, expressed their support of the Bylaw on behalf of many Environmental Services Department employees in attendance at the meeting.

Reegan McCullough, Executive Director, Oil Sands Community Alliance, requested additional time for more consultation and engagement with the Municipality.

Councillor G. Boutilier exited the Chamber at 6:39 p.m. and returned at 6:41 p.m.

Discussions ensued and Council posed several questions to the delegates with respect to the implications the proposed Bylaw may have.

Councillor K. McGrath exited the Chamber at 6:50 p.m. and returned at 6:52 p.m.

Councillor G. Boutilier exited the Chamber at 7:35 p.m. and returned at 7:36 p.m.

Moved by Councillor G. Boutilier that Bylaw No. 14/035 be deferred to enable administration to meet with stakeholders and come back to Council within eight weeks.

DEFEATED

For: G. Boutilier, L. Bussieres, S. Germain
 Opposed: M. Blake, J. Cardinal,
 K. McGrath, P. Meagher, J. Stroud,
 A. Vinni

Councillor S. Germain exited the Chamber at 7:53 p.m. and returned at 7:59 p.m.

Moved by Councillor K. McGrath that Bylaw No. 14/035 be amended by adding the following new substantive provisions, together with consequential adjustments to grammar and punctuation used to connect phrases and sentences:

1. In sub-paragraph 4(b) delete the words “by a person” and substitute in their place the words “by or for a person”.
2. Add as a new sub-paragraph 4(c):
 “generation, transmission or distribution of electric power”
3. Add as a new sub-paragraph 4(d):

“utility services being provided by a Person other than the municipality prior to the date of enactment of this Bylaw, if there is no change after the enactment of the Bylaw to the volume or frequency or geographic area of the utility services”

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 14/035, being the Municipal Public Utilities Bylaw, be read a second time as amended.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Bylaw No. 14/035 be read a third and final time.

CARRIED UNANIMOUSLY

Recess

A break occurred from 8:04 p.m. to 8:21 p.m. at which time Councillor T. Ault rejoined the meeting and Councillor G. Boutilier was not in attendance.

3. Land Use Bylaw Amendment – A portion of NE 31 TWP 76 RGE 7 W4M (Conklin) – Bylaw No. 14/034

Moved by Councillor P. Meagher that the Public Hearing for Bylaw No. 14/34 be opened.

CARRIED UNANIMOUSLY

Isela Contreras-Dogbe, Planner III, Planning and Development, provided an introduction from Administration.

Jeffrey O'Donnell, Conklin Resource Development Advisory Committee (CRDAC) and Valerie Quintal, spoke on behalf of the Applicant and explained the property would be a suitable location for a CRDAC building.

Councillor G. Boutilier returned to the meeting at 8:24 p.m.

Ken McDougall, resident, submitted written concerns he had with respect to the property redesignation.

Moved by Councillor T. Ault that the Public Hearing for Bylaw No. 14/034 be closed.

CARRIED UNANIMOUSLY

The Public Hearing was held between 8:21 p.m. and 8:33 p.m.

Moved by Councillor P. Meagher that Bylaw No. 14/034, being a Land Use Bylaw Amendment specific to a portion of NE 31, Twp 76, Rge 7, W4M (Conklin), be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 14/034 be read a third and final time.

CARRIED UNANIMOUSLY

Declaration of Pecuniary Interest

Councillor T. Ault declared a potential pecuniary interest in relation to Item # 4, Assessment Review Boards Bylaw No. 14/033 and exited the Chamber at 8:37 p.m.

4. Assessment Review Boards Bylaw - Bylaw No. 14/033

Arlan Delisle, Senior Legal Counsel, Legal and Legislative Services, introduced the proposed bylaw.

Reegan McCullough, Executive Director, Oil Sands Community Alliance, raised concerns regarding the recruitment process as well as the remuneration process.

Councillor G. Boutilier exited the Chamber at 8:49 p.m. and returned at 8:58 p.m.

Moved by Councillor P. Meagher that Bylaw No. 14/033 be amended by adjusting the numbering convention in Sections 7, 8, 9 and 10 so that each subsection is identified using only Roman numerals.

CARRIED

For: M. Blake, L. Bussieres, J. Cardinal, S. Germain, K. McGrath, P. Meagher, J. Stroud, A. Vinni

Opposed: G. Boutilier

Moved by Councillor K. McGrath that Bylaw No. 14/033, being a bylaw to establish Assessment Review Boards, be read a second time as amended.

CARRIED

For: M. Blake, L. Bussieres, J. Cardinal, S. Germain, K. McGrath, P. Meagher, J. Stroud, A. Vinni

Opposed: G. Boutilier

Moved by Councillor P. Meagher that Bylaw No. 14/033 be read a third and final time.

CARRIED

For: M. Blake, L. Bussieres, J. Cardinal, S. Germain, K. McGrath, P. Meagher, J. Stroud, A. Vinni

Opposed: G. Boutilier

Moved by Councillor A. Vinni that Administration enter into consultation with stakeholders with a view to establishing a competency based process (i.e.. skills matrix) and a remuneration process that would both be models of best practice.

CARRIED UNANIMOUSLY

Councillor G. Boutilier exited the Chamber at 9:16 p.m. and returned at 9:17 p.m.

Councillor T. Ault returned to the Chamber at 9:18 p.m.

5. Athabasca Power Centre - Area Structure Plan Bylaw No. 14/029 and Land Use Bylaw Amendment Bylaw No. 14/030

Felice Mazzoni, Director, Planning and Development and Bradley Evanson, Manager, Community Development Planning, provided a summary on the proposed bylaws.

Moved by Councillor P. Meagher that Bylaw No. 14/029, being the Athabasca Power Centre Area Structure Plan, be read a second time.

CARRIED

For: M. Blake, T. Ault, L. Bussieres, J. Cardinal, S. Germain, K. McGrath, P. Meagher, J. Stroud, A. Vinni

Opposed: G. Boutilier

Councillor K. McGrath exited the Chamber at 9:35 p.m. and returned at 9:37 p.m.

Moved by Councillor J. Stroud that Bylaw No. 14/029 be read a third and final time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 14/030, being an amendment to Land Use Bylaw No. 99/059, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 14/030 be read a third and final time.

CARRIED UNANIMOUSLY

Reports

6. Rural Water and Sewer Servicing – Sapræ Creek

Gayle St. Denis, resident, expressed her concerns and asked several questions regarding the project.

Billy Schell, resident, posed questions of Administration with respect to the installation process, warranty period, and cost overages.

Darcy Dragonetti, Acting Director, Environmental Services and Michael Colbert, Operations Engineer, Environmental Services, presented the financing options for Sapræ Creek property owners.

Council asked several questions to Administration and Kevin Scoble, Acting Executive Director, Public Infrastructure and Planning provided clarification.

Councillor G. Boutilier exited the Chamber at 10:10 p.m. and returned at 10:26 p.m.

A lengthy discussion occurred as to whether or not the amounts of \$16,000 and \$10,000 previously referenced during presentations were fixed amounts.

Moved by Councillor P. Meagher that the meeting be extended beyond 10:00 p.m.

CARRIED

For: M. Blake, T. Ault, G. Boutilier, L. Bussieres, J. Cardinal, K. McGrath, P. Meagher, J. Stroud, A. Vinni

Opposed: S. Germain

Councillor K. McGrath exited the Chamber at 10:31 p.m.

Moved by Councillor A. Vinni:

- that Sapræ Creek property owners with existing septic fields contribute five-eighths of ten percent of the total capital costs of the rural water and sewer servicing project and for it to be collected through contracts administered by the Municipality.
- that Sapræ Creek property owners with existing sewer tanks contribute ten percent of the total capital costs of the rural water and sewer servicing project and for it to be collected through contracts administered by the Municipality.

CARRIED UNANIMOUSLY

Councillor K. McGrath returned to the Chamber at 10:36 p.m.

7. Safety Codes Inspections Branch

Terry Booth, President of Superior Safety Codes, expressed his concerns with moving the service in-house.

Rina Seppen, President, CUPE 1505, and Steve Stringfellow, CUPE National Representative, voiced their support for the development of the proposed branch.

Felice Mazzoni, Director, Planning and Development, and Damon McGillivray, Manager, Safety Codes, provided a brief summary of the branch and answered questions from Council.

Moved by Councillor P. Meagher:

- that Administration be authorized to transition Safety Codes Inspection Services to an internal function of the Regional Municipality of Wood Buffalo by December 31, 2014.
- that Administration be authorized to hire an additional ten full time employees in 2014 and a further five in 2015 to facilitate the service provision.
- that funding for 2014 startup costs of \$133,000 be accommodated from:
 - the 2014 Planning and Development Department Operating Budget;
 - the 2014 Corporate Operating Budget surplus; or
 - the Emerging Issues reserve,in that order.

CARRIED

For: M. Blake, T. Ault, G. Boutilier, J. Cardinal, S. Germain, K. McGrath, P. Meagher, J. Stroud, A. Vinni

Opposed: L. Bussieres

Adjournment

Moved by Councillor J. Stroud that the meeting be adjourned.
CARRIED UNANIMOUSLY

The meeting adjourned at 10:57 p.m.

Mayor

Chief Legislative Officer