

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, July 07, 2015, commencing at 6:00 p.m.

Present: M. Blake, Mayor
T. Ault, Councillor
L. Bussieres, Councillor
K. McGrath, Councillor
P. Meagher, Councillor
J. Stroud, Councillor
C. Tatum, Councillor
A. Vinni, Councillor

Absent: J. Cardinal, Councillor
J. Chadi, Councillor
S. Germain, Councillor

Administration: M. Ulliac, Chief Administrative Officer
D. Leflar, Chief Legislative Officer
A. Rogers, Senior Legislative Officer
R. Kendall, Legislative Officer
D. Soucy, Legislative Officer

Call To Order

Mayor M. Blake called the meeting to order at 6:08 p.m.

National Anthem

The National Anthem was performed by local grade 8 student, Alysa Beaton.

Adoption of Agenda

Moved by Councillor C. Tatum that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Minutes from Council Meeting - June 23, 2015

Moved by Councillor J. Stroud that the Minutes of the Council meeting held on June 23, 2015 be approved as presented.

CARRIED UNANIMOUSLY

Bylaws**2. Bylaw No. 14/028 - Closure of Undeveloped Government Road Allowance – Hamlet of Anzac**

(6:12 p.m. – 6:15 p.m.)

Moved by Councillor P. Meagher that Bylaw No. 14/028, being a bylaw to close an undeveloped government road allowance, be read a second time.

CARRIED

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

Abstained: C. Tatum

Moved by Councillor P. Meagher that Bylaw No. 14/028 be read a third and final time.

CARRIED

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

Abstained: C. Tatum

Abstention

Councillor C. Tatum was not a member of Council when the Public Hearing for Bylaw No. 14/028 was held on August 26, 2014; therefore, was unable to participate in the discussion or voting of second and third readings of the bylaw.

3. Bylaw No. 15/019 - Standing Council Committees Bylaw

(6:15 – 6:19)

Jim Rogers, Resident, spoke and questioned whether the Standing Council Committees Bylaw would require Councillors to be considered full-time rather than part-time.

Moved by Councillor C. Tatum that Bylaw No. 15/019, the Standing Council Committees Bylaw, be read a second time.

CARRIED

For: M. Blake, T. Ault, L. Bussieres, P. Meagher, J. Stroud, A. Vinni, C. Tatum

Opposed: K. McGrath

Moved by Councillor J. Stroud that Bylaw No. 15/019 be read a third and final time.

CARRIED

For: M. Blake, T. Ault, L. Bussieres, P. Meagher, J. Stroud, A. Vinni, C. Tatum

Opposed: K. McGrath

4. Bylaw No. 15/020 – Land Planning and Development Advisory Committee Bylaw
(6:19 p.m. – 6:20 p.m.)

Moved by Councillor P. Meagher that Bylaw No. 15/020, being the Land Planning and Development Advisory Committee Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Reports

5. Habitat for Humanity Land Exchange
(6:20 p.m. – 7:00 p.m.)

Keith Smith, Director, Land Administration and Erin O’Neill, Manager, Land Administration, gave a brief overview and noted the alternatives that were before Council.

Cameron Wilson, Board Chair, Habitat for Humanity Wood Buffalo, gave an overview of the organization, how the program works, and indicated that they have chosen a family for the home anticipated to be built in Waterways. It was also indicated that Habitat for Humanity is looking for a straight land exchange as any additional cost associated with this project would create problems for the organization.

Jim Rogers, resident, came forward and suggested an alternate location on Railway Avenue for this development.

The following motion was put forward by Councillor T. Ault: “That subject to the demolition of the building located on the land legally described as Lot 8, Block 3, Plan 3969ET, the Municipality enter into a land exchange with Habitat for Humanity for the land legally described as Lot 7, Block 8, Plan 3969ET, in accordance with the terms and conditions dated June 17, 2015 (Attachment 1).”

Moved by Councillor A. Vinni that the terms and conditions (Attachment 1) be amended by reducing the cost of the land exchange from \$112,500 plus GST to zero.

CARRIED UNANIMOUSLY

Exit and Return

Councillor K McGrath left the meeting at 6:58 p.m. and returned at 6:59 p.m.

Moved by Councillor T. Ault that subject to the demolition of the building located on the land legally described as Lot 8, Block 3, Plan 3969ET, the Municipality enter into a land exchange with Habitat for Humanity for the land legally described as Lot 7, Block 8, Plan 3969ET, in accordance with the terms and conditions dated June 17, 2015 (Attachment 1), as amended, to reduce the net cost for Habitat for Humanity to zero.

CARRIED UNANIMOUSLY

6. Community Identification Committee Recommendations
(7:00 p.m. – 7:09 p.m.)

Moved by Councillor K. McGrath:

- that the road within Saprae Creek West subdivision (Plan 1424227) be named “Janke Lane”;
- that the road providing access from Highway 63 to Prairie Creek Business Park be named as “Kirschner Way”;
- that the internal road providing access to various lots within Prairie Creek Business Park be named as “Walsh Road”;
- that the Saprae Industrial Park subdivision (Plan 1520043) be named “L Robert Industrial Park”;
- that the road within Saprae Industrial Park subdivision (Plan 1520043) be named “Falconer Crescent”;
- that Range Road 83 located west of Saprae Industrial Park (Plan 1520043) be named “A Frame Road”; and
- that the road providing access to Parsons Creek from Highway 686 be named as “North Parsons Gateway” and that the mixed use/commercial roads in Parsons Creek be named as “Chow Street” and “Offereins Gate”.

CARRIED UNANIMOUSLY

7. Debt Management Policy FIN-120
(7:09 p.m. – 7:15 p.m.)

Elsie Hutton, Chief Financial Officer, Kola Oladimeji, Director of Finance, and Pat Sibilleau, Manager of Financial Planning, gave a brief overview of the Debt Management Policy.

Moved by Councillor J. Stroud that Debt Management Policy - FIN-120, dated June 23, 2015, be approved.

CARRIED

For: M. Blake, T. Ault, P. Meagher, J. Stroud, A. Vinni, C. Tatum

Opposed: L. Bussieres , K. McGrath

8. Land Acquisition Policy
(7:15 p.m. – 7:26 p.m.)

Keith Smith, Director, Land Administration and Erin O’Neill, Manager, Land Administration, provided an overview of the Land Acquisition Policy.

Jim Rogers, resident, came forward and spoke to a matter unrelated matter to the proposed Land Acquisition Policy.

Moved by Councillor P. Meagher that the Land Acquisition Policy ADM-250, dated July 7, 2015 be approved.

CARRIED

For: M. Blake, L. Bussieres, K. McGrath,
P. Meagher, J. Stroud, A. Vinni, C.
Tatum

Opposed: T. Ault

9. Jubilee Plaza Land Purchase

(7:26 p.m. – 7:33 p.m.)

Moved by Councillor J. Stroud:

- that the Municipality enter into negotiations with the Province of Alberta for the terms and conditions related to the purchase and sale of Jubilee Plaza Land from the Jubilee Condominium Corporation in accordance with the Lease Option to Purchase Terms summarized in Attachment 1(Summary – Land Sale - Option to Purchase Terms, dated July 7, 2015); and
- that the Chief Administration Officer be authorized to complete the transaction based on all negotiated terms, including the execution of any easements and/or encumbrances required by the Jubilee Centre Condominium Corporation.

CARRIED UNANIMOUSLY

10. Sale of Closed Road Allowances – Saline Creek

(7:33 p.m. – 7:35 p.m.)

Keith Smith, Director, Land Administration, and Shadrack Ogedegbe, Land Technician, provided an overview, and noted that the road allowances were previously closed under Bylaw No. 13/028 to facilitate consolidation of the lands with the adjacent properties for development.

Moved by Councillor P. Meagher that the Municipality proceed with the sale of the closed road allowances within the Saline Creek Plateau Development Area to Keyano College Land Trust Corporation, in accordance with the terms and conditions dated June 11, 2015 (Attachment 1).

CARRIED UNANIMOUSLY

11. Council Committee Appointments

(7:35 p.m. – 7:36 p.m.)

Moved by Councillor P. Meagher that the following appointments be approved, effective immediately:

- Public Art Committee: Garette Tebay to December 31, 2016; and
- Wood Buffalo Housing & Development Corporation Board: Suzanne Manning to December 31, 2017.

CARRIED UNANIMOUSLY

12. Residential On-Street Parking

(7:37 p.m. – 8:06 p.m.)

Moved by Councillor K. McGrath:

- that the Municipality undertake a review of all municipal bylaws, policies and standards dealing with residential on-street parking on all municipal roadways, for the purpose of developing a parking plan which addresses potential traffic and pedestrian safety concerns, including without limitation: intersection setbacks, access/egress, emergency vehicle access, pedestrian crosswalks and parking bans or restrictions; and
- that the review be completed and all recommendations for bylaw amendments or other measures be brought forward for Council consideration on or before November 1, 2015.

CARRIED UNANIMOUSLY

Recess

A recess occurred between 8:06 p.m. and 8:17 p.m.

13. Operational and Administrative Process Review

(8:17 p.m. – 8:43 p.m.)

Councillor K. McGrath presented the following motion for consideration:

Moved by Councillor K. McGrath:

- that the Chief Administrative Officer be directed to instruct Administration to competitively procure the services of a qualified external firm to conduct a broad-ranging review and analysis of both operational and administrative functions within the organization, and to make recommendations for changes to reduce costs and improve efficiencies in both implementation of decisions and flow of information; and

- that the Chief Administrative Officer report back to Council on the results of this initiative and the measures he will take in response to the external firm's recommendations, including any budget implications of such measures, in time for Council to give due consideration during the process leading to adoption of the 2016 operating and capital budgets.

Discussion ensued and it was noted that the notice of motion originally used the term “processes”, whereas the motion presented by Councillor McGrath used the term “functions”. As this did not present a substantive change to the motion, it was accepted as a friendly amendment by Council as per the Procedure Bylaw. It was subsequently requested that Administration provide copies of the documents from the 1998 Operational Review for Council’s information. Voting then occurred on the motion, as presented.

CARRIED UNANIMOUSLY

Adjournment

As all scheduled business had been concluded, Mayor M. Blake declared the meeting adjourned at 8:43 p.m.

Mayor

Chief Legislative Officer