

Approved 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 06, 2015, commencing at 6:00 p.m.

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

Absent: L. Bussieres, Councillor
J. Chadi, Councillor

Administration: M. Ulliac, Chief Administrative Officer
A. Rogers, Senior Legislative Officer
J. Brown, Supervisor, Legislative and Administrative Support
S. Harper, Legislative Officer

Call To Order

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

National Anthem

The National Anthem was performed by six members of St. Paul's Catholic Church Choir.

Adoption of Agenda

Moved by Councillor P. Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Notices of Motion

Councillor K. McGrath served notice that the following three motions would be brought forward for consideration at the October 13, 2015 meeting:

Sports and Entertainment Centre

"WHEREAS the non-binding Letter of Intent between the Regional Municipality of Wood Buffalo (the "Municipality") and the International Coliseums Company ("ICC") provides that the Municipality may take into account feedback received from the public concerning the proposed Sports and Entertainment Centre ("SEC") and may elect not to enter into contracts for the design, construction or operation of the proposed SEC, without being in any way in breach of its obligation to negotiate such contracts in good faith;

AND WHEREAS feedback received during the current round of public consultation, both at the in-person information sessions and through the on-line survey on the Municipality's website, indicates a substantial level of public opposition to the proposed SEC;

NOW THEREFORE IT IS RESOLVED that the Administration of the Municipality is instructed to cease any further discussions or negotiations with ICC concerning the proposed SEC, and to

refrain from presenting to Council for approval any contracts for the design, construction or operation of the proposed SEC.”

Northside Twin Arenas Project

“THAT Administration is hereby requested to refrain from issuing a tender or Request for Proposal or any other form of public procurement document for the Northside Twin Arenas project; and

THAT the capital budget for the Northside Twin Arenas project be further reviewed and considered again by Council in the context of the 2016 capital budget approval process.”

Policies or Guidelines for Large Capital Projects

“THAT the Chief Administrative Officer is requested to develop policies or guidelines for Council’s review and approval concerning the circumstances under which business cases will be prepared and presented to Council, and the content of such business cases (including pro forma projections of operating costs and revenues extending a reasonable number of years into the future) in support of Administration recommendations for approval of large capital projects involving:

- (a) construction of buildings intended to provide recreation or leisure amenities; or
- (b) significant expropriations of private property; or
- (c) a public/private partnership business model.”

Funding for Willow Square Aging in Place Facility

Councillor T. Ault served the following notice of motion to be brought forward for consideration at the October 20, 2015 meeting:

“THAT the Municipality contribute up to \$10.5 Million toward the cost of construction of either a long term care facility or an aging-in-place facility on the Willow Square site, if the Government of Alberta proceeds with such a development to a scope and design that meets with the approval of the Advisory Committee on Aging; and

THAT Administration be directed to include a line item in the amount of \$10.5 Million for that purpose in the "funded" section of its proposed 2016 Capital Budget for Council's consideration.”

Minutes of Previous Meetings

1. Minutes from Council Meeting - September 22, 2015

Moved by Councillor J. Stroud that the Minutes of the Council Meeting held on September 22, 2015 be approved as presented.

CARRIED

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

Opposed: S. Germain

Bylaws**2. Bylaw No. 15/025 - Municipal Public Utilities Bylaw Amendment**

(6:11 p.m. – 6:13 p.m.)

Moved by Councillor P. Meagher that Bylaw No. 15/025, being an amendment to the Municipal Public Utilities Bylaw, be read a first time.

David Leflar, Chief Legislative Officer, provided a brief synopsis of Bylaw No. 15/025, a bylaw to amend the Municipal Public Utilities Bylaw.

CARRIED UNANIMOUSLY

Reports**3. Whistleblower Policy**

(6:14 p.m. – 6:41 p.m.)

Moved by Councillor K. McGrath:

- That Whistleblower Policy LEG-150 be adopted, to take effect on January 1, 2016; and
- That the estimated cost of administering the Whistleblower Policy in 2016 be included in the 2016 Operating Budget for Council's consideration.

David Leflar, Chief Legislative Officer; Terry Hartley, Director of Human Resources; and Ralph Timleck, Municipal Auditor, provided a brief presentation on the Whistleblower Policy, which provides a mechanism through which allegations of wrong doing by municipal employees or elected officials may be made.

It was requested that the corresponding Whistleblower Administrative Procedure be shared with Council once completed. It was also noted that, once approved, the Whistleblower Policy will be posted on the municipal website along with instructions on how to utilize the provisions of the policy.

CARRIED

For: T. Ault, M. Blake, J. Cardinal, S.
Germain, K. McGrath, J. Stroud, C.
Tatum

Opposed: P. Meagher, A. Vinni

4. Rural Economic Development Programming Incentives

(6:42 p.m. – 6:56 p.m.)

Moved by Councillor J. Stroud:

- That the Municipality examine the adjustment of rural non-residential utility rates during the development of the new Utility Rates Bylaw; and

- That the Municipality forego reductions in rural non-residential property taxes until such time that the Government of Alberta:
 - (i) makes an amendment to Order in Council #817/94 for the purpose of authorizing the Municipality to tax non-residential properties within the hamlets in the Rural Service Area at the same tax rate that would apply if those properties were in the Urban Service Area, or alternately
 - (ii) makes an amendment to Order in Council #817/94 for the purpose of creating a “Hamlet Service Area” within which the Municipality would be authorized to tax all classes of properties at mill rates other than rates applicable to either the Urban Service Area or the Rural Service Area; and
- That the Municipality continue with implementation of the Wood Buffalo Entrepreneurship Initiative with particular emphasis on enhanced rural programming.

Jeff Penney, Director of Economic Development; Philip Schofield, Acting Director of Assessment of Taxation; and Darcy Dragonetti, Director of Environmental Services, provided a presentation on the proposed incentives for Rural Economic Development Programming.

Exit and Return

Councillor K. McGrath exited the meeting at 6:52 p.m. and reentered 6:54 p.m.

CARRIED UNANIMOUSLY

5. Rural Committee Recommendation - Developer Charges Reduction Program for Rural Development Projects

(6:57 p.m. – 7:30 p.m.)

Moved by Councillor J. Stroud that a Development Incentive Program be established for the rural areas within the municipality [similar to the program set out in Resolution 10-377 for the Lower Townsite] to reduce development charges in rural areas of the municipality by sixty percent (60%) for a trial period expiring on December 31, 2016.

Jeffrey O'Donnell, Conklin Resources Development Advisory Committee, spoke briefly in support of the proposed recommendation.

CARRIED UNANIMOUSLY

6. Sale of a Portion of Lot 5, Block 1, Plan 9523036 (At the end of Marshall Street adjacent to Prairie Loop Boulevard)
(7:31 p.m. – 8:21 p.m.)

Councillor P. Meagher put the following motion of the floor for consideration and debate:

“THAT Council approve the disposition, at market value, of a 159.3 square metre (1,711 square foot) portion of the parcel legally described as Lot 5, Block 1, Plan 952 3036, subject to the Terms and Conditions dated September 2015 (Attachment 1).”

Keith Smith, Director of Land Administration, Erin O’Neill, Manager of Acquisitions and Dispositions, provided a brief presentation on the proposed sale of Lot 5, Block 1, Plan 9523036, and the proposed terms and conditions of sale.

Motion Recess

Council took a short recess from 8:00 to 8:09 p.m., after which the following motion was put forward for consideration:

Moved by Councillor K. McGrath that the sale of Lot 5, Block 1, Plan 952 3036 be referred to administration for further investigation, with the matter to be brought back for Council consideration prior to the end of 2015.

CARRIED

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

Opposed: C. Tatum

7. Second Quarter, 2015 Capital Budget Fiscal Amendments
(8:22 p.m. – 8:27 p.m.)

Moved by Councillor A. Vinni that the Second Quarter, 2015 Capital Budget Fiscal Amendments Update as summarized on Attachment 1 (Second Quarter, 2015 Capital Budget Fiscal Amendments) dated June 30, 2015, be accepted as information.

Kola Oladimeji, Director of Financial Services, provided a brief update on the Second Quarter 2015 Capital Budget Fiscal Amendments.

CARRIED UNANIMOUSLY

Adjournment

As all scheduled business matters had been concluded, Mayor M. Blake declared the meeting adjourned at 8:28 p.m.

Mayor

Chief Legislative Officer