

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 20, 2015, commencing at 6:00 p.m.

Present: M. Blake, Mayor
T. Ault, Councillor
L. Bussieres, Councillor
J. Cardinal, Councillor
J. Chadi, Councillor (via teleconferencing)
S. Germain, Councillor
K. McGrath, Councillor
P. Meagher, Councillor
J. Stroud, Councillor
C. Tatum, Councillor
A. Vinni, Councillor

Administration: M. Ulliac, Chief Administrative Officer
A. Rogers, Senior Legislative Officer
A. Hawkins, Legislative Officer
S. Harper, Legislative Officer

Call To Order

Mayor M. Blake called the meeting to order at 6:02 p.m.

Adoption of Agenda

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

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Minutes from Council Meeting - October 13, 2015

Moved by Councillor J. Stroud that the Minutes of the Council meeting held on October 13, 2015 be approved as presented.

CARRIED UNANIMOUSLY

Reports

2. 2015 Capital Budget Amendments – Cancelled, Deferred and New Projects

(6:05 p.m. – 6:29 p.m.)

Kola Oladimeji, Director, Finance and Emdad Haque, Director, Engineering, came forward to address the highlights of the report.

Moved by Councillor T. Ault:

1. that the 2015 Capital Budget Amendments in the amount of \$8,610,003 be approved as summarized on Attachment 1 (2015 Capital Budget Amendments – Cancelled, Deferred and New Projects), dated October 13, 2015 to be funded from Capital Infrastructure Reserve (CIR); and
2. that the revised Cash Flow of Capital Projects be approved as summarized on Attachments 2 and 3 (2015 Capital Budget Amendments – Cancelled, Deferred and New Projects – Project Cash Flow Summary), dated October 13, 2015.

CARRIED UNANIMOUSLY

**3. Audit Committee Recommendations
- 2015 External Audit Service Plan
- Appointment of External Auditor – 2016 Year End**
(6:29 p.m. – 6:31 p.m.)

Moved by Councillor K. McGrath

- That the 2015 External Audit Service Plan as provided by the external Auditors, Deloitte LLP, be approved;
- That Deloitte LLP be reappointed as external auditor for the Regional Municipality of Wood Buffalo, Wood Buffalo Regional Library, Regional Recreation Corporation and Wood Buffalo Housing & Development Corporation for the December 31, 2016 year end audit; and
- That Administration be authorized to enter into a one year contract extension for the provision of external audit services for the December 31, 2016 year end by Deloitte LLP.

CARRIED UNANIMOUSLY

4. Request for Extension – Residential On-Street Parking Study
(6:31 p.m. – 6:34 p.m.)

Moved by Councillor K. McGrath that the deadline for the Residential On-Street Parking Study, as specified in the Motion passed by Council on July 7, 2015, be extended from November 1, 2015 to November 30, 2015.

CARRIED UNANIMOUSLY

Presentations

5. Tany Yao, MLA, Fort McMurray-Wood Buffalo re: Willow Square
(6:34 p.m. – 6:56 p.m.)

Mr. Tany Yao, MLA, Fort McMurray-Wood Buffalo; Mr. Vaughn Jessome, Constituency Manager, and Meghan Sereda, Administrative Assistant, were present to provide Council with their findings relative to establishing Willow Square as a seniors based development.

Research confirms that based on a number of criteria, including the need for social connectedness and projected population growth, Willow Square is the optimal site for an aging population. He spoke to various concepts/densities which could be built on the site, and suggested that it may be beneficial for Council to communicate directly with the Premier to reiterate the Municipality's support for the Willow Square site.

Reference was made to the Parsons' Creek project and it was questioned as to whether any decision has been made by the Provincial Government with respect to moving the project to Willow Square. MLA Yao committed to providing a status update to Council on this project.

At this time, it was agreed that Item #6 - Funding for Willow Square Aging in Place Facility would be dealt with in conjunction with the presentation received from MLA Yao.

6. Funding for Willow Square Aging in Place Facility

(6:56 p.m. – 7:56 p.m.)

Councillor T. Ault put forward the following recommendation for consideration: "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."

Mike Durocher, resident, noted that although both the Parsons Creek and the Willow Square developments are needed in the community his concern is that residents are being double taxed for facilities which the Province is responsible for.

Joan Furber, resident, spoke in support of developing Willow Square as an Aging in Place facility.

Zafar Iqbal, resident, raised concern with the amount of time wasted when all along the Municipality's support has been for the development of the Willow Square site.

Myrtle Dusseault, resident, spoke in support of developing the Willow Square site.

MLA Yao was requested to provide a status report on the land transfer.

Exit

Councillor K. McGrath left the meeting at 7:43 p.m. and returned at 7:44 p.m.

During debate, it was recommended that the wording of the motion be amended to remove the words "either" and "or" from the first portion of the motion. As this did not change the substance or intent of the motion, it was accepted as a friendly amendment.

Voting subsequently occurred on the revised motion, which reads as follows:

Moved by Councillor T. Ault:

- That the Municipality contribute up to \$10.5 Million toward the cost of construction of a long term care facility and 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.

CARRIED UNANIMOUSLY

Recess

A break occurred at 7:56 p.m. and the meeting reconvened at 8:16 p.m.

Councillors' Motions

7. Northside Twin Arenas Project - delegations

Moved by Councillor K. McGrath:

- 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.

Mike Durocher, resident, referenced data previously received which showed critical need for ice time. He suggested that although the Northside Complex may not be needed at this time, there may still be the need for ice surfaces.

DEFEATED

For: T. Ault, L. Bussieres, J. Chadi, S.
Germain, K. McGrath

Opposed: M. Blake, J. Cardinal, P.
Meagher, J. Stroud, C. Tatum,
A. Vinni

8. Policies or Guidelines for Large Capital Projects

(9:04 p.m. – 9:14 p.m.)

Councillor K. McGrath put forward the following recommendation for consideration: “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.”

During debate, it was recommended that the wording of the motion be amended to add the words “or purchases” to subsection (b). As this did not change the substance or intent of the motion, it was accepted as a friendly amendment.

Voting subsequently occurred on the revised motion, which reads as follows:

Moved by Councillor K. McGrath 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 or purchases of private property; or
- (c) a public/private partnership business model.

CARRIED UNANIMOUSLY

Adjournment

As all scheduled business matters have been concluded, Mayor M. Blake declared the meeting adjourned at 9:15 p.m.

Mayor

Chief Legislative Officer