

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, December 01, 2015, commencing at 6:00 p.m.

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

Absent: S. Germain, Councillor
J. Stroud, Councillor

Administration: M. Ulliac, Chief Administrative Officer
A. Rogers, Senior Legislative Officer
A. Hawkins, Legislative Officer
D. Soucy, Legislative Officer

Call To Order

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

Adoption of Agenda

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

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Special Meeting - November 4-9, 2015

It was noted that the motions pertaining to Project # 140 – Community Entrance Feature Signs, as reflected on page 15 of the minutes, had the names of the movers of the motion reversed. As there was no dissent, the amendment was deemed to be passed with unanimous consent of Council.

Moved by Councillor P. Meagher that the Minutes of the Special Council meeting held from November 4-9, 2015 be approved as amended.

CARRIED UNANIMOUSLY

2. Council Meeting - November 24, 2015

Moved by Councillor K. McGrath that the Minutes of the Council meeting held on November 24, 2015 be approved as presented.

CARRIED UNANIMOUSLY

Bylaws

3. Bylaw No. 15/029 - Grayling Terrace Road Closure

(6:05 p.m. – 6:06 p.m.)

Moved by Councillor P. Meagher:

- That Bylaw No. 15/029, being a bylaw to close a portion of Road Plan 8123109, be read a first time; and
- That the required public hearing be held on January 12, 2016.

CARRIED UNANIMOUSLY

4. Bylaw No. 15/030 - Land Use Bylaw Amendment and Disposal of Waterways Community Centre (Lot 14, Block 2, Plan 3969ET)

(6:06 p.m. – 6:07 p.m.)

Moved by Councillor T. Ault:

- That Bylaw No. 15/030, being a Land Use Bylaw Amendment specific to Lot 14, Block 2, Plan 3969ET, be read a first time; and
- That the required public hearing be held on January 12, 2016.

CARRIED UNANIMOUSLY

5. Bylaw No. 15/031 – Wood Buffalo Communities in Bloom Committee Bylaw Amendment

(6:07 p.m. – 6:13 p.m.)

Moved by Councillor K. McGrath that Bylaw No. 15/031, being an amendment to the Wood Buffalo Communities in Bloom Committee Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Jim Rogers, resident, came forward and spoke to a matter unrelated to the proposed amendment.

Moved by Councillor K. McGrath that Bylaw No. 15/031 be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 15/031 be considered for third reading.

CARRIED UNANIMOUSLY

Moved by Councillor C. Tatum that Bylaw No. 15/031 be read a third and final time.

CARRIED UNANIMOUSLY

Reports

6. Proposed Amendment of the Urban Service Area

(6:12 p.m. – 6:19 p.m.)

Moved by Councillor A. Vinni that the Government of Alberta be requested to amend Order In Council 817/94 by changing the Municipality's Urban Service Area boundaries as depicted on Attachment 1 (USA Boundary Amendment - Subject Area Map, dated November 24, 2015), and described in Attachment 2 (Amended Urban Service Area Legal Description, dated November 2, 2015).

Brad Evanson, Director, Planning and Development, made a brief presentation explaining the purpose of the request.

Bryce Kumka, Fort McMurray Chamber of Commerce, spoke in support of the request.

CARRIED UNANIMOUSLY

7. Timberlea Sewer Backups – Financial Support for Impacted Homeowners

(6:20 p.m. – 9:16 p.m.)

Moved by Councillor P. Meagher that the Municipality not provide financial assistance for residents affected by the July 12, 2015 sewer backup flooding in the Timberlea area.

Kevin Scoble, Deputy Chief Administrative Officer, and **David Leflar, Director, Legal and Legislative Services**, came forward to address Council on this matter. K. Scoble spoke at length to the technical investigation findings and D. Leflar spoke to the liability component of the report, as well as the basis for the administrative recommendation brought forward.

Exit

Councillor K. McGrath left the Chamber at 7:00 p.m.

Kathi Gouthro, resident, thanked Administration for the report presented and requested the following from Council:

- Full compensation for damages incurred due to the July 12, 2015 event;
- Administration to assist residents liaise with the Government of Alberta to seek a change in provincial flood zoning to enable residents to qualify for flood insurance coverage;
- Administration to assist residents in communicating with insurance companies relative to the upgrading of infrastructure that has occurred to prevent future events.

Return

Councillor K. McGrath returned to the meeting at 7:10 p.m.

Bryce Kumka, resident, spoke to the matter, noting that when there is a flood or sewer backup, mitigating measures need to be executed in a timely fashion, but there are also preventive measures which residents can put in place to minimize future events.

Anne Simpson, resident, mentioned that although she lives in the affected area, their household was not contacted by Administration, and is looking for full compensation for damages caused by the flood.

Debbie Hahn, resident, questioned if the sewage system, which was put in place prior to housing development, was checked to confirm capacity when development actually occurred. She also questioned the choices made to protect fish over the well-being of residents.

Mike Durocher, resident, suggested that if an area is to be expanded, a full review of deep services should occur prior to additional development being allowed.

Paul Healy, resident, questioned why the pond levels could not be lowered by removing water during the event, when the same pond water had been used for firefighting purposes.

Jim Rogers, resident, mentioned that weather data collected at the airport does not accurately reflect what is happening within the Urban Service Area.

Leslie McPherson, resident, noted that although her home was not affected by the flood she is looking for assurance that the problems will be rectified in the future.

Recess

A break occurred between 7:45 p.m. and 7:59 p.m. Councillor L. Bussieres was not in attendance when the meeting reconvened.

When questioned why the report was coming back prior to the determination by the municipal insurer, David Leflar explained this report was brought forward today to meet Council's direction from September 12, 2015 to come back within 8 – 12 weeks. The Municipality's Insurer has indicated that their final determination would not be available until mid-January, which would put the report outside of the timeframe directed by Council.

Emdad Haque, Director, Engineering, Travis Kendel, Manager, Sustainable Operations, and Oscar Gonzales, Project Manager, came forward to respond to questions of Council.

Return

Councillor L. Bussieres returned to the meeting at 8:04 p.m.

Voting occurred on Councillor P. Meagher's motion:

DEFEATED

For: M. Blake, J. Cardinal, A. Vinni

Opposed: T. Ault, L. Bussieres, K.
McGrath, P. Meagher, C.
Tatum

Councillor C. Tatum then put forward the following motion: "That Administration develop and submit for Council's consideration a policy, and supporting program, to provide for a fund from which compensation may be provided to owners or occupants of property in the Regional Municipality of Wood Buffalo, including business owners, who suffer loss or damage as a result of circumstances where there is no negligence on the part of the Regional Municipality."

Moved by Councillor A. Vinni that the motion be amended by deleting the words “no negligence” and replacing it with “involvement”.

CARRIED

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

Moved by Councillor C. Tatum that Administration develop and submit for Council’s consideration a policy, and supporting program, to provide for a fund from which compensation may be provided to owners or occupants of property in the Regional Municipality of Wood Buffalo, including business owners, who suffer loss or damage as a result of circumstances where there is involvement on the part of the Municipality.

CARRIED

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

Moved by Councillor T. Ault that the Timberlea Sewer Backups item come back to Council within two months following the completion of the Insurer’s report.

CARRIED UNANIMOUSLY

Motion Recess

A motion recess occurred from 9:12 p.m. to 9:16 p.m.

Moved by Councillor A. Vinni that the policy and supporting program referenced in Councillor Tatum’s motion, as amended, be brought back to Council for consideration at the same time as the return of the matters referenced in Councillor Ault’s motion.

CARRIED

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

8. Reserve Bids and Sale Conditions for Tax Sale Properties

(9:17 p.m. – 9:23 p.m.)

Moved by Councillor P. Meagher that the reserve bids and sale conditions be established as listed in the attached Reserve Bids and Sale Conditions for Tax Sale Properties, dated November 4, 2015.

Jim Rogers, resident, made reference to previous tax sales, but did not indicate support or non-support for the matter before Council.

CARRIED UNANIMOUSLY

9. 2015 Request for Tax and Accounts Receivable Arrears Write-Off
(9:23 p.m. – 9:27 p.m.)

Moved by Councillor P. Meagher that the recommended Tax and Accounts Receivable Arrears Write-Off of \$225,963.35 dated December 1, 2015, as Attachment 1, be approved.

CARRIED

For: M. Blake, L. Bussieres, J. Cardinal,
P. Meagher, C. Tatum, A. Vinni

Opposed: T. Ault, K. McGrath

10. Rural Committee Recommendation: Saprae Creek Community Hall Pre-Design / Design Project
(9:27 p.m. – 9:40 p.m.)

Moved by Councillor A. Vinni that Capital Projects #199 and #204 – Saprae Creek Community Hall Pre-design and Design, be consolidated, for a total project budget of \$500,000, and moved from unfunded to funded in 2016.

CARRIED UNANIMOUSLY

11. 2015 Capital Budget Amendments – Cancelled, Deferred and New Projects
(9:40 p.m. – 9:42 p.m.)

Moved by Councillor P. Meagher:

- That the 2015 Capital Budget Amendments be recommended to Council for approval as summarized on Attachment 1 (2015 Capital Budget Amendments – Cancelled, Deferred and New Projects), dated December 1, 2015, and
- That the revised Cash Flow of Capital Projects be recommended to Council for approval as summarized on Attachment 2 (2015 Capital Budget Amendments – Cancelled, Deferred and New Projects – Project Cash Flow Summary), dated December 1, 2015.

CARRIED UNANIMOUSLY

12. Recruitment and Employment Policies
(9:42 p.m. – 10:03 p.m.)

Terry Hartley, Director, Human Resources, Leslie Robertson, Manager of Labour and Employee Relations and Tammy Stevenson, Manager of Recruitment, Systems and Process presented an overview of the recruitment and employment policies and addressed questions of Council.

Moved by Councillor P. Meagher that the Transitional and Temporary Housing Policy, HRM-570, dated December 1, 2015 be approved.

CARRIED

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

Opposed: L. Bussieres, K. McGrath

Moved by Councillor P. Meagher that Temporary Commuting Policy, HRM-510 dated December 1, 2015 be approved.

DEFEATED

For: M. Blake, J. Cardinal, P. Meagher,
A. Vinni

Opposed: T. Ault, L. Bussieres, K.
McGrath, C. Tatum

Moved by Councillor P. Meagher that Exempt Severance Policy, HRM-620, dated December 1, 2015 be approved.

CARRIED

For: T. Ault, M. Blake, J. Cardinal, P.
Meagher, A. Vinni

Opposed: L. Bussieres, K. McGrath, C.
Tatum

Adjournment

As all scheduled business matters had been concluded, Mayor M. Blake declared the meeting adjourned at 10:03 p.m.

Mayor

Chief Legislative Officer