

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, FEBRUARY 12, 2008, COMMENCING AT 6:00 P.M.

PRESENT: MAYOR M. BLAKE
COUNCILLORS M. ALLEN
D. BLAIR
M. BYRON
S. CLARKSON
S. GERMAIN
G. JANVIER
P. MEAGHER
R. REBUS
J. VYBOH
CHIEF ADMINISTRATIVE OFFICER R. BURKARD
CHIEF LEGISLATIVE OFFICER S. KANZIG
LEGISLATIVE ASSISTANT B.

BROOMFIELD

ABSENT: COUNCILLOR J. CHADI

CALL TO ORDER: Mayor Blake called the meeting to order at 6:03 p.m.

PRAYER: The Mayor asked everyone to join her in Prayer.

AGENDA: Resolution #08-026
MOVED by Councillor Allen that the agenda be adopted as presented.
CARRIED UNANIMOUSLY

MINUTES: **Council Meeting – January 22, 2008**
Resolution #08-027
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on January 22, 2008 be approved as presented.
CARRIED UNANIMOUSLY

DELEGATIONS: None scheduled.

BYLAWS:

Bylaw No. 08/005 – Debenture Borrowing Bylaw – Water Treatment Plant Security System Upgrade

Resolution #08-028

MOVED by Councillor Meagher that Bylaw No. 08/005, being a debenture borrowing bylaw for the Water Treatment Plant Security System Upgrade, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 08/021 – Debenture Borrowing Bylaw – Rural and Urban Emergency Vehicle Fleet Replacement

Resolution #08-029

MOVED by Councillor Clarkson that Bylaw No. 08/021, being a debenture borrowing bylaw for the Rural and Urban Emergency Vehicle Fleet Replacement, be read a first time.

CARRIED UNANIMOUSLY

Debenture Borrowing Bylaws for Public Works 2008 Capital Projects

Resolution #08-030

MOVED by Councillor Vyboh that the following debenture borrowing bylaws be read a first time:

- Bylaw No. 08/003 – Fort MacKay Bridge Replacement
- Bylaw No. 08/004 – Water Treatment Plant High Voltage Rehabilitation 2008
- Bylaw No. 08/006 – Water Treatment Plant Administration Renovations
- Bylaw No. 08/007 – Upgrade Pressure Reducing Valves 2008
- Bylaw No. 08/008 – Urban Road Rehabilitation 2008
- Bylaw No. 08/009 – Roads/Fleet & Transit Shared Facility
- Bylaw No. 08/011 – Sewer Main Replacement 2008
- Bylaw No. 08/012 – Timberlea Pumphouse Upgrade
- Bylaw No. 08/013 – Downtown Sewer Capacity Increase 2008
- Bylaw No. 08/014 – Athabasca Water Treatment Plant Expansion
- Bylaw No. 08/015 – Infrastructure Relocation Highway 63
- Bylaw No. 08/016 – Wastewater Treatment Plant Sand & Mud Dewatering Pad
- Bylaw No. 08/017 – Lift Station Upgrades (South)
- Bylaw No. 08/018 – Solid Waste Office/Shop
- Bylaw No. 08/019 – Fort Chipewyan Water Treatment Plant Back-up Power Supply

- Bylaw No. 08/020 - Fort Chipewyan Pumphouse / Lift Station
2 Auxiliary Power Supply
CARRIED UNANIMOUSLY

REPORTS:

Appointment of Chief Administrative Officer

Resolution #-08-031

MOVED by Councillor Clarkson that Mr. Rodney Burkard be appointed as Chief Administrative Officer until the position is filled on a permanent basis.

CARRIED UNANIMOUSLY

Initial Review: Municipal Not-for-Profit Corporations

Resolution #08-032

MOVED by Councillor Vyboh:

- THAT Administration be directed to develop operating protocols for the Fort McMurray Regional Airport Commission, Wood Buffalo Housing and Development Corporation, and MacDonald Island Park Corporation; and
- THAT the Articles of Association be amended to remove the Chief Administrative Officer as a director of all three not-for-profit corporations.

It was clarified that the CAO and the Municipality will remain as members of each of the not-for-profit corporations and once the Articles of Association have been amended, a member of the community will be identified for the Director's position.

CARRIED UNANIMOUSLY

Eco-Industrial Park: Land Transfer to Wood Buffalo Housing and Development Corporation

Resolution #08-033

MOVED by Councillor Clarkson:

- THAT Council rescind resolution #07-090; and
- THAT Administration be directed to enter into a sales agreement with Wood Buffalo Housing and Development Corporation (WBHDC) to transfer the Eco-Industrial Park subject to the following conditions:
 1. Upon transfer of the property, WBHDC shall pay all future costs;
 2. The Municipality and WBHDC equally share in the profits of the project after all costs have been paid;
 3. The goals of Council as stated, in Council resolution

- 091/06, for development of this land and the associated sales strategy shall be a condition of sale;
4. A minimum of 9.4 acres shall be returned to the Municipality, at no cost, to accommodate future possible land exchanges and infrastructure needs;
 5. The costs incurred by the Municipality in regards to the Eco-Industrial Park are funded from the Capital Infrastructure Reserve, to a maximum of \$1,200,000;
 6. At the time of the transfer of the Eco-Industrial Park lands to WBHDC, all costs incurred by the Municipality in regards to the Eco-Industrial Park be reimbursed to the Municipality by WBHDC and refunded to the Capital Infrastructure Reserve; and
 7. No further development costs shall be incurred by the Municipality related to the Eco-Industrial Park Development; and
- THAT the Municipality's portion of the profits be allocated to the Asset Addition Reserve.

Mr. Ed Salmon, Land Manager, was in attendance and addressed questions from Council relative to the anticipated time it will take to conclude the land transfer and have lots available on the market, the amount of land needed, and the requirements of developing the land.

CARRIED UNANIMOUSLY

Capital Budget Amendment and Tender Award – Fort Chipewyan Airport Maintenance Garage

Resolution #08-034

MOVED by Councillor Meagher:

- THAT the 2007 Capital Budget be amended as outlined in Attachment 2 – 2007 Capital Budget Amendment Request – Fort Chipewyan Airport Maintenance Garage, dated February 4, 2008; and
- THAT Tender No. QU1969 for the Fort Chipewyan Airport Maintenance Garage be awarded to Conpac Construction Ltd. in the amount of \$8,194,200.00 (excluding GST).

A short discussion occurred on the validity of the bid bond and Mr. Salem Abushawashi, Superintendent Engineering Services, was in attendance and clarified that the bid received is in compliance. Susan Motkaluk, Director Public Services, stated that there will be a municipal representative in place to oversee this project and any other projects occurring in Fort Chipewyan.

CARRIED UNANIMOUSLY

Capital Budget Amendment and Tender Award – Archie Simpson Arena Redevelopment Project

Resolution #08-035

MOVED by Councillor Clarkson:

- THAT the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request – Archie Simpson Arena, February 12, 2008; and
- THAT in the event additional external funding is received for the project, the Capital Infrastructure Reserve shall be refunded and/or debenture financing reduced; and
- THAT Conpac Construction Limited be awarded the construction contract for the Archie Simpson Arena Redevelopment Project QU 1973 in the amount of \$13,923,000 plus G.S.T.; and

Mr. Allan Grandison, Acting Manager, Recreation, Arts and Leisure, was in attendance and answered questions from Council.

CARRIED UNANIMOUSLY

Resolution #08-036

MOVED by Councillor Meagher that Bylaw No. 08/022, being an amendment to debenture borrowing bylaw No. 06/028 for the Archie Simpson Arena Redevelopment Project, be read a first time.

CARRIED UNANIMOUSLY

NEW BUSINESS:

None scheduled.

COUNCIL UPDATES:

Reporting of Councillors on Boards and Committees

Deputy Mayor Blair reported on the following:

- Community Services Advisory Committee
- Communities In Bloom Committee
- Fort Chipewyan Community Leaders Meeting

Councillor Byron reported on the following:

- MacDonald Island Park Corporation
- Strategic Planning Session

Councillor Clarkson reported on the following:

- Chamber/UDI/NAABA Joint Meeting
- Civic Awards Ceremony
- Strategic Planning Session
- Fort Chipewyan Community Leaders Meeting
- Inter-City Forum on Social Policy

- AUMA Building Communities Committee

Councillor Allen reported on the following:

- Strategic Planning Session
- Fort Chipewyan Community Leaders Meeting
- Wood Buffalo Housing and Development Corporation
- Civic Awards Ceremony

Mayor's Update

Mayor Blake reported on the following:

- Civic Awards Ceremony
- Strategic Planning Session
- Fort Chipewyan Community Leaders Meeting
- \$420M Provincial Funding Announcement
- Meeting with representatives of Korea National Oil Company
- Association of Professional Engineers, Geologists, and Geophysicists of Alberta
- Chinese New Year celebrations
- Alberta Chamber of Resources Annual General Meeting

ADJOURNMENT:

Resolution #08-037

MOVED by Councillor Vyboh that the meeting be adjourned.
CARRIED UNANIMOUSLY

The meeting adjourned at 7:22 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER