

**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, APRIL 22, 2008, COMMENCING AT 6:00 P.M.**

**PRESENT:**

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

**ABSENT:**

COUNCILLOR	G. JANVIER
------------	------------

**CALL TO ORDER:** Mayor Blake called the meeting to order at 6:05 p.m.

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

**AGENDA:** Resolution # 08-079  
MOVED by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**MINUTES:** **Council Meeting – April 8, 2008**

Resolution # 08-080  
MOVED by Councillor Blair that the Minutes of the Regular Meeting held on April 8, 2008 be approved as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS:** **Brian Lutes, Wood Buffalo Housing and Development Corporation re: Request for Approval to enter into Construction Mortgages**

Mr. Brian Lutes, President, Wood Buffalo Housing and Development Corporation, was in attendance to present a request for approval to enter

into construction and/or long-term takeout mortgages for four projects. The four projects are:

- Palisades – Prospect Pointe – 31 for sale townhouse units;
- The Shores at Meadow Creek Village, Stage VIII – 38 rental units consisting of 24 one bedroom units and 14 two bedroom units;
- Sandpiper Cove (Parcel D) – 172 units consisting of one 68 unit one and two bedroom units, one 75 unit one and two bedroom units, and five four-plex buildings of three bedroom units; and
- Hawthorne Heights (Parcel D) – 128 for sale units consisting of 108 two and three bedroom units in three buildings, and 20 townhouses.

Mr. Lutes advised that the total construction costs of the four projects will be \$63,600,000, and provided the details of the construction and long term financing, and the worth of debt load against assets. In response to questions of Council, Mr. Lutes provided clarification relative to construction cost contingency amounts, management fees, grant funding and debt load.

There were no further questions or comments.

**BUSINESS ARISING  
FROM DELEGATIONS:**

**Wood Buffalo Housing and Development Corporation Request for Approval to Enter into Construction Mortgages**

Resolution #08-081

MOVED by Councillor Allen that the Wood Buffalo Housing and Development Corporation be authorized to enter into construction and/or long-term takeout mortgages for the following projects:

- Hawthorne Heights (Parcel D) - \$22,800,000 (maximum)
- Sandpiper Cove (Parcel D) - \$17,800,000 (maximum)
- Palisades - Prospect Pointe - \$11,800,000 (maximum)
- The Shores at Meadow Creek Village, Stage VIII - \$11,200,000 (maximum).

In response to a question of Council, Mr. Lutes explained the tendering process for the four Wood Buffalo Housing and Development projects.

CARRIED

For: Allen, Blake, Blair, Clarkson,

Germain, Meagher, Rebus, Vyboh

Against: Byron

**BYLAWS:** None scheduled.

**REPORTS:** **Installation of Traffic Controls – Millennium Drive**

The following motion was presented by Councillor Vyboh: “THAT the Regional Municipality of Wood Buffalo implement intersection improvements on Millennium Drive at the intersection of Parsons Creek Drive/Dominion Drive by installing a pedestrian activated signal, and THAT the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request – Millennium Pedestrian Signal, dated April 22, 2008.”

Mr. Wes Holodniuk, General Manager, Public Works, and Mr. Darcy Elder, Manager, Infrastructure, were in attendance to answer questions and provide clarification to Council. It was suggested that in future school development, consideration be given to the developer being responsible for a portion of the cost associated with traffic controls through the development agreement process.

A lengthy discussion ensued about whether or not this project could be completed prior to the commencement of the 2008/09 school year (September, 2008). Ms. Susan Motkaluk, Deputy CAO, responded to the concerns by commenting that the municipality will move as quickly as possible to get the tendering process underway.

Resolution #08-082

MOVED by Councillor Vyboh that the motion be amended by adding:

- THAT the installation of traffic controls on Millennium Drive be completed and operational by September 2008, the start of the new school year.

The following were then discussed:

- waiting for the project to go through the tendering process with no completion date known;
- attaching a condition to the tender that the project must be completed by September 1, 2008;
- the costs associated with each option; and
- the established process of capital budget amendments.

Voting then occurred on Councillor Vyboh’s amendment.

DEFEATED  
For: Vyboh

Against: Allen, Blake, Blair, Byron,  
Clarkson, Germain, Meagher,  
Rebus

Voting then occurred on the original motion, which reads as follows:

Resolution #08-083

MOVED by Councillor Vyboh:

- THAT the Regional Municipality of Wood Buffalo implement intersection improvements on Millennium Drive at the intersection of Parsons Creek Drive/Dominion Drive by installing a pedestrian activated signal; and
- THAT the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request – Millennium Pedestrian Signal, dated April 22, 2008.

CARRIED

For: Allen, Blake, Byron, Clarkson,  
Germain, Meagher, Rebus, Vyboh

Against: Blair

**Community Plan on Homelessness and Affordable Housing  
Funding**

Resolution #08-084

MOVED by Councillor Meagher that funding for the Community Plan on Homelessness and Affordable Housing be allocated as follows:

- Fellowship Baptist Church - Centre of Hope - \$160,000.00
- Fort McMurray Association for Community Living - \$58,000.00
- Fellowship Baptist Church - Centre of Hope - \$400,000.00

CARRIED UNANIMOUSLY

**Ward 2 By-Election (Fort Chipewyan, Fort MacKay, Fort  
Fitzgerald)**

Resolution #08-085

MOVED by Councillor Vyboh:

- THAT Pauline Gauthier be appointed Returning Officer for the Regional Municipality of Wood Buffalo, to conduct the 2008 Ward 2 by-election.
- THAT Monday, May 12, 2008 be set as nomination day.
- THAT Wednesday, June 4, 2008, between the hours of 12:00 noon and 8:00 p.m. be set as advance vote day for the 2008 Ward 2 by-election.
- THAT Monday, June 9, 2008 be set as election day to hold the 2008 Ward 2 by-election.

- THAT voting stations be established on election day, June 9, 2008 at the following locations:
  - Fort Chipewyan Municipal Contact Office, Fort Chipewyan,
  - Fort MacKay School, Fort MacKay, and
  - Smith's Landing First Nation, Fort Fitzgerald.

Ms. Anita Hawkins, Legislative Officer, Legislative and Legal Services, was in attendance and in response to questions from Council, provided information on the date, location and advertising of the advance vote for the Ward 2 By-election. The advance vote will be held on June 4, 2008 from 12:00 p.m. to 8:00 p.m., and the advance voting stations will be located at the Fort Chipewyan Municipal Office, and the Fort McKay Public School.

CARRIED UNANIMOUSLY

Resolution #08-086

MOVED by Councillor Vyboh that Bylaw No. 08/032, being a bylaw to establish various locations to receive nominations for the 2008 Ward 2 by-election, be read a first time.

CARRIED UNANIMOUSLY

Resolution #08-087

MOVED by Councillor Meagher that Bylaw No. 08/032 be read a second time.

CARRIED UNANIMOUSLY

Resolution #08-088

MOVED by Councillor Vyboh that Bylaw No. 08/032 be considered for third reading.

CARRIED UNANIMOUSLY

Resolution #08-089

MOVED by Councillor Meagher that Bylaw No. 08/032 be read a third and final time.

CARRIED UNANIMOUSLY

Resolution #08-090

MOVED by Councillor Vyboh that \$20,000 be utilized from the 2008 Legislative and Legal Services Department Operating Budget to fund the Ward 2 By-election.

CARRIED UNANIMOUSLY

**Wood Buffalo Housing and Development Corporation –  
Appointment of Treasurer**

Resolution #08-091

MOVED by Councillor Allen that Mr. Keith Minaker be appointed as Treasurer of the Wood Buffalo Housing and Development Corporation for the duration of his term of office, which ends on December 31, 2010.

Mr. Brian Lutes, President, Wood Buffalo Housing and Development Corporation, was directed to ensure that future appointments being recommended for approval by the Wood Buffalo Housing and Development Corporation Board include the nominee's qualifications.

CARRIED UNANIMOUSLY

**Eco-Industrial Park**

A short discussion ensued during which the CAO clarified that as this issue is a land matter, it cannot be discussed in public, which is standard protocol under the *Municipal Government Act*.

**Move In Camera**

Resolution #08-092

MOVED by Councillor Meagher that the meeting move In Camera.

CARRIED

For: Allen, Blake, Blair, Clarkson,  
Meagher, Rebus, Vyboh

Against: Byron, Germain

**Exit**

Council exited the Council Chamber at 7:10 p.m.

**Return**

Council returned to the Council Chamber at 7:41 p.m.

Resolution #08-093

MOVED by Councillor Meagher that the meeting move Out of Camera.

CARRIED UNANIMOUSLY

The regular meeting reconvened at 7:42 p.m.

Resolution #08-094

MOVED by Councillor Meagher that the Eco-Industrial Park Report be referred back to Administration and brought back at the earliest

possible date.

CARRIED UNANIMOUSLY

**NEW BUSINESS:**

None scheduled.

**COUNCIL UPDATES:**

**Reporting of Councillors on Boards and Committees**

Councillor Rebus reported on the following:

- Envision Wood Buffalo

Councillor Vyboh reported on the following:

- Water Treatment Plant Snow Clearing Open House
- Lower Townsite Area Redevelopment River Front Master Plan
- Speech Language Arts Showcase
- National Spelling Bee
- Thank-you to Municipal Bylaw Enforcement

Councillor Meagher reported on the following:

- National Spelling Bee
- Leadership Wood Buffalo Panel
- Wood Buffalo Hall of Fame Meeting
- Oil Barons
- Regional Emergency Operations Centre
- Communities In Bloom
- Soup Kitchen Dinner and Auction

**Mayor's Update**

Mayor Blake reported on the following:

- Thank-you to Acting Mayor and Deputy Mayor
- Governance Review
- Economic Diversification Strategy
- Regional Issues Working Group Annual General Meeting
- Acting Mayor Allen as Host to Grade 6 Students

**ADJOURNMENT:**

Resolution # 08-095

MOVED by Councillor Vyboh that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:55 p.m.

---

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
TUESDAY, APRIL 22, 2008

---

MAYOR

---

CHIEF LEGISLATIVE OFFICER