

**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, MAY 27, 2008, COMMENCING AT 6:00 P.M.**

**PRESENT:**

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

**ABSENT:**

MAYOR	M. BLAKE
COUNCILLORS	S. CLARKSON G. JANVIER

**CALL TO ORDER:** Deputy Mayor Germain called the meeting to order at 6:04 p.m.

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

**AGENDA:** Resolution # 08-128  
MOVED by Councillor Meagher that the agenda be adopted as presented.  
CARRIED UNANIMOUSLY

**MINUTES:** **Special Council Meeting – May 6, 2008**  
Resolution # 08-129  
MOVED by Councillor Vyboh that the Minutes of the Special Meeting held on May 6, 2008 be approved as presented.  
CARRIED UNANIMOUSLY

**Council Meeting – May 13, 2008**

Resolution # 08-130

MOVED by Councillor Meagher that the Minutes of the Regular Meeting held on May 13, 2008 be approved as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS:**

There were no delegations scheduled.

**BYLAWS:**

**Bylaw No. 08/029 – 2008 Tax Rate Bylaw**

Mr. Henk van Waas, General Manager/Regional Assessor, was in attendance to present a Power Point presentation and a brief overview of the proposed 2008 tax rates. The 2008 tax rate bylaw establishes tax rates to fund municipal expenditures and external requisitions from Alberta Education, Ayabaskaw House, and Rotary House. He pointed out that Fort McMurray has the third highest urban residential tax rate, and the lowest urban non-residential tax rate of comparative municipalities in population.

The following motion was presented by Councillor Meagher: “THAT Bylaw No. 08/029, being the 2008 Tax Rate Bylaw, be read a second time.”

Councillor Vyboh put forward an amending motion with regard to Bylaw No. 08/029 – 2008 Tax Rate Bylaw, and provided an explanation for the amendment.

**Resolution #08-131**

MOVED by Councillor Vyboh that the Tax Rate Bylaw be referred back to Administration to prepare a bylaw amendment that will increase the rural non-residential tax rate to collect additional funding in 2008 for the purpose of maintaining a capital infrastructure reserve of \$50 million.

A lengthy discussed ensued during which concerns were expressed with respect to the provincial infrastructure grant program being delayed and how that will affect municipal capital projects that are currently tendered; the purpose of reserve funds; the numbers of groups involved in the rural non-residential tax class; who does the urban other residential tax rate include; the tax strategy for rural non-residential property taxes; and tax billings of small businesses in the rural areas.

A short discussion also occurred with regard to the timing of the approval of the bylaw and the effect this would have on the tax billings, and on staff.

Mr. van Waas indicated that if the referral motion is approved by Council, his staff could prepare an amendment to address an increase in taxes for rural non-residential properties to present to Council later in the meeting.

Voting then occurred on Councillor Vyboh's motion.

CARRIED

For: Blair, Byron, Germain,  
Meagher, Rebus, Vyboh

Opposed: Allen

The 2008 Tax Rate Bylaw will be addressed later in the meeting under New and Unfinished Business.

**Recess**

A recess occurred from 6:55 p.m. to 7:05 p.m.

**REPORTS:**

**Extension of Recycling Education and Awareness Campaign**

Mr. Michel Savard, Manager, Environment Branch, was in attendance and thanked Council for their ongoing support for this program. Council approval is being requested to approve an extension to the current Recycling Education and Awareness Campaign, and the continuation of a funding partnership with Suncor Energy Inc. Ms. Dagny Alston, Dagny Partnership Group, was also in attendance to present a Power Point presentation and an overview of the Waste Diversion Social Marketing Strategy 2008 – 2010.

A discussion ensued during which Mr. Savard, Mr. Wes Holodniuk, General Manager, Public Works Department, and Ms. Alston responded to questions from Council relative to recycling, and the recycling enhancements planned for the municipal landfill site.

**Resolution #08-132**

MOVED by Councillor Meagher that the proposed Waste Stream Diversion Social Marketing Strategy (April 25<sup>th</sup>, 2008) as prepared by "The DAGNY Partnership", be approved for use as a guiding document for the development and implementation of recycling programs and initiatives for the next three years.

CARRIED UNANIMOUSLY

**Resolution #08-133**

MOVED by Councillor Allen that Administration be authorized to negotiate and enter into a contract extension with Suncor Energy Inc.

for a funding agreement of \$150,000/year for an additional three year term (2008-2010).

CARRIED UNANIMOUSLY

Resolution #08-134

MOVED by Councillor Rebus that Administration be authorized to negotiate an extension to the Municipality's contract with The DAGNY Partnership for an additional three year term (2008-2010) to assist in the implementation and social marketing of the proposed waste stream diversion modules, at a value not to exceed \$544,650.

CARRIED UNANIMOUSLY

Resolution #08-135

MOVED by Councillor Rebus that the funding required for 2009 and 2010 be incorporated in the applicable operating budget/financial plan.

CARRIED UNANIMOUSLY

**Purchase of John Deer Skidsteer**

Resolution #08-136

MOVED by Councillor Meagher that the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request - Purchase of John Deere Skidsteer.

CARRIED UNANIMOUSLY

Resolution #08-137

MOVED by Councillor Vyboh:

- THAT \$26,950 be utilized from the Solid Waste Services, Public Works Department's 2008 Operating Budget to fund the purchase of the John Deere Skidsteer from Brandt Tractor Ltd.;
- THAT in the event the entire amount cannot be accommodated within the Public Works Department's 2008 Operating Budget, the balance be funded from the 2008 Corporate Operating Surplus; and
- THAT in the event the 2008 Corporate Operating Surplus is insufficient or non-existent, the funds be committed from the 2008 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

**Landfill Gas Feasibility Study Phase II**

Resolution #08-138

MOVED by Councillor Meagher THAT Administration be authorized to proceed with the application of a "Field Study" under the Green

Municipal Fund in the amount of \$350,000, from the Federation of Canadian Municipalities (FCM) to complete Phase II of the “Landfill Gas Feasibility Study”.

Mr. Savard was in attendance and advised that a resolution from Council is required in order to submit an application for funding from the Federation of Canadian Municipalities Green Municipal Fund. The Municipality will also pursue a funding agreement with Shell Canada Ltd., or another major partner, as part of the grant application. The Landfill Gas Feasibility Study Phase II project will provide information to determine the viability of a bio-gas remediation facility.

A short discussion occurred relative to the amount of greenhouse gas emissions created at the municipal landfill, and depending upon the results of the study, the size and type of facility that would be required.

Voting then occurred on Councillor Meagher’s motion.

CARRIED UNANIMOUSLY

Resolution #08-139

MOVED by Councillor Rebus THAT Administration negotiate a funding agreement with a corporate partner.

CARRIED UNANIMOUSLY

**Valve Maintenance System**

Resolution #08-140

MOVED by Councillor Meagher THAT the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request – Valve Maintenance System, May 27<sup>th</sup>, 2008.

CARRIED UNANIMOUSLY

Resolution #08-141

MOVED by Councillor Vyboh:

- THAT \$72,335 be utilized from the Public Services Division 2008 Operating Budget to fund the Valve Maintenance System;
- THAT in the event the entire amount cannot be accommodated within the Public Services Division 2008 Operating Budget, the balance be funded from a 2008 Corporate Operating Surplus; and

- THAT in the event a 2008 Corporate Operating Surplus is insufficient or non-existent, the funds be committed from the 2008 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

**Parcel F Subdivision – Stonecreek Phase 2**

Resolution #08-142

MOVED by Councillor Meagher that the subdivision for Stonecreek Parcel F – Stage 2 be approved subject to the following conditions:

- Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan;
- All existing caveats registered on the title shall be carried forward onto the newly created titles;
- The developer shall enter into a development agreement with the Municipality in a form suitable to the Municipality for the construction of municipal infrastructure that may include, but is not limited to, the construction of roads and underground services;
- If it should be necessary as a result of this subdivision to install, lower, alter or relocate any municipal or franchise utilities, such modification shall be to the standard of the Municipality or franchise utility and all cost shall be borne by the developer; and
- A Restrictive Covenant restricting on street parking shall be registered on title where emergency access may be restricted.

Mr. Dennis Peck, General Manager, Planning and Development, was in attendance and responded to questions from Council.

CARRIED UNANIMOUSLY

**Parcel F Subdivision – Stonecreek Phase 3A**

Resolution #08-143

MOVED by Councillor Vyboh that the subdivision for Stonecreek Parcel F – Stage 3A be approved subject to the following conditions:

- Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any

franchise utility and shall be registered on title by Utility Right-of-Way Plan;

- All existing caveats registered on the title will need to be carried forward onto the newly created titles;
- The developer shall enter into a development agreement with the Regional Municipality of Wood Buffalo in a form suitable to the Municipality for the construction of municipal infrastructure that may include, but is not limited to, the construction of roads and underground services;
- If it should be necessary, as a result of this subdivision to install, lower, alter or relocate any municipal or franchise utilities, such modification shall be to the standard of the Municipality or franchise utility and all costs shall be borne by the developer;
- A Restrictive Covenant restricting on street parking shall be registered on title where emergency access may be restricted; and
- No development will be allowed on site until such time as Engineering Services has approved the access to the site.

A short discussion occurred relative to the need for sufficient access to the site, and the various phases of the development.

CARRIED UNANIMOUSLY

**Recess**

A recess occurred from 8:30 p.m. to 8:44 p.m.

**NEW AND UNFINISHED  
BUSINESS:**

**Bylaw No. 08/029 – 2008 Tax Rate Bylaw**

Mr. van Waas was in attendance and provided an update on the changes made to the 2008 Tax Rate Bylaw.

Resolution #08-144

MOVED by Councillor Meagher THAT Bylaw No. 08/029, being the 2008 Tax Rate Bylaw, be amended as follows:

- The operating expenditures for the Regional Municipality of Wood Buffalo as approved in the 2008 Operating Budget be amended from \$319,195,655 to \$352,527,430;
- The net annual tax levy requirements for the Regional Municipality of Wood Buffalo for the 2008 Fiscal Year for Municipal Purposes be amended from \$248,271,947 to \$281,603,722; and
- The rural service area municipal non-residential tax rate be amended from 0.0140825 to 0.0163448.

CARRIED

For: Blair, Byron, Germain,  
Meagher, Rebus, Vyboh  
Opposed: Allen

Resolution #08-145

MOVED by Councillor Meagher THAT Bylaw No. 08/029 be given second reading as amended.

CARRIED

For: Blair, Byron, Germain,  
Meagher, Rebus, Vyboh  
Opposed: Allen

Resolution #08-146

MOVED by Councillor Rebus THAT Bylaw No. 08/029 be given third and final reading as amended.

CARRIED

For: Blair, Byron, Germain,  
Meagher, Rebus, Vyboh  
Opposed: Allen

Resolution #08-147

MOVED by Councillor Vyboh THAT the 2008 Operating Budget be amended by increasing the amount to be allocated to the Capital Infrastructure Reserve from \$29 million dollars to \$62.4 million dollars subject to the amended 2008 Tax Rate Bylaw No. 08/029 receiving third and final reading.

CARRIED

For: Blair, Byron, Germain,  
Meagher, Rebus, Vyboh  
Opposed: Allen

**COUNCIL UPDATES:**

**Reporting of Councillors on Boards and Committees**

Councillor Vyboh reported on the following:

- Oil Sands Rotary Music Festival Awards Ceremony
- Scripps National Spelling Bee

Councillor Meagher reported on the following:

- Oil Sands Discovery Centre
- Communities In Bloom
- Relay for Life Cancer Walk

Councillor Rebus reported on the following:

- Saprae Creek Recycling Centre Ribbon Cutting Ceremony



**Deputy Mayor's Update**

Deputy Mayor Germain reported on the following:

- University of Alberta Community Development
- Alberta Seniors' Week
- Total Energy Meet and Greet

**ADJOURNMENT:**

Resolution # 08-148

MOVED by Councillor Byron that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:06 p.m.

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MAYOR

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CHIEF LEGISLATIVE OFFICER