

**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, JUNE 22, 2004, COMMENCING AT 6:00 P.M.**

|          |                           |  |
|----------|---------------------------|--|
| PRESENT: | DEPUTY MAYOR              | M. CADDEN  |
|          | COUNCILLORS               | J. CARBERY<br>S. GERMAIN<br>P. MEAGHER<br>C. SLADE<br>J. VYBOH<br>T. WEBER |
|          | REGIONAL MANAGER          | D. PUTZ  |
|          | CHIEF LEGISLATIVE OFFICER | K. GREIG   |
|          | LEGISLATIVE COORDINATOR   | A. ROGERS  |
| ABSENT:  | MAYOR                     | D. FAULKNER<br>(Leave of Absence)  |
|          | COUNCILLORS               | M. BLAKE<br>J. CHADI<br>J. RIGNEY  |

**CALL TO ORDER**

The Deputy Mayor called the meeting to order at 6:03 p.m.

**1. PRAYER**

The Deputy Mayor asked everybody to join him in the Prayer.

**APOLOGIES**

The Deputy Mayor extended apologies on behalf of Councillor Blake, who was away on vacation. He also noted that Councillors Chadi and Rigney would not be in attendance as they are attending a community health care meeting in Fort Chipewyan.

**2. ADOPTION OF AGENDA**

The Deputy Mayor asked if there were any additions or deletions to the Agenda.

MOVED by Councillor Meagher:

- THAT the Agenda be amended by removing and replacing Page 90 of the Agenda; deleting Agenda Item 5. – Public Hearings; deleting Agenda Item 7-B – Agenda Bill # 04-092– MacDonald Island Park Society Financial Impact for December 31, 2003; deleting Agenda Item 8-A. – Bylaw No. 04/019-Land Use Bylaw Text Amendment–Fee Changes; deleting Agenda Item 8-B. – Bylaw No. 04/020-Subdivision Authority Bylaw Amendment–Fee Schedule; adding Item 8-F. – Bylaw No. 04/031 - Land Use Bylaw Text Amendment–Fee Changes; adding Item 8-G. – Bylaw No. 04/032-Subdivision Authority Bylaw Amendment – Fee Schedule; and
- THAT the Agenda be adopted as amended.

CARRIED UNANIMOUSLY

### **3. PRESENTATIONS**

#### **3-A. MS. MARY JOHNSON, CHAIRPERSON, WOOD BUFFALO SAFE/HEALTHY COMMUNITY NETWORK RE: UPDATE - ACCOMPLISHMENTS AND FUTURE GOALS**

04/167

Ms. Johnson advised that the purpose of her presentation is to encourage Council, as leaders of the community, to continue supporting safety as a priority in all that they do. The Wood Buffalo Safe/Healthy Community Network promotes the culture of safety and wellbeing by providing leadership, and supporting initiatives that promote safe and healthy lifestyle choices. Ms. Johnson noted that injuries are not accidents; they are predictable and preventable. There exists a tremendous energy for various agencies to work together to prevent injuries.

Ms. Johnson provided a brief historical overview of the Wood Buffalo Safe/Healthy Community Network and its accomplishments to date. The Network and its stakeholders, including Albion Sands, Northern Lights Regional Health Authority, Suncor Energy, Syncrude, Keyano College, and the Municipality, are invited to celebrate the Network's 10<sup>th</sup> Anniversary in October by participating in and continuing to promote safety in all that they do.

Ms. Johnson then concluded by introducing the Network's new Coordinator, Ms. Nancy Stammers, and Cpl. Beth Campbell, who will assume the role of Chairperson when Ms. Johnson leaves the community at the end of summer.

**3-B. MR. JOHN STELTER, KPMG RE: 2003 AUDITED FINANCIAL STATEMENTS**  
04/168

Mr. Stelter advised that KPMG is the external auditor for the Regional Municipality of Wood Buffalo and the purpose of this evening's presentation is to provide a summary of audit findings for the year ended December 31, 2003. As a result of the Audit, KPMG has provided an unqualified opinion on the consolidated financial statements of the Municipality. In addition, KPMG has provided separate unqualified audit opinions on municipal financial information, FCSS, Local Authorities Pension Plan, Public Library, and Wood Buffalo Housing & Development Corporation. KPMG has also prepared a special report on the status of MacDonald Island Park Society as at December 31, 2003. The report also confirms that KPMG is independent with respect to the Municipality and all related entities.

The Municipality's consolidated financial results continue to demonstrate growth. Financial assets, including cash and investments, are approaching \$100 Million and physical assets are approximately \$330 Million. The current growth pressures will continue in the foreseeable future and will continue to present challenges, particularly related to increasing debt levels. The Municipality is currently well within the limits established by the Municipal Government Act and also the municipal debt limits established by Council; however, the level of debt continues to grow and this trend is expected to continue with demands on service and infrastructure.

Revenues have increased by 17% from the previous year, primarily as a result of taxation revenues. Overall increases in revenue reflect the ongoing growth and development in the region. The capital fund reflects external revenue sources of \$10 Million, in the form of various government grants, and expenditures of \$30 Million. The excess of expenditures over revenue was funded through debenture borrowing, reserves, and utilization of operating resources. Surplus and Reserve balances have continued to grow, with excess resources being transferred to the Capital Infrastructure Reserve and Emerging Issues Reserve.

Mr. Stelter concluded by noting that the challenges faced by the Municipality are those that it has faced over the past number of years, including managing growth, maintaining infrastructure and services, and managing debt levels. Mr. Stelter thanked Administration for the assistance and cooperation received in conducting this audit.

**3-C. BUSINESS ARISING OUT OF PRESENTATIONS**

**I. WOOD BUFFALO SAFE/HEALTHY COMMUNITY NETWORK UPDATE**  
04/169

MOVED by Councillor Meagher that the presentation from the Wood Buffalo Safe/Healthy Community Network be accepted as information.

CARRIED UNANIMOUSLY

**II. AGENDA BILL # 04-090 - 2003 AUDITED FINANCIAL STATEMENTS**

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
- TUESDAY, JUNE 22, 2004

---

04/170

Reference was made to Agenda Bill # 04-090, dated June 17, 2004, and prepared by Darold Sturgeon, Corporate Services, regarding the 2003 Audited Financial Statements.

MOVED by Councillor Carbery that the Regional Municipality of Wood Buffalo's audited consolidated financial statements for the year ended December 31, 2003 be approved.

Mr. Stelter clarified that managing the debt load continues to be a challenge faced by this Municipality; however, the current level of debt is very manageable. The Regional Manager noted that the Operating and Capital Budgets will be brought forward for Council's consideration on July 13<sup>th</sup>, and will include a detailed review of the debt limit.

Concern was expressed relative to the increasing debt load and the impact that rising interest rates could have in future years. Mr. Sturgeon came forward and advised that the interest rates for debentures with the Alberta Capital Finance Authority are normally locked in for a period of ten years.

CARRIED UNANIMOUSLY

**4. MINUTES OF PREVIOUS MEETINGS**

**A. REGULAR MEETING – JUNE 08, 2004**

The Minutes of the Regular Council Meeting held on June 08, 2004 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Regular Council Meeting held on June 08, 2004 be approved as presented.

CARRIED UNANIMOUSLY

**4-B. PUBLIC HEARING – JUNE 08, 2004**

The Minutes of the Public Hearing held on June 08, 2004 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Public Hearing held on June 08, 2004 be approved as presented.

CARRIED UNANIMOUSLY

#### **4-C. BUSINESS ARISING OUT OF MINUTES**

There was no business arising out of the Minutes.

#### **5. PUBLIC HEARINGS**

This item was removed from the Agenda.

#### **6. UPDATES**

##### **A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES (COUNCILLORS SLADE, GERMAIN & MEAGHER)**

Councillor Slade reported on the following:

- Audit Committee
- Keyano College “Summer Solstice in the Park”
- Treaty Days

Councillor Germain reported on the following:

- Audit Committee
- Public consultation process for Wood Buffalo Health & Wellness Centre
- Oil Sands Railway Project Presentation
- Westwood High School Graduation

Councillor Meagher reported on the following:

- Hazardous Waste Round-Up – June 5<sup>th</sup>
- Rick Hansen Wheels In Motion Fundraiser – June 13<sup>th</sup>
- Grand Re-Opening of Lions Park
- Community Services Standing Committee
- Mayor & Council Picnic

##### **6-B. DEPUTY MAYOR’S UPDATE**

Deputy Mayor Cadden reported on the following:

- Tim Horton’s Camp Day
- Audit/Budget Standing Committee
- RCMP Ride to raise money for Special Olympics
- Opening of Stahl Peterbilt and ATCO Travel
- Public Works & Transportation Standing Committee
- Anzac Town Hall Meeting
- Northern Alberta Development Council Dinner Meeting
- Northern Mayor’s Caucus Meeting
- Mayor & Council Picnic

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
- TUESDAY, JUNE 22, 2004

---

- Nistawoyou Friendship Association 1<sup>st</sup> Annual Aboriginal Day
- Sod-Turning for new Janvier Community Centre and Fire Hall

**7. REPORTS**

**7-A. AGENDA BILL # 04-091 - COMMUNITY PLAN ON HOMELESSNESS & AFFORDABLE HOUSING OPERATIONAL AND CAPITAL FUNDING**  
04/171

Reference was made to Agenda Bill # 04-091, dated June 10, 2004, and prepared by Norma Shaw, Community Services, regarding the Community Plan on Homelessness & Affordable Housing Operational & Capital Funding.

MOVED by Councillor Meagher:

1. THAT \$20,000 be allocated to the Family Crisis Society from the Community Plan on Homelessness & Affordable Housing operational funding, as per the recommendations of the Community Services Advisory Committee.
2. THAT Administration complete a call for proposals of funding in September, 2004 for the balance of operational and capital funding to address the gaps in the Plan.
3. THAT Administration continue to advocate with the Wood Buffalo Homelessness Initiatives Steering Committee to secure ongoing operational funding for projects developed under the Community Plan on Homelessness & Affordable Housing.

CARRIED UNANIMOUSLY

**7-B. AGENDA BILL # 04-092 - MACDONALD ISLAND PARK SOCIETY FINANCIAL IMPACT FOR DECEMBER 31, 2003**  
04/172

This item was removed from the Agenda.

**7-C. AGENDA BILL # 04-093 - NAMING OF COLLECTOR ROADWAY BETWEEN PARCEL B SUBDIVISION AND TIMBERLEA COMMERCIAL SITE**  
04/173

Reference was made to Agenda Bill # 04-093, being Report No. PD-045-2004, dated June 8, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Naming of Collector Roadway Between Parcel B Subdivision and Timberlea Commercial Site.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
- TUESDAY, JUNE 22, 2004

---

MOVED by Councillor Weber that the name Powder Drive be assigned to the roadway located between Parcel B and the Timberlea Commercial Site, as identified in Attachment 1.

CARRIED UNANIMOUSLY

**7-D. AGENDA BILL # 04-094 - NAMING OF ROADWAYS WITHIN WOOD BUFFALO ESTATES SUBDIVISION PHASE 3D**  
04/174

Reference was made to Agenda Bill # 04-094, being Report No. PD-046-2004, dated June 17, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Naming of Roadways Within Wood Buffalo Estates Phase 3D & 3E Subdivision.

MOVED by Councillor Vyboh that the names "Wilson Drive", "Wilson Bay", and "Williams Place" be assigned to the roadways located within Wood Buffalo Estates Phases 3D and 3E, as shown on Attachment 1.

CARRIED UNANIMOUSLY

**7-E. AGENDA BILL # 04-095 - ROADS & TRANSPORTATION EQUIPMENT PURCHASES**  
04/175

Reference was made to Agenda Bill # 04-095, being Report No. ME04-03, dated June 9, 2004, and prepared by Jawed Malik, Engineering & Public Works, regarding the Roads & Transportation Equipment Purchases.

MOVED by Councillor Vyboh:

1. THAT the tender for the purchase of three tandem trucks be awarded to Prairie Hydraulic in the amount of \$567,015.47, including 3% GST.
2. THAT the shortfall of \$94,495.47 be funded from the 2004 Engineering & Public Works Operating Budget.

CARRIED UNANIMOUSLY

**7-F. AGENDA BILL # 04-096 - ATHABASCA RIVER WATER TREATMENT PLANT INTERNAL ROADWAY REHABILITATION PROJECT FUNDING**  
04/176

Reference was made to Agenda Bill # 04-096, being Report No. ER04-15, dated June 10, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the Athabasca River Water Treatment Plant Internal Roadway Rehabilitation Project Funding.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
- TUESDAY, JUNE 22, 2004

---

MOVED by Councillor Carbery that the over-expenditure of \$28,275.00 for the Athabasca Water Treatment Plant Internal Road Rehabilitation be funded from the 2004 Engineering & Public Works Operating Budget.

CARRIED UNANIMOUSLY

**7-G. AGENDA BILL # 04-097 - FORT CHIPEWYAN PORT DIVESTITURE FACILITY  
CONTRACT AWARD**  
04/177

Reference was made to Agenda Bill # 04-097, being Report No. FC-011, dated June 8, 2004, and prepared by Salem Abushawashi, Engineering & Public Works, regarding the Fort Chipewyan Port Facility.

MOVED by Councillor Weber:

1. THAT the Regional Municipality of Wood Buffalo agree to and sign the Pre-Transfer Contribution Agreement for the feasibility study to transfer ownership of the Fort Chipewyan Port Facility and the Letter of Intent.
2. THAT the contract for the Feasibility Study to Transfer Ownership of the Fort Chipewyan Port Facility be awarded to Nichols Applied Management in the amount of \$73,720.00.

CARRIED UNANIMOUSLY

**8. BYLAWS**

**8-A. BYLAW NO. 04/019 - LAND USE BYLAW AMENDMENT – FEE SCHEDULE  
(AGENDA BILL # 04-059A)**  
04/178

This item was removed from the Agenda.

**8-B. BYLAW NO. 04/020 - SUBDIVISION AUTHORITY BYLAW AMENDMENT – FEE  
SCHEDULE (AGENDA BILL # 04-060A)**  
04/179

This item was removed from the Agenda.



REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
- TUESDAY, JUNE 22, 2004

---

**8-C. BYLAW NO. 04/029 - LAND USE BYLAW AMENDMENT - LOT 2, PLAN 942 0970  
(SURMONT CREEK) (AGENDA BILL # 04-089)  
04/180**

Reference was made to Agenda Bill # 04-089, being Report No. PD-042-2004, dated May 27, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Lot 2, Plan 942 0970.

Bylaw No. 04/029, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Vyboh that the Public Hearing for Bylaw No. 04/029 be re-scheduled to take place on Tuesday, July 13, 2004.

CARRIED UNANIMOUSLY

**8-D. BYLAW NO. 04/028 - DEBENTURE BORROWING BYLAW – CONNECTOR  
ROADWAY PROJECT (AGENDA BILL # 04-079)  
04/181**

Reference was made to Agenda Bill # 04-079, being Report No. ER04-10, dated May 12, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the Debenture Borrowing Bylaw – Connector Roadway Project.

Bylaw No. 04/028, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF EIGHT HUNDRED TWENTY-FIVE THOUSAND ONE HUNDRED FORTY DOLLARS (\$825,140.00) FOR THE PURPOSE OF CONSTRUCTING THE CONNECTOR ROADWAY – RIEDEL TO KING STREET, was presented to receive second and third readings.

MOVED by Councillor Meagher that Bylaw No. 04/028 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Carbery that Bylaw No. 04/028 be given third and final reading.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
- TUESDAY, JUNE 22, 2004

---

Mr. Holodniuk confirmed that offsite levies and other contributions will be used to help fund this project.

CARRIED UNANIMOUSLY

**8-E. BYLAW NO. 04/030 - LAND USE BYLAW AMENDMENT – LOT 96, BLOCK 67, PLAN 792 1223 (AGENDA BILL # 04-098)**  
04/182

Reference was made to Agenda Bill # 04-098, being Report No. PD-049-2004, dated June 15, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Lot 96, Block 67, Plan 792 1223 – Thickwood Heights Fire Hall.

Bylaw No. 04/030, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Carbery that Bylaw No. 04/030 be given first reading and a Public Hearing scheduled to take place on July 13, 2004.

CARRIED UNANIMOUSLY

**8-F. BYLAW NO. 04/031 – LAND USE BYLAW AMENDMENT – FEE SCHEDULE (AGENDA BILL # 04-099)**  
04/183

Reference was made to Agenda Bill # 04-099, being Report No. PD-012-2004, dated June 15, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Text Amendment – Fee Schedule.

Bylaw No. 04/031, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Weber that Bylaw No. 04/031 be given first reading and a Public Hearing scheduled to take place on July 13, 2004.

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
- TUESDAY, JUNE 22, 2004

---

**8-G. BYLAW NO. 04/032 – SUBDIVISION AUTHORITY BYLAW AMENDMENT – FEE SCHEDULE (AGENDA BILL # 04-100)**

04/184

Reference was made to Agenda Bill # 04-100, being Report No. PD-011-2004, dated June 22, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Subdivision Authority Bylaw Amendment – Fee Schedule.

Bylaw No. 04/032, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/043, BEING THE SUBDIVISION AUTHORITY BYLAW, was presented to receive first reading.

MOVED by Councillor Meagher that Bylaw No. 04/032 be given first reading.

CARRIED UNANIMOUSLY

**9. NOTICE OF MOTION**

There were no Notices of Motion.

**10. NEW AND UNFINISHED BUSINESS**

**10-A. NOTICE OF MOTION RE: ESTABLISHMENT OF WILLIAM MCMURRAY DAYS**  
04/185

Reference was made to the correspondence dated June 16, 2004, and prepared by Kevin Greig, Chief Legislative Officer, regarding the Notice of Motion – Establishment of William McMurray Days.

MOVED by Councillor Vyboh that the Regional Municipality of Wood Buffalo Council decree that starting in 2005 and henceforth that March 4 to 7 be declared William McMurray Days in celebration of our namesake.

Councillor Vyboh explained that the intent of the Motion is to provide a means of celebrating the community's history and culture, and suggested that some sort of activity or ceremony could be coordinated in conjunction with the local Historical Society. Councillor Vyboh then noted that it may be more prudent to have Administration research options and report back on what can be done in this regard. As a result, the following Resolution was then approved:

MOVED by Councillor Vyboh that the issue of establishing William McMurray Days in recognition and celebration of our history and culture be referred to the Community Services Department for the purpose of researching options, and bringing

forward a report and recommendations to the Community Services Standing Committee.

CARRIED

For: Cadden, Germain, Meagher, Slade,  
Vyboh, Weber

Opposed: Carbery

**11. ADJOURNMENT**

MOVED by Councillor Vyboh that the meeting adjourn at 7:13 p.m.

CARRIED UNANIMOUSLY

---

MAYOR

---

CHIEF LEGISLATIVE OFFICER