

MINUTES OF A SPECIAL 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, AUGUST 08, 2006, COMMENCING AT 7:00 P.M.

PRESENT:

MAYOR	M. BLAKE
DEPUTY MAYOR	J. CARBERY
COUNCILLORS	J. CHADI S. CLARKSON L. FLETT S. GERMAIN P. MEAGHER R. REBUS C. SLADE J. VYBOH L. WILTZEN
REGIONAL MANAGER	B. NEWELL
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE COORDINATOR	A. ROGERS

CALL TO ORDER: Mayor Blake called the meeting to order at 7:06 p.m.

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

AGENDA: Resolution # 275/06
MOVED by Councillor Meagher that the agenda be adopted as presented.
CARRIED UNANIMOUSLY

ARRIVAL: Councillor Rebus joined the meeting at 7:07 p.m.

MINUTES: Resolution # 276/06
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on July 11, 2006 be approved as presented.
CARRIED UNANIMOUSLY

Resolution # 277/06
MOVED by Councillor Vyboh that the Minutes of the Public Hearing held on July 4, 2006 be approved as presented.
CARRIED UNANIMOUSLY

DELEGATIONS: There were no requests to address Council.

PUBLIC HEARINGS: **Public Hearing re: Bylaw No. 06/031 – Road Closure and Exchange of Land for Draper Community Recreation Site**

Resolution # 278/06

MOVED by Councillor Vyboh that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

RECONVENE: A Public Hearing was held from 7:09 p.m. to 7:25 p.m. The regular meeting reconvened at 7:25 p.m.

COUNCIL UPDATES: **Reporting of Councillors on Boards and Committees**

Councillor Flett reported on the following:

- Athabasca Tribal Council Celebration in Fort MacKay
- Public Session in Hay River, NW regarding water quality issues

Councillor Germain reported on the following:

- Fr. Mercredi High School Graduation

Councillor Meagher reported on the following:

- Composite High School Graduation
- Alberta Summer Games
- Communities In Bloom Committee
- Salvation Army Soup Kitchen

Councillor Clarkson reported on the following:

- Implementation of a bylaw in Las Vegas, NV relative to the feeding of homeless people

Mayor's Update

Mayor Blake reported on the following:

- Alberta Energy & Utilities Board Hearings re: Suncor Voyageur Project
- First Regional Gathering of Aboriginal Peoples in Fort MacKay
- Status of Municipal Float

REPORTS:

Council Expense Update - Period Ending June 30, 2006

Resolution # 279/06

MOVED by Councillor Meagher that the Council Expense Report to June 30, 2006 be received as information.

CARRIED UNANIMOUSLY

Tender Award - MacDonald Island Park Redevelopment Project - T9 –Phase 1 - Arena/ Fieldhouse Construction

Resolution # 280/06

MOVED by Councillor Vyboh that the contract for T9 – Phase 1 – Arena/Fieldhouse Construction be awarded to the companies identified in the Schedule A – Analysis of Bid Package T9, dated July 26, 2006, at a total cost of \$28,015,893.

It was clarified that some of the work being undertaken in this phase of construction includes work being done up front for other phases, and could result in a long-term cost savings.

CARRIED UNANIMOUSLY

Tender Award – Syncrude Timberlea Athletic Park Lighting

Resolution # 281/06

MOVED by Councillor Carbery:

- THAT the lighting contract for Syncrude Timberlea Athletic Park be awarded to Wilco Landscape Contractors in the amount of \$1,310,211.77; and
- THAT the additional funding of \$710,211.77 be acquired as follows: \$260,000.00 from the Other Parks Reserve and \$450,211.77 from the Capital Infrastructure Reserve.

Concern was expressed relative to the cost of the proposed lighting, and it was clarified that the lighting covers four major sportsfields, trails and parking lots. The lighting will provide for extended use of the sports fields and enhance safety for park and trail users. It was also questioned as to why Syncrude is not paying for the lighting if the company has its name attached to the park. The Manager of Community Services explained that Syncrude has already contributed \$2.5 Million toward park development. A \$1.7 Million Centennial Grant has also been used to fund the park project.

CARRIED UNANIMOUSLY

Tender Award – Fort McMurray Regional Landfill Access Road

Resolution # 282/06

MOVED by Councillor Chadi that all tenders for the construction of the Fort McMurray Regional Landfill Access Road (QU#1808) be rejected on the basis of cost over budget.

It was suggested that offsite levies, oversizing, and integration between future developments be taken into consideration when looking at alternatives to get the road put in place.

CARRIED UNANIMOUSLY

Tender Award – Fort McMurray Regional Landfill Steel Girder Bridge

Resolution # 283/06

MOVED by Councillor

- THAT the Bridge Tender be voided and all bidders notified that their bids were not in compliance with the tender specifications.
- THAT the contract for the construction of the Fort McMurray Regional Landfill Steel Girder Bridge be sole-sourced to Alberco Construction Ltd., in the amount of \$2,168,924.50, subject to all data on the delivery of the steel girders being supplied and verified; and
- THAT EBA Engineering Ltd. be retained for design scope additions, general advisory services, construction project management, environmental negotiations and quality control inspections in the amount of \$200,000.

CARRIED UNANIMOUSLY

Tender Award - Master Development Plan / RFP for Highway 63 Industrial Park

Resolution # 284/06

MOVED by Councillor Meagher that the contract for the Master Development Plan - Highway 63 Eco-Industrial Park be awarded to Eco-Industrial Solutions Ltd. in the amount of \$ 1,597,925, plus disbursements (estimated at \$92,000).

CARRIED UNANIMOUSLY

Tender Award - Timberlea Stormwater Management Facility Pond 1B - Phase 2

Resolution # 285/06

MOVED by Councillor Vyboh:

- THAT the contract for the construction of Pond 1B to be awarded to BYZ Construction for \$1,819,400, and funded from the Capital Infrastructure Reserve;
- THAT \$144,826.86 be transferred to the Capital Infrastructure Reserve from the Storm Levy collected towards Pond 1B; and
- THAT any additional revenue generated from interested parties for the excavated material from the project be transferred to the Capital Infrastructure Reserve.

Concern was expressed relative to the Municipality burdening itself with debt without having an assurance that the funds can be recouped from developers. Concern was also expressed with respect to the fact that approximately 40% of the area is taken up by a school site and the Provincial Government is not charged with any offsite levies.

The Manager of Planning and Development, along with the Superintendent of Engineering Services, clarified that the value of the fill on the site is in the range of \$800,000 to \$1 Million. It was requested that a review of offsite levy policies be undertaken with respect to the levying of fees against schools so that municipal ratepayers are not on the hook for the cost of development. It was also requested that future projects involving offsite levies include a net costing so that Council can be better informed before making a decision.

CARRIED

For: Blake, Carbery, Chadi, Clarkson,
Flett, Meagher, Rebus, Vyboh,
Wiltzen

Opposed: Germain, Slade

Request for Funds – Expand Scope of Fringe Area Study

Resolution # 286/06

MOVED by Councillor Meagher:

- THAT the scope of the current contract for Fringe Area Development and Growth Constraints Assessment be expanded to include the Northwest Growth Area; and

- THAT the additional funding required of \$48,100.00 (exclusive of GST) be funded from the Emerging Issues Reserve.

CARRIED UNANIMOUSLY

Contract Amendment - Fort McMurray Wastewater Treatment Plant

Resolution # 287/06

MOVED by Councillor Carbery:

- THAT the contract with Bird Construction Company for Phase 1 Construction of the Wastewater Treatment Plant be amended to include the scope change to include the electrical feeder and fermenter, at an additional cost of \$935,000; and
- THAT the scope change be funded from the existing Phase 1 contract contingency, and if a shortfall exists, the remaining shortfall shall be funded from the overall Project Contingency.

CARRIED UNANIMOUSLY

Canada/Alberta Municipal-Rural Infrastructure Fund (CAMRIF) Submission

Resolution # 288/06

MOVED by Councillor Clarkson that the Water Treatment Plant Upgrade, 2007 Urban Road Rehabilitation Program and the Light Emitting Diode (LED) Traffic Signal Replacement Program be approved for submission to the Canada/Alberta Municipal Rural Infrastructure Fund (CAMRIF).

CARRIED UNANIMOUSLY

BYLAWS:

Bylaw No. 06/034 – Amendment to Utility Rates Bylaw

Resolution # 289/06

MOVED by Councillor Meagher:

- THAT Bylaw No. 06/034, being an amendment to Utility Rates Bylaw No. 05/020, be amended by adding the following to Section (a)b. of Schedule B – Definitions: For a customer to have a non-default payment, the customer’s account balance should not carry two (2) billings at any given month during the period in question”; and
- THAT Bylaw No. 06/034, being an amendment to Utility Rates Bylaw No. 05/020, as amended, be read a second time.

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO SPECIAL COUNCIL MEETING
TUESDAY, AUGUST 08, 2006

Resolution # 290/06

MOVED by Councillor Meagher that Bylaw No. 06/034, being an amendment to Utility Rates Bylaw No. 05/020, be read a third and final time.

CARRIED UNANIMOUSLY

ADJOURNMENT:

Resolution # 291/06

MOVED by Councillor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:49 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER

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	REGIONAL MANAGER	B. NEWELL
	SENIOR LEGISLATIVE OFFICER	S. KANZIG
	LEGISLATIVE COORDINATOR	A. ROGERS

CALL TO ORDER

Mayor Blake called the Public Hearing to order at 7:09 p.m.

PUBLIC HEARING RE: BYLAW NO. 06/031 – ROAD CLOSURE AND EXCHANGE FOR DRAPER COMMUNITY RECREATION SITE

A. Opening Statement

Mr. Steve Cook, Land Manager, advised that the subject property is a road allowance running through property owned by Bervin Mack. An application was made to close the right-of-way several years ago, and after having appraisals done, Administration realized that an opportunity existed to exchange that land for the benefit of the Draper community. Some concern has been raised relative to access to the river, however, there are two locations within ½ mile of the existing location. Adjacent property owners were notified of the proposed closure, and only one party raised a concern, which, incidentally, was related to river access.

Mr. Bervin Mack, applicant, noted that there is plenty of access to the river. He indicated that there would be substantial cost to the Municipality to upgrade the road allowance and develop a road in the area. Mr. Mack requested that Council support the proposed closure.

B. Written Presentations

It was noted that written presentations had been received from Mr. Doug Miller (supporting) and Mr. Shawn Schellenberg (supporting).

C. Verbal Presentations

Mr. Doug Miller, resident, spoke in support of the closure, noting that the subject property has never been used as a road. He provided a brief history of the property and noted that the land would be much more functional if bought part and parcel and amalgamated with the existing lands. He also noted that there are other places for access to the river, and that the proposed closure and subsequent exchange of land would be a good deal for the Municipality as it provides an opportunity to provide lands for the community.

Shawn & Roseanne Overland, residents, had submitted a request to address Council in opposition of the proposed closure, but were not in attendance at the meeting.

D. Other Verbal Presentations (Time Permitting and with Consent of Council)

Mr. Warren Ouelette, resident, indicated that he both supports and opposes the closure for various reasons. He noted that it would make more sense for the Municipality to put its energy forward to make the existing road better, rather than develop a new road. He also indicated that he has concerns relative to river access, noting that there may be trespassing issues at the current location, lack of proper access at other locations and the potential to draw more people from the urban service area if a proper marina were to be developed.

E. Questions of Council

In response to questions from Council, Mr. Cook advised that there is opportunity to develop the two alternate access locations previously identified, however, it would require identification as a capital project and incorporating the project into the budget for approval. At the present time, there is no physical access to the river through this right-of-way. It may have been planned at some time, but was never implemented. Mr. Cook also explained that the difference in property configuration is the reason for the difference in assessed value, and the recommendation that 7.88 acres be exchanged for 5 acres.

F. Closing Statement

Neither the applicant nor the Land Manager wished to make a closing statement.

The Mayor noted that ministerial approval of the proposed closure is required before Council can proceed with considering second and third readings.

CLOSURE OF PUBLIC HEARING

Resolution # 292/06

MOVED by Councillor Meagher that the Public Hearing be closed.

CARRIED UNANIMOUSLY

The public hearing closed at 7:25 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER