

**MUNICIPAL DISTRICT OF MACKENZIE NO. 23
REGULAR COUNCIL MEETING**

**Tuesday, October 26, 2005
1:00 p.m.**

Council Chambers Fort Vermilion, Alberta

PRESENT: Bill Neufeld
Walter Sarapuk
Peter Braun
John W. Driedger
Ed Froese
Willy Neudorf
Greg Newman
Jim Thompson
Lisa Wardley
Stuart Watson
Reeve
Deputy Reeve
Councillor
Councillor
Councillor
Councillor
Councillor
Councillor
Councillor
Councillor
Councillor

ALSO PRESENT: Ray Coad
Christine Woodward
Youlia Whittelton
John Klassen
Brenda Wiebe
Eva Schmidt
Paul Driedger
Susan McNeil, media
Trent Allan, media
And members of the public
Chief Administrative Officer
Executive Assistant
Director of Corporate Services
Utilities Supervisor
Roads Supervisor
Planning Supervisor
Director of Planning, Emergency Services & Enforcement Services

Minutes of the Regular Council meeting for the Municipal District of Mackenzie No. 23 held on Wednesday, October 26, 2005 in Council Chambers, Fort Vermilion, Alberta.

CALL TO ORDER: 1. a) Call to Order

Reeve Neufeld called the meeting to order at 1:00 p.m.

ADOPTION OF AGENDA: 2. a) Adoption of Agenda

MOTION 05-568
Adoption of Agenda

MOVED by Councillor Driedger

That the agenda be adopted as presented with the addition of:
5. c) Delegation: Bylaw 531/05 - La Crete Ag. Society Guarantee Bylaw
10 (f) Enforcement Services Vehicle
10 (g) Logging Camp Permits

11 (h) Strychnine Poisoning Letter

CARRIED

**ADOPTION OF THE
PREVIOUS MINUTES:**

3. a) Minutes of the October 11, 2005 Regular Meeting

Council reviewed the minutes of the previous meeting.

MOTION 05-569

Approval of 10/11/05 Minutes

MOVED by Councillor Braun

That the minutes of the October 11 ,2005 Regular Council Meeting be adopted with a change to Motion 05-533 to include “not necessarily to be negotiated as a comprehensive agreement”.

CARRIED

BUSINESS ARISING:

4. a) There was no business arising

DELEGATIONS

5. a) Paul Steffanson Rezoning North of High Level

Reeve Neufeld welcomed Mr. Steffanson to the table at 1:07 p.m.

Mr. Steffanson spoke to council regarding the rezoning of the area north of High Level. The suitability of land is for an industrial purpose, considering the land has a hard gravel base, is in proximity to rail and road transportation. He indicated a demand for industrial land, in particular EOS, getting ready for the Mackenzie pipeline, as is Mr. Don Wickberg, looking for an area for pipeline manufacturing.

He indicated that there is property in the north area, around the rodeo grounds and further north, for residential development, and that industrial development would not impede housing. Mr. Steffanson discussed the April meeting, and that this issue has remained unresolved has delayed building for an entire season.

There has been expansion in the existing industrial area in High Level; Mr. Steffanson referred to the development as adjacent to property owned by Mr. Mihaly, and he questioned personal interest and the insistence by High Level to quash industry to the north. He asked Council to agree to zoning his property as industrial area, and indicated that those interested parties are aware of the lack of municipal water being available.

Planning Director Driedger displayed a map of the development area, and further discussion took place about current industrial activity and the capacity for growth. Don Wickberg’s pipeline manufacturing interests were identified as was the realistic lending of Mr. Steffanson’s land to this purpose. Council recalled the

meeting where Mr. Wickberg attended and spoke of his interest, which he hopes to locate on this land.

Reeve Neufeld thanked Mr. Steffanson for his presentation.

**5. b)(i) Joe Rosenberger, Wayne Strach and Ron Dillon
46th Street Sewer Line**

Reeve Neufeld welcomed Mr. Rosenberger, Mr. Strach and Mr. Dillon to the table at 1:33 p.m.

Mr. Strach spoke to council regarding the 46th sewer line and his client and the limited time for moving out of the existing ambulance facility and into the new building. Delays due to the sewer line regrading are an issue, and concerns about impact to other lots in the area were mentioned.

Utilities Supervisor Klassen asked that the RFD's be considered as further information. The RCMP water service was addressed, with the RCMP requesting to tie into the water main for construction purposes, however bylaw 472/04 would need to be amended to allow for tie in after Oct. 15, due to necessary road crossing.

Administration has no issue with granting an extension as long as no frozen material be backfilled to avoid settleage in spring. Mr. Kozak agreed that this has been taken into account in planning construction during the fall. A map of the area was reviewed for clarity.

Reeve Neufeld thanked Mr. Rosenberger, Mr. Strach and Mr. Dillon for their presentations.

5. b)(ii) 46 Street Sewer, Fort Vermilion

Utilities Supervisor Klassen spoke of the second concern, that the original sewer line was installed at an excessive grade. To extend to allow for service of the existing subdivision or any potential development south of Hwy 88 is not possible as it is currently placed as it is too shallow to service future industrial lots. A lift station and gravity sewer was considered, as was the regrading of the first portion, which is sufficient for gravity sanitary sewer. Both options are at a substantially higher cost than originally approved by Council on September 28, 2005.

Administration will notify Mr. Strach if a special meeting is set to deal with these projects.

5. c) Bylaw 531/05 - La Crete Agricultural Society

Guarantee Bylaw

Helen Braun updated Council of the status of the La Crete Heritage Community Centre project, and invited questions. The issue is a construction cost increase from \$1.6million to \$2.4million, mainly due to labour costs. The Society intends to borrow \$1million over 25-years in order to complete the project. The bank requires a guarantee on the increased loan, and the Agricultural Society had initially requested that the MD offer support via a 5-year loan payment guarantee. Administration researched various options based on a 5-year guarantee for Council consideration at this meeting. Since the original discussion with the bank, the guarantee is realistically over the entire 25-year term of the loan, due to legal ramifications of the bank's paperwork.

A loan amount that is guaranteed must be worked into the MD's debt limit calculation and affects the MD's borrowing abilities. If approved, funds to cover this expenditure would have to be raised through the general tax base. A bylaw is required, according to the MGA, and must be advertised and a petition period allowed for. The process may take upwards of two months.

Administration will have further information regarding the MD debt limits and impacts upon the budget.

MOTION 05-570

Bylaw 531/05 Guarantee
Bylaw for Ag Society

MOVED by Councillor Braun

That this matter be tabled until the next meeting of Council.

CARRIED

PUBLIC HEARING:

6. a) There were no items under this heading.

COUNCIL COMMITTEE & CAO REPORTS:

7. a) **Council Committee Reports**

The Reeve reviewed a letter to the Hay Zama Committee was drafted by the MD, which will now be submitted as opinion at the next HZC meeting on Nov. 22. The MD would like the MOU reopened to accommodate Navigo Energy's request for extension.

Deputy Reeve Sarapuk - Hwy 88 meeting

Councillor Driedger – NAIT, La Crete Office Meeting, Mackenzie Housing, REDI

Councillor Neudorf – Hwy 88, ASB Zone meeting, HL Rezoning Meeting

Councillor Wardley – HL Rezoning Meeting, MD hosting a meeting in Assumption and enlisting support of the ambulance service providers to boost the benefits of the community.

Councillor Watson – HL Rec Planning, Landfill Commission

Meeting, HL Rezoning Meeting
Councillor Thompson – Rec Board, HL Rezoning Meeting
Councillor Newman – Hwy 88 Meeting
Councillor Braun – Rec Board La Crete, Mighty Peace Tourism,
La Crete Office Meeting, Hwy 88 Meeting, Deh Cho Travel
Meeting, Hay Zama, Mackenzie Waste Meeting, HL Rezoning
Councillor Froese – HL Rezoning Meeting

MOTION 05-571

MOVED by Councillor Watson

That the Council Committee Reports be accepted for information

CARRIED

7. b) CAO and Department Reports

Council considered the various department and the CAO reports, offered verbally and with the meeting package.

MOTION 05-572

MOVED by Councillor Neudorf

That the CAO and Department reports be accepted for information

CARRIED

GENERAL REPORTS:

8. a) Capital Projects 2005 Progress Report and Year to-date Income Statement

Council examined the Income Statement and Report and found them to be in order.

MOTION 05-573

MOVED by Councillor Wardley

That the Capital Projects 2005 Progress Report and Year to-date Income Statement be received for information.

CARRIED

Reeve Neufeld called for a short recess at 4:10. The meeting reconvened at 4:20.

OPERATIONAL SERVICES:

9. a) Water Service - RCMP Building

As discussed earlier in the meeting:

MOTION 05-574

Bylaw 472/04 Amendment

MOVED by Councillor Newman

That Bylaw 472/04 Section 9 be extended to November 15 for the road crossing needed to provide the water service to the RCMP

building in Fort Vermilion.

CARRIED

9. b)(i) and 9. b(ii) 46th Street Sewer Fort Vermilion

MOTION 05-575

46 St. Sewer Main Project Budget

MOVED by Councillor Watson

That the Fort Vermilion 46 Street Sewer Main project budget be increased from \$76,000 to \$105,000 with additional funding coming from debenture to be recovered through local improvements.

CARRIED

MOTION 05-576

46 St. Sewer Regrading

MOVED by Councillor Thompson

That the capital budget be amended to include \$85,000 to accommodate the regrading of the existing sewer main project; funding coming from AMIP.

CARRIED

**PLANNING,
EMERGENCY &
ENFORCEMENT SVCS**

**10. a) Bylaw 495/05 Land Use Bylaw Amendment
Rezoning the IDP Corridor Along
Highway 35 North of High Level**

MOTION 05-577

North High Level Rezoning
Bylaw 495/05
Second Reading

MOVED by Councillor Braun

That second reading be approved to Bylaw 495/05, being a Land Use Bylaw amendment to rezone the following parcels from Agricultural District 1 (A1) to Rural Industrial District (RI1):

S ½ of 9-111-19 W5M
SE 17-111-19 W5M lying east of Hwy 35

CARRIED

MOTION 05-578

Bylaw 495/05
Third Reading

MOVED by Councillor Watson

That third and final reading be approved to Bylaw 495/05, being a Land Use Bylaw amendment to rezone the following parcels from Agricultural District 1 (A1) to Rural Industrial District (RI1):

S ½ of 9-111-19 W5M
SE 17-111-19 W5M lying east of Hwy 35

CARRIED

10. b) Policy PW028-Sale of Undeveloped Road Allowance

Discussion ensued and no changes will be made.

MOTION 05-579

MOVED by Councillor Wardley

That the policy be received as information.

CARRIED

10. c) Subdivision Applications and Development Permit Statistics Report January – September Comparisons (2003-2005)

MOTION 05-580

MOVED by Councillor Neudorf

That the Subdivision Applications and Development Permit Statistics Report January – September Comparisons (2003-2005) be received for information.

CARRIED

10. d) Subdivision Application 63-SUB-04 Refund Request NW 24-107-14-W5M

MOTION 05-581

Subdivision Fee Refund 63-SUB-04

MOVED by Councillor Froese

That the total subdivision application fee in the amount of \$900 be waived for Subdivision Application 63-SUB-04 on NW 24-107-14-W5M.

CARRIED

10. e) Alberta Centennial Grant Purchases

MOTION 05-582

MOVED by Councillor Driedger

That the update on the Centennial Grant be accepted as information.

CARRIED

ADDITION

10. f) Enforcement Services Vehicles

The purchase of two enforcement services vehicles was requested and financial implications were scrutinized.

MOTION 05-583

Emergency Enforcement Vehicle
Requires unanimous vote

MOVED by Councillor Newman

That the 2005 capital budget be amended by \$54,000 to include one new enforcement vehicle to be funded from emergency services reserve.

CARRIED

10. g) Camp Permits

Councillor Driedger moved to table this item until the next Council meeting.

CARRIED

ADDITION

10. h) Gopher Control – Strychnine Use

A letter was received from MP Leon Benoit, requesting support to remove the ban on 2% liquid strychnine solution.

MOTION 05-584

2% Liquid Strychnine

MOVED by Councillor Newman

That a letter be sent in support of the 2% strychnine reinstatement.

CARRIED

CORPORATE SVCS:

11. a) Bylaw 518/05 – Penalties for non-payment of taxes and tax arrears

Council debated the penalties being recommended.

MOTION 05-585

Bylaw 518/05
Third reading

MOVED by Councillor Wardley

That third and final reading be approved to Bylaw 518/05 being the penalties on taxes bylaw for the MD of Mackenzie, amending the bylaw to remove the Nov. penalty effective 2006 taxation year.

CARRIED

**11. b) Borrowing Bylaw 519/05
Gravity Sewer Main Line 98th Avenue East and
99th Street North in the Hamlet of La Crete**

MOTION 05-586

Bylaw 519/05
Second reading

MOVED by Deputy Reeve Sarapuk

That second reading be approved to Bylaw 519/05 being borrowing bylaw for a purpose of financing the gravity sewer main lane on 98th Avenue East and 99th Street North in the Hamlet of La Crete project.

CARRIED

MOTION 05-587

Bylaw 519/05
Third reading

MOVED by Councillor Newman

That third and final reading be approved to Bylaw 519/05, being borrowing bylaw for a purpose of financing the gravity sewer main lane on 98th Avenue East and 99th Street North the Hamlet of La Crete project.

CARRIED

11. c) **522/05 – Fee Schedule Bylaw**

MOTION 05-588

Bylaw 522/05
Tabled

MOVED by Councillor Newman

To table this matter to the next Council meeting.

CARRIED

11. d) **Policy FIN012 Purchasing Authority Directive**

MOTION 05-589

Policy FIN012

MOVED by Councillor Wardley

That Policy FIN012, Purchasing Authority Directive, be adopted as presented with an increase for purchasing authority from \$5,000 to \$10,000 for the Agricultural Fieldman.

CARRIED

11. e) **Mackenzie Municipal Library Board
Cost Sharing Negotiations with
High Level Library Board**

MOTION 05-590

MD Library Board Support

MOVED by Councillor Braun

That Council supports the position of the MD of Mackenzie Library Board.

CARRIED

11. f) **Meeting with Alberta Environment at AAMD&C**

MOTION 05-591

Alberta Environment Meeting Items

MOVED by Councillor Braun

That a meeting has been up with Alberta Environment staff for November 15th, and that the following items be included in the discussions:

- Zama Water Treatment Plant

- Zama Sewage Lagoon
- Flood Control

CARRIED

11. g) HR Planning for Remote Locations

MOTION 05-592

HR Planning Conference

MOVED by Councillor Braun

That Councillor Wardley is authorized to attend the HR Planning for Remote Locations workshop in Calgary February 22 – 23, 2006.

CARRIED

MOTION 05-593

HR Planning Conference

MOVED by Councillor Wardley

That the Director of Corporate Services be invited to attend the workshop.

CARRIED

ADJOURNMENT:

14. a) Call for Adjournment

MOTION 05-594

MOVED by Councillor Wardley

That the regular Council meeting adjourned at 5:30 p.m.

CARRIED

These minutes were approved by Council on the 23rd day of November 2005.

"B. Neufeld" (signature on file)

Bill Neufeld, Reeve

"C. Woodward" (signature on file)

Christine Woodward, Executive Assistant