

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

Friday, September 29, 1995

PRESENT:

Bill Neufeld, Reeve
Arly Roe, Deputy Reeve, Left the Meeting at 12:00 Noon
Betty Bateman, Councillor
Reuben Derksen, Councillor
Ernest Dyck, Councillor
Edward Froese, Councillor
Jake L. Peters, Councillor
Walter Sarapuk, Councillor
Jay Lanti, Councillor
Pauline Flett, Councillor

ALSO PRESENT:

Dennis Litke, C.A.O.
Joanne Mitchell, Assistant Manager, Recording Secretary
Anna Neustaeter, Financial Coordinator

Minutes of the regular meeting of the Council for the Municipal District of Mackenzie No. 23, held on Friday, September 29, 1995 in the Council Chambers, Administration Building, Fort Vermilion.

**10:00 A.M.
CALL TO ORDER**

1. Reeve Neufeld called the meeting to order at 10:05 a.m.

**ADOPTION OF
AGENDA**

1. a) The following items were added to the agenda:
 6. j) Stanley J. Smith Medical Centre
 7. j) Lizotte Drainage
 7. k) Bob Overgard Request for Road
 8. b) High Level Airport

MOTION 95-700

MOVED by Councillor Sarapuk to adopt the agenda with additions.

CARRIED

ADMINISTRATIVE:

2. a) **Managers Report**

Storage at Old Ranger Station

When the Regional Health Authority moved into the Provincial Building, the M.D. storage room contents were moved to the High Level Ranger Station. Councillor Bateman asked if there were any confidential files stored and if anyone else had access to the building. Manager Litke replied that once Council has dealt with an item, it is no longer confidential; it becomes a public record.

Hamlet Street Study Terms of Reference

Will be addressed by the Manager of Public Works.

Motor Grader, \$15,000.00 Repairs to Motor

Manager Litke reported the bill had been paid twice, by a \$15,000.00 deposit and the entire bill on the invoice. The supplier will issue a refund.

Commissioners for Oaths Information

Information regarding a Councillors status as Commissioner for Oaths, by virtue of being an elected official, was distributed.

Fort Vermilion Health Authority Fence

The Northwest Regional Health Unit advertised that they want to move their fence which will cut off the access to municipal lots as well as affect a ditch and utility right of way. Manager Litke consulted with their Executive Director and they suggested the M.D. designate it as an alley.

MOTION 95-701

MOVED by Councillor Froese that a letter be written to the Mackenzie Municipal Services Agency requesting a plan be drawn up for the lane behind the Stanley J. Smith Health Centre property in Fort Vermilion.

CARRIED

High Level Airport

Manager Litke reported that negotiations between the Town of High Level and the Province have been stalled and the Consultant has recommended the M.D. reconsider their position and take over the management of the airport. Based on the expected transitional funding, the M.D. should be able to operate the airport for six years before any deficit is incurred.

MOTION 95-702

MOVED by Councillor Bateman that the Reeve, Deputy Reeve and Manager commence negotiations with Alberta Transportation & Utilities for the transfer of the High Level Airport and a letter be sent to the Minister of Alberta Transportation & Utilities, the M.L.A. and the Towns of Rainbow Lake and High Level for the Reeve's signature, and a report be given to Council at the next meeting.

CARRIED

Human Resources Policy

Manager Litke reported the earnable bonus identified in the Human Resources Policy is an outstanding item and he will study it and make a recommendation to Council.

High Level Office Lease

Manager Litke reported the Province's proposed lease would have the M.D. pay rent on their space in the High Level Provincial Building, effective January 1, 1994. Rent for 1994 has not been set up in the budget as a payable for last year and we may be able to use that as an argument to use January 1, 1995 as the commencement date.

Office Usage, High Level, Fort Vermilion and La Crete

In order to make better utilization of the M.D.'s existing facilities, Manager Litke proposed moving four finance employees to the Fort Vermilion Administration Building and two Public Works employees to the Mustus Lake Centre in La Crete. The High Level Office could then be down sized to provide a minimum level of service in a much smaller facility. Councillor Bateman objected to down sizing the High Level office because Fort Vermilion is too far for Zama residents to travel to conduct their business and said she would also like to see more of an M.D. presence right in the Hamlet of Zama. Manager Litke replied it is possible to open a part time office in Zama and the change of moving finance to Fort Vermilion would not affect the service provided in High Level. He will research the availability of smaller office space in High Level.

Councillor Bateman suggested ratepayers be given the option of paying utility bills at the banks and asked the Manager to research this option.

Manager Litke proposed a full time, qualified Treasurer be hired as soon as possible with the office located in Fort Vermilion and the new Public Works Manager's office be located in La Crete.

MOTION 95-703

MOVED by Councillor Roe that the M.D. advertise in the Edmonton Journal Career Section and the Mackenzie Highway News, for a Treasurer and fill the position of Treasurer and the Treasurer's office be located in the Fort Vermilion Administration Building.

CARRIED

Walter Sarapuk requested a recorded vote

MOTION 95-704

MOVED by Councillor Roe that Council support the Manager's recommendation to relocate the Finance Department to Fort Vermilion and the Public Works Manager to La Crete.

IN FAVOUR:

Councillor Neufeld
Councillor Roe
Councillor Froese
Councillor Dyck
Councillor Peters
Councillor Derksen

OPPOSED:

Councillor Flett
Councillor Sarapuk
Councillor Lanti
Councillor Bateman

CARRIED

Computer System

Council agreed to reconsider their position in canceling their agreement with Harrison Muirhead as recommended by the Manager.

Buffalo Head Culvert

The damaged culverts have been repaired with the exception of one that was washed out.

Tompkins Landing Ice Bridge

Alberta Transportation & Utilities is working on an agreement to transfer the ice bridge crossing at Tompkins Landing to the M.D. They are also reworking their original proposal for the operation of the ferry and Council requested the agreement include an allowance for dredging the channel.

Answering Machines

Manager Litke is investigating the availability of answering machines for all of the offices.

Cement Pad at Fort Vermilion Office Door

The office door dragging on the cement pad has been temporarily repaired and if shifting occurs during the winter, paving stones will be considered.

M.D. Signs

Administration is researching new or remodeled signs along the main highways into the M.D. as well as signs for municipal buildings and vehicles.

Pavement of 94 Ave in La Crete

Manager Litke presented a summary of construction projects which indicated total savings should cover the cost of paving a portion of 94 Avenue in La Crete.

Staffing Issue

Future manpower requirements include a Senior and Assistant Utility Officer for the Hamlet of La Crete as well as some additional expertise with computers.

MINUTES

3. a) **Minutes of Meeting with Minister of Transportation & M.L.A., Aug. 25/95**

3. b) **Public Hearing Minutes, August 25, 1995**

MOTION 95-705

MOVED by Councillor Froese that the minutes of the August 25 meeting with the Minister and M.L.A. as well as the August 25 Public Hearing minutes, be tabled to the next meeting.

CARRIED

3. c) **Minutes of Council Meeting, September 12, 1995**

MOTION 95-706

MOVED by Councillor Derksen that the minutes of the September 12, 1995 regular Council Meeting be adopted as presented.

CARRIED

Councillor Roe was excused for the balance of the meeting. The meeting adjourned for lunch at 12:00 noon and reconvened at 1:00 p.m..

DELEGATIONS

4. b) **Mark Baer, 177-DP-95 Bridge on Road Allowance, NW 20-106-11-W5M**

Mark Baer entered the meeting at 1:00 p.m. and requested Council's approval to construct a bridge on the road allowance adjacent to his property. The bridge would cut off 15 miles one way to travel to Fort Vermilion. He offered to do everything within reason to discourage the public from using the bridge.

Mr. Baer left the meeting at 1:10 p.m.

MOTION 95-707

MOVED by Councillor Dyck that Development Permit 177-DP-95 be approved subject to the following conditions:

1. Obtain all other approvals from other Government Agencies as required. (Agriculture, Environment, Housing & Consumer Affairs Division, Etc.)

2. The bridge shall be constructed/placed to standards set by Alberta Environmental Protection.

3. The Developer is responsible for all liabilities associated with construction/placement and existence of the bridge.

4. The Developer shall post signs permitting no public use of the bridge.

5. This shall be a private bridge for the Developer only.

6. It will be the Developer's responsibility to remove the bridge, upon written request by the Municipality should any concerns arise regarding the bridge.

CARRIED

**PLANNING &
DEVELOPMENT**

MOTION 95-708

6. a) Subdivision Application 94/95MK025, Time Extension Request

MOVED by Councillor Derksen that a time extension to September 29, 1995, applied for on subdivision application 94/95MK025 be granted as requested.

CARRIED

MOTION 95-709

6. b) Subdivision Application 95MK079, Time Extension Request

MOVED by Councillor Sarapuk that a time extension to October 4, 1996, applied for on subdivision application 95MK079 be granted as requested.

CARRIED

MOTION 95-710

6. d) Bylaw 032/95 To Rezone Property in Zama, Set Date for Public Hearing

MOVED by Councillor Bateman that the next Council meeting be held on Thursday, October 12, 1995 in the Zama Community Hall and the Public Hearing for Bylaw 032/95 for a Land Use Order Amendment to rezone property in the Hamlet of Zama, be held in Zama at 1:00 p.m. on the same date.

CARRIED

MOTION 95-711

MOVED by Councillor Bateman to give first reading to Bylaw 032/95 to amend the Land Use Order to rezone property in the Hamlet of Zama.

CARRIED

MOTION 95-712

MOVED by Councillor Derksen that the second Regular Council Meeting for the month of October be held on October 26 in the Council Chambers, Mustus Lake Centre, in La Crete.

CARRIED

MOTION 95-713

**6. c) Subdivision Application 95MK080
M.D. #23, SE 13-117-5-W6M, 43 lots in Zama**

MOVED by Councillor Froese that subdivision application 95MK080 be approved subject to the passing of Bylaw 032/95 to amend the Land Use Order.

CARRIED

MOTION 95-714

**6. e) Subdivision Application 95MK082
Peter T. & Mary Wiebe, SW 25-106-15-W6M, Farmstead Separation**

MOVED by Councillor Peters to offer no objections to subdivision application 95MK082 subject to the following conditions:

1. Enter into a Developer's Agreement with the Municipal District of Mackenzie.
2. The Developer shall pay to the Municipality, prior to signature of this Agreement on each lot, the rate of \$200.00 per lot for the construction of off-site cost of municipal services.
3. Provision of access to the subdivision and to the balance of the quarter shall be provided at the Developer's expense and the Municipal District of Mackenzie No. 23 standards:
 - a) The Developer shall apply to the Municipal District of Mackenzie for a

"Request to Construct Access" and comply to all conditions contained therein.

b) Prior to installation of a new access, contact Gary Mayhew (Manager of Public Works with the Municipal District of Mackenzie No. 23) at 926-2294, so a survey can be conducted to determine appropriate size and location of the culvert for drainage purposes.

4. All sewage disposal shall conform to the Alberta Private Sewage Treatment and Disposal Regulations.

5. Prior to any development on the proposed subdivision, The Developer shall obtain a Development Permit from the Municipality.

6. All outstanding taxes shall be paid in full prior to registration of title.

7. The Developer agrees to meet all conditions of the Subdivision Approving Authority imposed on this proposed subdivision.

8. The subdivision boundaries shall be amended to: move west boundary 125 feet west and move the north boundary 175 feet north.

9. The municipality requires the most southerly 5.182 meters of the proposed subdivision for future road widening. The portion shall be transferred to the road authority.

CARRIED

6. f) Land Use Planning Work Program

Richard Neufeld reviewed a letter outlining terms, deadlines and phase-in periods for various planning functions and statutory plans as required under the new Municipal Government Act, as well as a summary of future planning and development projects for the Council's consideration.

DELEGATION

4. a) R.C.M.P. Sergeant, Dave Asp, Fort Vermilion Detachment, Introduction

Sergeant Asp entered the meeting at 2:00 p.m.

R.C.M.P., Sergeant Asp of the Fort Vermilion Detachment, attended the meeting to meet the Council and Administration. Reeve Neufeld introduced the members and welcomed Sgt. Asp to the M.D.

Sergeant Asp briefly reviewed some of the projects he worked on in other communities, especially with the schools, and said he was pleased to be posted in Fort Vermilion and looked forward to working with the young people as well as the elected officials and the entire community. He invited Council to contact him any time they had concerns regarding policing. The Reeve thanked Sgt. Asp and he left the meeting at 2:10 p.m.

**6. g) Discussion Paper by M.M.S.A., Establishment of:
- Subdivision Appeal Board
- Development Appeal Board
- Municipal Planning Commission Bylaw**

Council reviewed a Discussion Paper prepared by the Mackenzie Municipal Services Agency regarding the establishment of a Subdivision Appeal Board, a Development Appeal Board and a Municipal Planning Commission. Several options were discussed including one Bylaw to establish a joint Subdivision Appeal Board/Development Appeal Board with a membership consisting of minority of Council members and a pool of people appointed from the public at large, who could be called upon for hearing any specific appeal.

The Mackenzie Municipal Services Agency tabled a draft proposed bylaw with Council for their consideration.

6. h) Development Process Brochure

This item was received as information under Motion 95-731.

4. c) Bill Wiebe, 95MK074, La Crete Auction Mart

MOVED by Councillor Derksen to table subdivision application 95MK074 until the applicant can attend a Council Meeting to discuss his application.

CARRIED

MOTION 95-715

6. j) Abe Peters NW 3-106-15-W5M

Council asked the Development Officer to recommend Mr. Peters delay his subdivision until the La Crete Area Structure Plan is up dated.

6. i) Subdivision Inquiry, Plan 892-2794, Block 14, Lot 3

MOTION 95-716

MOVED by Councillor Bateman to offer no objections to the proposed subdivision on Plan 892-2794, Block 14, Lot 3.

CARRIED

6. j) Stanley J. Smith health Centre

This item was dealt with under the Manager's report.

PUBLIC WORKS

7.a) Zama Access Road

- i) Letter from Minister, Stephen C. West
- ii) Letter from Town of Rainbow Lake
- iii) Letter from KOLT Oilfield Services
- iv) September 8, 1995 Minutes
Zama Access Road Committee Meeting
- v) National Oilwell Canada Letter

Copies of letters received from the Minister, Town of Rainbow Lake, KOLT Oilfield Services and National Oilwell Canada are to be forwarded to EXH Consulting.

This item was received as information under Motion 95-731.

7. b) Margaret Pietsch Flood Control Request

MOTION 95-717

MOVED by Councillor Bateman that the High Level South Flood Control project proceed as soon as the funding has been committed by Environment and the land owners be advised they will be responsible for 12.5% of the cost, or the cost of clearing of the right of way.

CARRIED

7. c) Letters from Minister, Stephen C. West

- i) Re: Highway #88
- ii) Re: Highway #697

MOTION 95-718

MOVED by Councillor Derksen that the responses received from the Minister and the M.L.A. regarding paving a portion of the Bluhills School access, be forwarded to Mr. Corney Teichroeb, the spokesman for the petitioners.

CARRIED

**7. d) Northwestern Health Services Region
Access Road to Fort Vermilion St. Theresa Hospital**

Northwest Health Services Region has title to and originally constructed the road. They have been asked to subdivide the right of way and transfer the title to the M.D. When the land is registered in the M.D.'s name, Council may consider rebuilding the road although it was not part of the transitional funding received from Transportation.

**7. e) Letter from Minister, Stephen C. West
Re: Canada-Alberta Infrastructure Works Program**

This item was received as information under Motion 95-731.

7. f) September 25, 1995 Minutes
Tompkins Landing Ferry & Ice Bridge Committee

This item was received as information under Motion 95-731.

7. g) Wadlin Lake Report

MOTION 95-719

MOVED by Councillor Dyck that the Wadlin Lake Report be referred to the Wadlin Lake Committee for recommendations.

CARRIED

MOTION 95-720

MOVED by Councillor Dyck that a thank you letter be sent to Teichroeb's for their donation of the swings at Wadlin Lake.

CARRIED

7. h) Walter Derksen, Request for Drainage NE 21-104-17-5

Walter Derksen has requested the M.D. to grade one half mile of road on NE 21-104-17-W5M. The Tompkins Landing Water Point drainage project and the opening of new land altered the water course and now floods his land. He estimated the cost for grading would be approximately \$5,000.00 if the work was done in the Fall when conditions are dry.

Councillor Derksen abstained from discussion and voting because he is Walter Derksen's brother.

MOTION 95-721

MOVED by Councillor Lanti that a letter be written to Mr. Walter Derksen, recommending he submit a road request for this work in the 1996 road construction program.

CARRIED

7. i) Tenders for La Crete Treated Water Reservoir

MOTION 95-722

MOVED by Councillor Dyck that the contract for the construction of the La Crete Treated Water Reservoir be awarded to the lowest tender, J.K. Construction in the amount of \$202,647.00.

CARRIED

7. j) L. Lizotte Drainage

Councillor Flett asked why the Lizotte Drainage project has not commenced. The Manager of Public Works will provide Council with a copy of the drainage survey on this parcel.

7. k) Bob Overgard

Councillor Sarapuk requested the grader work needed on Overgard's road be done as soon as possible. This is a regular maintenance item and will be looked after by the Public Works staff.

OLD BUSINESS

8. a) Municipal Government Amalgamation
Letter from Town of High Level

This item was received as information under Motion 95-731.

Items from the Manager's Report

Gary Mayhew presented the following information:
a written report on the Terms of Reference for the Hamlet Street Study,
M.D. staff are working on designing and or obtaining suggestions for new signs for the

M.D. and more information should be available for the next meeting, and the Sanitary Landfill Report was presented,

Buffalo Head Water Point

The level of water is very low at the Buffalo Head Water Point and the cause may be that the intake pipe is approximately only two feet below the surface of the water. There may be a possible shut down in the Spring if the problem is not corrected. The Manager of Public Works will deal with this as a normal maintenance item.

Invoices

Councillor Bateman left the Council Chambers because of a conflict of interest.

MOTION 95-723

MOVED by Councillor Derksen to go in camera at 4:00 p.m.

CARRIED

MOTION 95-724

MOVED by Councillor Lanti to come out of camera at 4:11 p.m.

CARRIED

MOTION 95-725

MOVED by Councillor Peters to send the invoices received from Batman Industries for work on the Zama sewer system to Brownlee Fryette for a legal opinion.

CARRIED

Councillor Bateman returned to the meeting at 4:12 p.m..

Gary Mayhew left the meeting at 4:12 p.m.

FINANCIAL

5. a) **La Crete Fire Department, Computer Purchase**

MOTION 95-726

MOVED by Councillor Derksen that the La Crete Fire Department be reimbursed for the purchase of a computer in the amount of \$2,594.75 and the money be taken out of the La Crete fire protection budget.

CARRIED

5. b) **Transfer \$32,746.74 from Contingency to Operating for Over Expenditure on 1994 Assessment**

MOTION 95-727

MOVED by Councillor Peters to table this item to the next meeting for more information.

CARRIED

5. c) **Transfer \$3,579.10 from Contingency to Operating for Over Expenditure on Zama Sewer System**

MOTION 95-728

MOVED by Councillor Derksen to transfer \$3,579.10 from the contingency account to the operating account to cover over expenditures on the Zama sewer system.

CARRIED

Mobile Oil Letter Re: Assessment

MOTION 95-729

MOVED by Councillor Derksen that the Manager be authorized to contact the solicitor and arrange to meet with the parties involved to resolve the Mobile Oil assessment issue.

CARRIED

NEW BUSINESS

10. a) **A.A.M.D.&C Correspondence**
i) **Beaverlodge Research Centre**

This item was received as information under Motion 95-731.

10. b) Mackenzie Housing Management Board Business Plan

MOTION 95-730

MOVED by Councillor Dyck that the Mackenzie Housing Management Board Business Plan be adopted as presented and submitted to the Minister of Municipal Affairs.

CARRIED

**INFORMATION
ITEMS**

11 a) Information Items as Listed

11. b) Action List for September 12 Meeting

11. c) Minutes from La Crete Ferry Transitional Meeting

**11. d) Letter to Minister of Economic Development & Tourism
Re: Grande Alberta Paper Limited Proposed Project**

11. e) Response from Glen Clegg, Re: Grande Alberta Paper Letter

MOTION 95-731

MOVED by Councillor Bateman that the following items be received as information: 6. h), 7. a), 7. e), 7. f), 8. a), 10. a) and all of 11.

CARRIED

MOTION 95-732

MOVED by Councillor Bateman to go in camera at 4:55 p.m.

CARRIED

MOTION 95-733

MOVED by Councillor Peters to come out of camera at 5:11 p.m.

CARRIED

**COMMITTEE OF
THE WHOLE**

12. a) Reynolds, Mirth, Richards & Farmer Correspondence

12. b) Contract Position

12. c) Post Incorporation Review

12. d) Mobile Oil Tax Issue

MOTION 95-734

MOVED by Councillor Froese to enter into a contract with GJM Technical Services for the management of the Public Works Department for the period October 1, 1995 to March 31, 1996, inclusive, as presented.

CARRIED

MOTION 95-735

MOVED by Councillor Sarapuk to accept the Post Incorporation Review report as information

CARRIED

**COUNCILLORS
CORNER**

Councillor Sarapuk

Manager Litke asked Councillor Sarapuk if he would check on a request received from Joe Ferdais for some ditch work and Councillor Sarapuk agreed.

ADJOURNMENT

13.

MOTION 95-736

MOVED by Councillor Bateman to adjourn at 5:20 p.m.

CARRIED



Reeve



Manager

**MUNICIPAL DISTRICT OF MACKENZIE NO. 23
INFORMATION AND CORRESPONDENCE ITEMS**

The following correspondence has been
received for the Council Meeting of

SEPTEMBER 29, 1995

Sept 11, 1995	Insight into Gov't (Vol 10, Number 1)	_____
Sept 14, 1995	Insight into Gov't (Vol 10, Number 2)	_____
Sept 15, 1995	Letter from L.C Chamber of Commerce RE: Tourism brochure for La Crete	_____
Sept 19, 1995	The Mighty Peace Tourist Assoc. RE: 1995/96 Show Season	_____
Sept 20, 1995	Insight into Gov't (Vol 10, Number 3)	_____

If you wish to have a copy of the above listed items, please mark them in the right hand column and return this page to Loretta, so she may copy the article (s) for you.

Please sign your name so we know who to return copies to. Thank you.

NAME

SIGNATURE