

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

**Friday, May 26, 1995**

**PRESENT:**

Bill Neufeld, Reeve  
Betty Bateman  
Ernest Dyck  
Edward Froese  
Arly Roe  
Jake L. Peters  
Reuben Derksen

**ABSENT:**

Pauline Flett  
Jay Lanti  
Walter Sarapuk

**ALSO PRESENT:**

Cindy Mazurek, Secretary Treasurer  
Sandy Williams, Recording Secretary

Minutes of the regular meeting of the Council for the Municipal District of Mackenzie No. 23, held on May 26, 1995 in the Council Chambers, Administration Building in La Crete.

**CALL TO ORDER**

1. ) Bill Neufeld called the meeting to order at 10:04 a.m.

**ADOPTION OF  
AGENDA**

2. a) The following items were added to the agenda:  
10. c) Swan Hills Request for Support of Snowmobiling in Alberta  
10. d) Tallcree Tribal Council, Water/Sewer Development

**MOTION 95-360**

**MOVED:** Arly Roe

The Municipal District of Mackenzie No. 23 adopt the agenda with additions.

**CARRIED**

**MINUTES:**

3. a) **Council Minutes, May 9, 1995**

**MOTION 95-361**

**MOVED:** Edward Froese

Council for the Municipal District of Mackenzie No. 23 adopt the minutes of May 9, 1995 as presented.

**CARRIED**

3. b) **Special Council Minutes, May 17, 1995**

**MOTION 95-362**

**MOVED:** Jake Peters

Council for the Municipal District of Mackenzie No. 23 table the minutes of the Special Meeting of May 17, 1995.

**CARRIED**

**FINANCIAL:**

5. a) **Proposals for Audit Services**  
i) Deloitte & Touche  
ii) Ernst & Young

MOTION 95-363

MOVED: Bill Neufeld

Council for the Municipal District of Mackenzie No. 23 table this matter until 1994 audited financial statement has been received.

CARRIED

DELEGATIONS

4. a) Pine Ridge Logging Re: Lift Station

4. b) Jake Froese, Re: Lift Station

Paul Driedger entered the meeting at 10:15 a.m.

The following people were in attendance: Abe Froese, Cornie Driedger, Jake Froese, Henry Froese, Anthony Peters, Abe Peters, Jake K. Wiebe and George Janzen. Bill Neufeld invited the delegations to the meeting and introductions were made.

*and CORNEY DRIEDGER*

Jake Froese discussed the need for another lift station for the Hamlet of La Crete. He said there is a lot of expansion in the industrial area this year and the existing water/sewage distribution system is not able to handle any further expansion.

Paul Driedger discussed the present system, saying the water/sewer distribution system could handle any expansion into the west side of town but not from the east where a lot of new development is taking place. He said that a lift station will cost between \$125,000.00 and \$130,000.00. He also talked about the plans for road building in the eastern industrial area which will lead to further development.

Jake Froese discussed a proposed mini lift station which could be tied into the existing water distribution system. He noted that this is a very expensive endeavor for a company to undertake.

Bill Neufeld asked George Janzen if he agreed that a lift station in the industrial area would be a higher priority at this time. George Janzen agreed but asked Council to consider another lift station at a future date.

*AND CORNEY DRIEDGER*

Jake Froese asked Council for some recommendations as to whether their company should pursue the idea of building a mini lift station or if the Municipal Council would agree to fund a larger lift station.

Bill Neufeld said GPEC will have to be consulted by the Council to study drainage, water and sewage systems before any recommendations can be made regarding this matter. Bill Neufeld told the delegation the M.D. would meet with GPEC to look into all these issues and determine what needs to be done.

Bill Neufeld thanked the delegation for attending and they left the meeting at 10:46 a.m.

4. c) Peter Szalay Re: Tina Peter's Development  
Parking and Utility Right of Way

Peter Szalay introduced himself and said he was representing Tina Peters who was not able to attend the meeting today. Mr. Szalay requested Council consider the upgrading of the utility corridor behind the new drugstore in La Crete. Delivery trucks and garbage trucks are unable to use the corridor because of the poor road conditions. The only existing drainage is the ditches. The lot next to the drugstore is very low.

Paul Driedger reported on the conditions regarding this matter. Tina Peters had been aware of the drainage situation when she purchased this property. The property behind her store is vacant and low so some water is ponding on it instead of draining into the ditches. He noted the conditions set by the Development Appeal Board were to ensure proper drainage from the site to the existing drainage structure, ensuring drainage does not adversely affect neighbouring properties. As well, Mr. Driedger discussed the problems regarding off street parking. Vehicles are double parked in front of the new drugstore. Vehicles are also parking around the old drugstore and people are not exiting the lots properly and are parking on the sidewalk adjacent to the street. Both buildings are causing a lot of unneeded congestion. Paul Driedger suggested Council should set a date for the removal of the old building.



Peter Szalay requested a two month deadline for moving the old drug store.

Bill Neufeld thanked Mr. Szalay for his presentation and said that the utility corridor will be looked at and a decision will be forthcoming. Peter Szalay left the meeting at 10:59 a.m.

**4 d) Henry Enns**

Bill Neufeld welcomed Henry Enns to the meeting.

Henry Enns provided Council with an update on his development, saying construction along 101st avenue is going well and he does not foresee any problems. He thanked Council for the cooperation he has received. This development will result in 8 additional lots west and north with room for expansion in the future. Construction should be complete by next summer.

Mr. Enns suggested Council consider zoning some property in this area for commercial use. Bill Neufeld suggested that Mr. Enns request re-zoning at a later date. Kevin Smith noted that the street west of 101 will be zoned as commercial in the future.

Mr. Enns asked Council to consider the matter of a school in this area and Bill Neufeld stated this would have to be discussed with the school board.

Henry Enns asked Council to consider setting up a temporary park in the area north of 104th street and Jack Eccles property and asked if Council would contribute some funding for a temporary park. Bill Neufeld said Council will consider the matter.

Mr. Enns discussed the matter of his taxes and assessment. His taxes have tripled and he asked Council for either a tax concession or if they would look after the infrastructure, sewer and water, grading of roads, etc. Cindy Mazurek suggested Henry Enns get in touch with the assessors regarding the assessments on his property.

Bill Neufeld thanked Mr. Enns for attending the meeting and he left the meeting at 11:32 a.m.

**4. e) Art Bingham**

Art Bingham entered as a walk in delegation at 11:33 a.m.

Betty Bateman reported that there is a problem with the Zama garbage dump. The landfill site is wide open to the public and domestic garbage is going into the site when it is not supposed to be open.

Art Bingham said his job is to enforce Section 19 of the Public Health Act. He was at the meeting to advise Council in matters regarding Waste Management. Art Bingham said the community is required to provide an outlet for the disposal of domestic garbage. He mentioned that he had toured the Municipal District and areas were recommended for waste transfer sites. The chain link fencing that was to be installed at Fort Vermilion has not been done yet and he was under the impression ISL would spear head this whole area.

Mr. Bingham discussed the lack of security at two of the transfer sites. Page wire surrounds the sites, debris is blown around and there is a hole cut in the far end of site. He said Gary Mayhew had asked for modifications to use page wire on the construction of the transfer station and now it appears the modified design (using page wire) is not effective. The use of metal posts was allowed and the entire cost was to be reimbursed.

Mr. Bingham said he could not argue with the consultant over the use of metal posts but he will let his Board know the of the discrepancies in the specifications. The Board will do everything it can to expedite a decision. Art Bingham said he had not received the information he needed on time to look at the request and be informed.

Art Bingham discussed the current situation with the sites currently open in Zama and Blumenort, saying it is a nightmare. If someone comes in and says the sites are to be cleaned up it will be very expensive. Lots of garbage will have to be taken to Swan Hills for disposal. Mr. Bingham said any liability is on the Municipal District along with the Board. People must be stopped from going into the waste transfer station.

Betty Bateman discussed the opening of the landfill site. She stated the Public Works Manager had received orders, in writing, to block off the waste transfer station and the letter has not been acted upon. Nothing has been done about this matter. Betty Bateman said she had talked to Gary Mayhew about the situation at the April 25, 1995 meeting. Mrs. Bateman does not know who authorized the Utility Officer to ask to have the landfill site reopened.

Art Bingham stated that being involved with waste management involves a full time job. He mentioned the fact that the Municipal District has not only domestic garbage to look after, but industrial as well.

Mr. Bingham discussed the Regional Landfill Authority and the Step Matrix system which is a whole process to handle waste. Entire waste management will be changed over the next decade and people will have different standards for health and the environment.

Bill Neufeld thanked Art Bingham for addressing these concerns and Mr. Bingham left the meeting at 12:00 p.m.

The meeting adjourned for lunch at 12:00 p.m. and reconvened at 1:00 p.m.

**MOTION 95-364**

**MOVED:** Arly Roe

Council for the Municipal District of Mackenzie No. 23 <sup>ASKED FOR INFORMATION FROM GPEC'S</sup> ask GPEC to do a study on the water and sewage distribution system in La Crete.

**CARRIED**

**MOTION 95-365**

**MOVED:** Edward Froese

Council for the Municipal District of Mackenzie No. 23 order Tina Peters to move the old drugstore building off Lot 2 in La Crete by August 15, 1995.

*PLAN 1160NY*

**CARRIED**

Council requested Paul Driedger look after the maintenance of the utility lane behind the new drugstore in La Crete.

**PLANNING &  
DEVELOPMENT**

**MOTION 95-366**

**6. a) Subdivision Application 95MK035, NW7-109-19-W5M**

**MOVED:** Arly Roe

Council for the Municipal District of Mackenzie No. 23 recommend approval of subdivision 95MK035 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.
4. All sewage disposal shall conform to the Alberta Plumbing and Drainage regulations.
5. Prior to any development on the proposed subdivision, The Developer shall obtain a Development Permit from the Municipality.
6. The Developer agrees to meet all conditions of the Subdivision Approving Authority imposed on this proposed subdivision.

**CARRIED**

**6. b) Approved Subdivision 95MK009**



**MOTION 95-367**

**MOVED:** Edward Froese

Council for the Municipal District of Mackenzie No. 23 recommend approval of the amendment to subdivision 95MK009.

**CARRIED**

Paul Driedger discussed Development Permit Number 58DP94 which had been refused. A second family residence must be on a parcel size of at least 80 acres. Mr. Martens told Paul Driedger that he was planning to move on the land for one year. An appeal was sent to the Development Officer by Dave Martens. Paul Driedger will ask him to withdraw the appeal and advise him he has one year from the permit date to move the mobile home. A Stop Order will be issued.

**COUNCILLOR'S  
CORNER:**

Betty Bateman asked Kevin Smith to have more lots opened in Zama. She requested a surveyor look at developing commercial, residential and industrial lots as they are needed.

Kevin Smith handed out information regarding Pentastar buying three lots.

**4 e) Torchinsky Engineering**

Terry Becker and Ian McGillis entered the meeting at 1:20 p.m.

Terry Becker presented a report on Secondary Highway #697 Review and distributed a booklet on the Step by Step Process for the Secondary Highway Program.

Ian McGillis reviewed the report and stated Secondary Highway #698 is the only one affecting the Municipal District. The time frame for the replacement of pavement is seventeen years.

Council reviewed the tenders received on #697 and Mr. McGillis advised them they can select a tender and recommend it to the Department by way of a letter.

**MOTION 95-368**

**MOVED:** Reuben Derksen

Council for the Municipal District of Mackenzie No. 23 recommend Wapiti Gravel Suppliers as the contractor for the Secondary Highway 697 project, to Alberta Transportation and Utilities.

**CARRIED**

Ian McGillis discussed other steps in the approval process. Once the letter from the Department has arrived approving the project, work can begin. An agreement is signed between the Municipal District and Alberta Transportation. Once work is finished, a final contract of acceptance is signed and a one year warranty is in effect. One month before the warranty expires, an inspection of the road is done and if anything is found to be in need of repair, the contractor will fix the road before being issued his bond.

Ian McGillis reviewed the payment process and how to receive funding from Alberta Transportation before payment is issued to the contractor. The cheque may be received by the Municipal District prior to paying the contractor.

Once final details have been completed, a final cheque will be issued to the contractor. The contractor must issue a Statutory Declaration stating all outstanding bills have been paid. After that, the holdback will be released.

Bill Neufeld thanked Ian McGillis and Terry Becker for their presentation. They left the meeting at 2:36 p.m.

**4 f) EXH Engineering Services**

Bill Neufeld welcomed Bud Norris to the meeting.

Mr. Norris presented his report on the Road Access Study; Highway 58 to Zama. The report covers options for financing and includes some ideas to use as a strategy in pursuing funding for this project. Bud Norris said that there is a lot of information already available in former studies on this project. He reviewed the two proposed

routes; one from Highway #58 from the south and one from Highway #35 from the east and noted the cost differences between the two proposals. Mr. Norris suggested Council select one or two ad hoc members to approach Alberta Transportation, Pennzoil and Gulf Canada to negotiate a funding agreement for construction costs.

Council asked Mr. Norris to arrange a date for a meeting with Alberta Transportation and the Council representatives. Bill Neufeld thanked Bud Norris for attending and he left the meeting at 4:10 p.m.

**5. b) Approval for Payment of Emergency Medical Responder Course**

**MOTION 95-369**

**MOVED:** Arly Roe

Council for the Municipal District of Mackenzie No. 23 approve the funding for the *FIRST* Emergency Medical Responder course in the amount of \$4,650.00.

**CARRIED**

**5. c) Set Meeting Date to Negotiate Agreements, Town of High Level**

**MOTION 95-370**

**MOVED:** Arly Roe

Council for the Municipal District of Mackenzie No. 23 table this item to the June 13, 1995 Council meeting.

**CARRIED**

**5. d) Set Meeting Date with Aeromedical to Negotiate Agreement for Ambulance**

**MOTION 95-371**

**MOVED:** Jake Peters

Council for the Municipal District of Mackenzie No. 23 table this item to the June 13, 1995 Council meeting.

**CARRIED**

**PUBLIC WORKS**

**7. a) Road Tours**

This item was received as information under motion #95-386.

**7. b) Airtel Meeting**

**MOTION 95-372**

**MOVED:** Arly Roe

Council for the Municipal District of Mackenzie No. 23 table this matter and not pay any moneys until the mobile system is in good working order.

**CARRIED**

**7. c) Dust Control Meeting**

**MOTION 95-373**

**MOVED:** Bill Neufeld

Council for the Municipal District of Mackenzie No. 23 use potash as a dust suppressant in the dust control program.

**CARRIED**

**MOTION 95-374**

**MOVED:** Reuben Derksen

Council for the Municipal District of Mackenzie No. 23 use dust control for 1995 only for the items specified under item iii) of Gary Mayhew's recommendations and on the Highway 88 connector.

**CARRIED**

MOTION 95-375

7. d) Sanitary Landfill Proposals

MOVED: Reuben Derksen

Council for the Municipal District of Mackenzie No. 23 retain Torchinsky Engineering for the Sanitary Landfill Site study.

CARRIED

MOTION 95-376

7. e) Damage Claim

MOVED: Ernest Dyck

Council for the Municipal District of Mackenzie No. 23 table this item.

CARRIED

MOTION 95-377

7. f) Fort Vermilion Health Center

MOVED: Bill Neufeld

Council for the Municipal District of Mackenzie No. 23 transfer the title of the road by the hospital in Fort Vermilion from Northwestern Health to the Municipal District.

CARRIED

MOTION 95-378

MOVED: Ernest Dyck

Council for the Municipal District of Mackenzie No. 23 write a letter to Northwestern Health stating that a development permit is required to move the fence and that adjacent landowners attend a meeting before a development permit is issued.

CARRIED

7. g) Information on Advertisements

This item was received as information under motion #95-386.

MOTION 95-379

7. h) Caretaking of the Waste Transfer Station

MOVED: Reuben Derksen

Council for the Municipal District of Mackenzie No. 23 have Administration draw up an operating schedule for the waste transfer stations and tender out for proposals for an operator of all waste transfer sites.

CARRIED

MOTION 95-380

MOVED: Betty Bateman

Council for the Municipal District of Mackenzie No. 23 construct a gate for the old landfill site in Zama and this be completed within one week.

CARRIED

MOTION 95-381

MOVED: Arly Roe

Council for the Municipal District of Mackenzie No. 23 construct a gate for the Blumenort ~~Waste Transfer Station~~ and this be completed within one week.  
LANDFILL SITE

CARRIED

7. i) Alberta Airports Operations Association

This item was received as information under motion #95-386.



**OLD BUSINESS**

**MOTION 95-382**

**8. a) Wadlin Lake Caretaker Applications**

**MOVED:** Jake Peters

Council for the Municipal District of Mackenzie No. 23 accept the tender of Fred George Thompson for the Wadlin Lake Caretaker position.

**CARRIED**

**NEW BUSINESS**

**MOTION 95-383**

**10.a) A.A.M.D. & C**

- i) Alberta's Agreement on Internal Trade
- ii) Alberta's Standing Policy Committee on Agriculture & Rural Development

This item was received as information under motion #95-386.

**10.b) Ridgeview Central School, Litter Clean-up in La Crete**

**MOVED:** Bill Neufeld

Council for the Municipal District of Mackenzie No. 23 approve payment of \$50.00 to Ridgeview Central School for the clean up of litter in La Crete.

**CARRIED**

**MOTION 95-384**

**10.c) Letter from Town of Swan Hills, Support for Snowmobiling in Alberta**

**MOVED:** Betty Bateman

Council for the Municipal District of Mackenzie No. 23 send a letter of support to the Town of Swan Hills regarding Snowmobiling in Alberta.

**CARRIED**

**MOTION 95-385**

**10.d) Letter from Tallcree Tribal Council, Development in- Fort Vermilion**

**MOVED:** Arly Roe

Council for the Municipal District of Mackenzie No. 23 send a letter of agreement in principle to the Tallcree Tribal Council regarding hooking up to the Water/Sewer system in Fort Vermilion.

**CARRIED**

**INFORMATION  
ITEMS**

**MOTION 95-386**

**11.A) Information Items as Listed**

**MOVED:** Bill Neufeld

Council for the Municipal District of Mackenzie No. 23 receive the following items as information: 7.a), 7.g), 7.i), 10.a) and 11.a).

**CARRIED**

**MOTION 95-387**

**11.b) Mr. Harvey Alton, Deputy Minister, Retirement**

**MOVED:** Betty Bateman

Council for the Municipal District of Mackenzie No. 23 accept this item as information.

**CARRIED**



**COUNCILLORS  
CORNER**

**Betty Bateman**

Betty Bateman reported that she had asked Cindy Mazurek to request from Gerry Grayson, how much money had been spent on the sewer problems in Zama. Mrs. Bateman asked Cindy Mazurek to report on the results of this inquiry.

Cindy Mazurek reported that from May 3 to 19, repairs for the sewer system totaled approximately \$50,000.00. This includes the costs associated with repairs to the existing pump and new pumps. When asked where the money was coming from for the repairs to the system, Gerry Grayson said he did not know where the expenditures would be charged to.

Betty Bateman reported she had approached Harvey Hilhorst from Flint about the problems with the sewer system and the pumps. Mr. Hilhorst said he had two pumps which he would take to the water treatment plant and hook up in a series. If the pumps did not work, the Municipal District would not be billed. Betty Bateman said Gerry Grayson refused to allow Flint to install the system.

**Arly Roe**

Arly Roe reported he had asked Gary Mayhew to have the potholes fixed and grading done in Fort Vermilion. He asked for a report from Kevin Morrison at the Council meeting and again at the Ratepayers meeting, if the potholes had been fixed and grading done that had been requested in the fall. Kevin Morrison acknowledged that the work had been done. The work was in progress the next morning.

**MOTION 95-388**

**MOVED:** Arly Roe

Council for the Municipal District of Mackenzie No. 23 write a letter to Gary Mayhew regarding his evaluation and he has to take immediate action to rectify the problems noted in his evaluation.

**CARRIED**

**MOTION 95-389**

**MOVED:** Reuben Derksen

Council for the Municipal District of Mackenzie No. 23, due to the emergency occurring in Zama, hire Flint to fix the sewer problem at the Water Treatment Plant and Betty Bateman will oversee the work.

**CARRIED**

Betty Bateman advised that the Recreation Society wrote a letter to Gary Mayhew asking for permission to put signs up in Zama. No response was received by the Society.

**MOTION 95-390**

**MOVED:** Bill Neufeld

Council for the Municipal District of Mackenzie No. 23 go in camera.

**CARRIED**

**MOTION 95-391**

**MOVED:** Betty Bateman

Council for the Municipal District of Mackenzie No. 23 come out of camera.

**CARRIED**

**ADJOURNMENT**

**12.**

**MOTION 95-392**

**MOVED:** Betty Bateman

Council for the Municipal District of Mackenzie No. 23 adjourn at 5:00 p.m.

**CARRIED**

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Administration & Finance Manager

MUNICIPAL DISTRICT OF MACKENZIE NO. 23

INFORMATION AND CORRESPONDENCE ITEMS

The following correspondence has been received for the Council Meeting of

May 26, 1995

	Gov't Studies, Running for Local Office	_____
May 5, 1995	Mackenzie Municipal Services Agency Regular Meeting May 11/95	_____
May 5, 1995	News release	_____
May 7, 1995	Public Library Review Committee	_____
May 7, 1995	The City of Edmonton	_____
May 7, 1995	Insight into Gov't (vol 9, # 31)	_____
May 7, 1995	AB Cabinet and Deputy Ministers list	_____
May 7, 1995	A.A.M.D & C letter	_____
May 15, 1995	A.A.M.D. & C Highlights	_____
May 9, 1995	AAMD&C Executive mtg. highlights	_____
May 9, 1995	Rural Prairie Tomorrow Conference	_____
May 9, 1995	A.A.M.D.&.C highlights May 3/95	_____
May 9, 1995	NWHSR Regular Mtg. April 4/95	_____
May 11, 1995	Vanguard Realty Assessment 1995	_____
May 11, 1995	Letter from Stephen C. West, May 4th	_____
May 12, 1995	Insight into Gov't (vol. 9, #32)	_____
May 17, 1995	Mobil Oil Canada 1995 Assessment	_____
May 19, 1995	Insight into Gov't (vol. 9, # 33)	_____

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 staff, so they may copy the article (s) for you.

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

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