

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

Thursday, October 12, 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
Jay Lanti, Councillor
Pauline Flett, Councillor

ABSENT:

Walter Sarapuk, Councillor

ALSO PRESENT:

Dennis Litke, C.A.O.
Joanne Mitchell, Assistant Manager, Recording Secretary
Kevin Smith, Development Officer

Minutes of the regular meeting of the Council for the Municipal District of Mackenzie No. 23, held on Thursday, October 12, 1995 in the Zama Community Hall, Zama, Alberta.

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

1. Reeve Neufeld called the meeting to order at 10:20 a.m.

**ADOPTION OF
AGENDA**

1. a) The following items were added to the agenda:
- 6. e) Bill Wiebe, La Crete Auction Mart Subdivision Application
 - 8. d) EXH Engineering
 - 10. b) Mackenzie Economic Development Corporation, Re: Internet

MOTION 95-737

MOVED by Councillor Derksen to adopt the agenda with additions.

CARRIED

ADMINISTRATIVE:

2. a) **Managers Report**

Set Date for Organizational Meeting

The Organizational Meeting will be held on Monday, October 23, 1995 at 10:00 a.m. in the Council Chambers of the M.D. Administration Building in Fort Vermilion.

Proposed Policy for Public Notice of Meetings

MOTION 95-738

MOVED by Councillor Derksen to adopt the policy dealing with Public Notice of Council or Council Committee Meetings as recommended by the Manager.

CARRIED

A.A.M.D.&C. Access to Information

Sample Guidelines regarding Access to Information, developed by the Alberta Association of Municipal Districts & Counties Ad-Hoc Committee, were provided to Council members.

Fence Relocation at the Stanley J. Smith Health Centre in Fort Vermilion

The construction of the fence is scheduled to commence on this date, October 12, 1995. Council requested the Mackenzie Municipal Services Agency to prepare a plan for an alley behind the Health Centre. A Development Permit was issued for the fence less than one year ago.

Councillor Lanti entered the meeting at 10:52 a.m.

MOTION 95-739

MOVED by Councillor Bateman, that the M.D. acquire the property necessary to allow for an alley in alignment behind the Stanley J. Smith Health Centre and the Liquor Store building in Fort Vermilion.

CARRIED

Ownership of Road near St. Theresa Hospital

The Northwestern Health Services Region Board has requested the M.D. take over the maintenance of the road on the east side of St. Theresa Hospital in Fort Vermilion. According to the Mackenzie Municipal Services Agency, the M.D. assumed responsibility for the road when they took over the road authority however, a title search shows the land the road is built on, is part of the same subdivision the hospital is on. Administration will obtain more information on this question.

Remembrance Day Holiday

All government offices, including M.D. 23's, will be closed on November 13 for the Remembrance Day statutory holiday.

La Crete Treated Water Reservoir

Construction has started on the La Crete treated water reservoir and the contractor is having some problems due to wet soil conditions.

Fort Vermilion Raw Water Reservoir

A site meeting was held on October 10 and the contractor may start working 24 hour shifts to complete the project before it rains or snows. The completion date has expired and the contractor would take this measure on a voluntary basis.

Fort Vermilion Water Line Replacement

There have been some interruptions in water service because the contractor has not provided temporary service during construction. Northern Lights Gas Co-Op have expressed concerns that they have not been called to inspect their gas lines prior to them being covered in. Council requested the Manager to try to get the consulting engineer on this project to assign a project manager to complete the project.

Managers Working Schedule

The Manager will work with the following schedule until further notice:
Monday and Tuesday in High Level
Wednesday and Thursday in La Crete
and Friday and Saturday in Fort Vermilion.
Saturday's will be by appointment only.

Organizational Chart

Council will study an Organizational Chart, showing a proposed restructuring of the M.D. staff, and provide their comments at a later meeting. As of October 1, 1995, the Manager of Public Works has been working under contract and his title has been changed to Public Works Consultant.

Municipal Election & Advance Vote

Council was provided with information on the voting stations and the number of staff that will work at each station for both the advance vote and on election day.

High Level Airport

The consultant on the High Level Airport project informed the M.D. that negotiations between the Town of High Level and the Province were stalled. The Reeve sent a letter to the Minister of Transportation & Utilities informing him the M.D. was ready to negotiate the transfer of the High Level Airport. The Reeve received a letter from the Mayor of High Level, saying a consensus of agreement had been reached at the previous meeting and provided for the airport to be assumed by the Town of High Level and they have not been advised by anyone, that the agreement would be changed. The Town has requested a meeting between the MLA, Pommen (the Consultant), the Town of High Level and the M.D..

Alberta Public Works, Supply & Services

A letter from Public Works, Supply & Services has been received, offering the M.D. the opportunity to purchase a portion of the Transportation property in Fort Vermilion. A response will be sent, advising the M.D. is not interested in purchasing this property at the price quoted.

Band Council Resolution Regarding Assumption Road

In response to a Band Council Resolution requesting the construction of a road between Highway #58 and near the access turn off to Hay Lakes I.R. #209 (Assumption), known as the road bypass around the hill, Council suggested that the resolution be accepted as a road request.

Hours of Operation for Waste Transfer Stations

A list of the proposed hours of operation for each Waste Transfer Station was distributed to Council. Council suggested the hours of operation be the same each day for each particular site.

MOTION 95-740

MOVED by Councillor Dyck to refer the hours of operation schedule to the Waste Management Committee for a recommendation.

CARRIED

Signs for the M.D.

Proposals for M.D. signs are still being worked on and will be brought to Council at a future date.

MINUTES

3. a) **Meeting with Minister of Transportation, and M.L.A., August 10, 1995**

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

MOTION 95-741

MOVED by Councillor Derksen to accept the minutes for the meeting with the Minister of Transportation and the M.L.A., held on August 10, 1995 and the minutes of the Public Hearing, held on August 25, 1995, as presented.

CARRIED

3. c) **Minutes of Council Meeting, September 29, 1995**

The minutes of the September 29, 1995 Council Meeting were read aloud.

MOTION 95-742

MOVED by Councillor Peters to adopt the minutes of the September 29, 1995 Council meeting, as read.

CARRIED

MOTION 95-743

MOVED by Councillor Dyck, the Manager be authorized to advertise for a Public Works Manager, with a start date of January, 1996.

CARRIED

The meeting adjourned for lunch at 12:00 noon. The Land Use Order Amendment Public Hearing was held from 1:00 p.m. to 2:00 p.m. Motion 95-744 was the adjourning motion at the Public Hearing.

The Council meeting reconvened at 2:00 p.m.

DELEGATION

Zama Residents General discussion

In attendance: Kim Nawrot, Lisa Wardley, Ethel Long, Kevin MacDonald, Joanne Carey, Kevin Cole, Ben Loeffen, Mary Loeffen, George Commanda, Jeanette Gange and Douglas Scott.

Zama Road

Councillor Bateman reported the consulting engineer has prepared a report on the Zama Road following the public meeting held in Zama and at the committee's request, revised it. The revised report will be reviewed by Council and a meeting will be arranged to discuss it with the Minister of Transportation. The Minister had initially responded that the Province may consider the road on a 25% Municipal and 75% Provincial funding share.

The Minister has received a few letters from residents of the Rainbow Lake area, suggesting the Highway 58 route be selected but no definite decision has been made on the east/west route. The committee identified nine specific arguments for the road to the west and if the residents are concerned, they should write letters to the Minister and copy Councillor Bateman as well as the consulting engineer, E.X.H.

Tipping Fee

Residents asked why they were being charged a tipping fee for garbage pickup and were told the charge was for private pickup service. The M.D. pays the tipping fee for all residents in the M.D. who haul their garbage to one of the Waste Transfer Stations.

Heavy Industrial Waste

The residents asked if there would be some arrangements made for the disposal of large volumes of steel, especially pipe. Council replied that one of the options may be large, 40 yard bins that could be placed at the transfer station, however, it would be on a user pay basis. There does not appear to be a viable market for salvaging steel from this area due to the distance of the haul.

Part Time Staff in Zama

Council is considering opening a part time office, staffed by one person to provide basic services in the Hamlet of Zama such as the collection of utility and tax account payments, Development Permit and subdivision application forms, and other normal administrative functions. The office will most likely be located in some public building and not in a private home.

Old Landfill Site

The old landfill site will be salvaged, as practical, and restored. The new Waste Transfer Station was constructed inside the Hamlet boundaries for several reasons: convenience to residents, availability of land and the urgency which denied the option of obtaining a location in the surrounding area zoned as "Forestry".

Dust Control

Residents requested dust control be applied to the streets prior to July 1 of each year and that crude oil be used in place of calcium chloride. Council will consider these suggestions when they prepare the 1996 budget estimates.

Land Sales in Zama

The newly subdivided lots in Zama will not be ready for sale this year. The Cardusty and Gulf Oil properties were surveyed and temporary permits were issued because of the urgency of their developments. If necessary, the M.D. may issue other temporary permits. Land is sold on a first come, first served basis, however, in response to residents requests, the M.D. will advertise the availability of new lots when they are ready for sale.

High Level Office Hours

The Manager will consider the request to keep the High Level Office opened during lunch hour.

The delegation left the meeting at 2:30 p.m.

FINANCIAL

MOTION 95-745

5. a) Cheque Listing Sept. 1-30, 1995

MOVED by Councillor Lanti, to accept the cheque listing up to September 30, 1995, as presented.

CARRIED

MOTION 95-746

5. b) Budget Summary as at September 30, 1995

MOVED by Councillor Roe, to accept the budget summary as at September 30, 1995 as presented.

CARRIED

5. c) **Transfer \$32,746.74 from Contingency to Operating for Over Expenditure on 1994 Assessment Proposed Agreement with Compass Assessment Consultants Inc.**

The extra costs incurred in 1994 were not included in the assessment budget nor was the Provincial grant of 25% of assessment costs in 1994 applied for. The Manager will discuss the grant with the Assistant Deputy Minister and request it be approved after the deadline due to extenuating circumstances.

MOTION 95-747

MOVED by Councillor Roe to transfer \$32,746.74 from the contingency account to the operating account for the over expenditures in assessment.

CARRIED

5. d) **Letter from Alberta Transportation & Utilities Grant Being Processed for Raw Water Reservoir in Fort Vermilion**

This item was received as information under Motion 95-756.

PLANNING & DEVELOPMENT

MOTION 95-748

6. a) **Subdivision Application 94/95MK083, Fred Long, Country Residential**

MOVED by Councillor Bateman, to offer no objections to subdivision application 94/95MK083 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-section 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 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. The Developer agrees to meet all conditions of the Subdivision Approving Authority imposed on this proposed subdivision.
7. All outstanding taxes shall be paid in full prior to registration of title.

CARRIED

6. b) **Bylaw to Create a Municipal Planning Commission**

MOTION 95-749

MOVED by Councillor Roe to give first reading to Bylaw 033/95 to create a Municipal Planning Commission.

CARRIED

6. c) **Fort Vermilion Development Concerns**

This item was dealt with under the Managers report.

6. d) **Subdivision Application 95MK086, Wally Richards NW 5-15-110-17-W5M, Farmstead Separation**

MOTION 95-750

MOVED by Councillor Roe to offer no objections to subdivision application 95MK086 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 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. The Developer agrees to meet all conditions of the Subdivision Approving Authority imposed on this proposed subdivision.
7. All outstanding taxes shall be paid in full prior to registration of title.

CARRIED

6. e) Bill Wiebe, 95MK074, La Crete Auction Mart

Mr. Wiebe was not able to attend this meeting and this item will be placed on the next agenda as per his request.

PUBLIC WORKS

7.a) Airport Agreements

Manager Litke reported Lands & Forests would like an agreement with the M.D. for the use of the Fort Vermilion airport, which would include setting up a camp at the airport.

The Province will conduct a study to ensure there are no environmental hazards at the High Level Airport, prepare a physical design to transfer to the M.D. and negotiate a lease for Forestry.

6. f) Zama Rezoning

In response to the presentations made at the Public Hearing for Bylaw 032/95, to amend the zoning of land in the Hamlet of Zama, the Bylaw will be amended to read:

1. That the following parcels:
- (i) Lot 1 and 2, Block 14, Plan No. 892-2794 be amended from Hamlet Residential 2 (HR-2) District to Hamlet General 2 (HG2) District,
 - (ii) part of SW 1/4-18-117-4-W6M be amended from Forestry (F) District to Hamlet General 2 (HG-2) District, and
 - (iii) part of SE 1/4-13-117-5-W6M be amended from Forestry (F) District to Hamlet General 2 (HG-2) District.

MOTION 95-751

MOVED by Councillor Peters to revise Bylaw 032/95 and give second reading to Bylaw 032/95 as revised.

CARRIED

PUBLIC WORKS

7. b) Public Works Committee Report

Councillor Froese reported that the secondary highway snow plowing and sanding contract came in higher than anticipated but the contractor had reduced his price. A bid was placed on a sanding truck at an auction but it sold for higher than the M.D. was willing to pay.

The M.D.'s grader operating costs were \$138.00 per mile compared to \$278.00 to \$300.00 per mile for some of the contracts. The committee debated purchasing a large grader to have as a standby unit in winter and use it for building up roads in the summer.

7. c) Waste Management Report

This item was received as information under Motion 95-756.

OLD BUSINESS

8. a) High Level Office Lease, Letter from Ram Rajendra, Municipal Affairs

Municipal Affairs has responded to the M.D.'s inquiry regarding the leased space in the High Level Provincial Building by saying the term of the lease was to be negotiated with respective I.D.'s due to different situations that prevailed in different I.D.'s. Municipal

Affairs proposed a charge-back for office space but did not specify when it should take effect. It was left to respective I.D.'s and PWSS to negotiate the term of lease.

This item was received as information under Motion 95-756.

8. b) Motion to State Hours of Advance Vote, Section 73 (3) M.E.A.

MOTION 95-752

MOVED by Councillor Lanti, to ratify the hours of the advance polls, as advertised, from 10:00 a.m. to 6:00 p.m. on Saturday, October 14, 1995.

CARRIED

8. c) F.C.S.S. Programs & Staff

The M.D. has opted out of the Unit Authority Agreement for F.C.S.S. services and consideration should be given to both programs and staff for 1996.

MOTION 95-753

MOVED by Councillor Dyck to arrange and advertise public meetings to be held in each community, with attendance by the local F.C.S.S. staff as well as the Councillor for that Ward, to obtain suggestions from the residents on what F.C.S.S. programs they would like in their communities.

CARRIED

8. d) EXH Engineering

The consultant has asked Council if they wish to meet with him before they present the proposal on the Zama Road to the Minister at the A.A.M.D.&C. Convention. Council will decide and let the consultant know by October 26.

**COUNCILOR'S
CORNER**

9. Councillor Froese

Councillor Froese said he had enjoyed his work while on Council and wished those who were running in the election as well as those who were remaining by acclamation, the best of luck.

Councillor Lanti

Councillor Lanti said he's had an interesting three years on Council and may consider serving again in the future.

MOTION 95-754

MOVED by Councillor Bateman to go in camera at 3:55 p.m.

CARRIED

MOTION 95-755

MOVED by Councillor Derksen to come out of camera at 4:00 p.m.

CARRIED

Councillor Bateman

Councillor Bateman suggested Administration check into placing an Atco trailer on the Zama Fire Hall property as a suitable location for a part time office in the Hamlet of Zama.

Councillor Peters

The Wadlin Lake Committee agreed to meet at 9:00 a.m. at the La Crete office on October 24, to travel to the lake for their meeting.

According to the regulations, the Waste Transfer Stations should be manned and the gates open to the public only during those hours that the facilities are manned.

Councillor Peters said it has been a pleasure working with this Council over the past term.

Councillor Derksen

Councillor Derksen said he had gained a lot of experience over the past six years on Council and he looked forward to the next three years.

Councillor Dyck

Councillor Dyck said he had enjoyed working with the Council and he hoped he would

be back following the election.

Reeve Neufeld

Reeve Neufeld thanked Councillors Lanti and Froese for their contributions to the Council and wished the remaining Councillors good luck at the polls.

NEW BUSINESS

10. a) **A.A.M.D.&C. Correspondence**
(i) **Audited Financial Statement for A.A.M.D.&C.
& Jubilee Insurance**
(ii) **Municipal News Highlights, Sept. 27/95**
(iii) **Rural Routes Magazine**

This item was received as information under Motion 95-756.

**INFORMATION
ITEMS**

- 11 a) **Information Items as Listed**

This item was received as information under Motion 95-756.

11. b) **Action List for September 29 Meeting**

This item was received as information under Motion 95-756.

11. c) **Alberta Power Letter Re: Zama Road**

This item was received as information under Motion 95-756.

11. d) **N.W.H.S.R. National Homemaker/Home Support Worker Week
October 20, 1995**

This item was received as information under Motion 95-756.

11. e) **Letter to Minister Re High Level Airport**

This item was received as information under Motion 95-756.

11. f) **Brownlee Fryett, Municipal Law Bulletin
Election Pointers**

This item was received as information under Motion 95-756.

MOTION 95-756

MOVED by Councillor Peters, that the following items be received as information:
5. d), 7. c), 10. a) and all of 11.

CARRIED

Mackenzie Economic Development Corp.

MOTION 95-757

MOVED by Councillor Roe that the M.D. send a letter of support to the Mackenzie Economic Development Corporation, supporting their bid to obtain a grant which would provide for the placement of an Internet access in a public location in each community in the M.D.

CARRIED

Letter from Alberta Power

Council reviewed a letter from Alberta Power supporting the Zama legal access road to the south of Zama, connecting with Highway #58.

**COMMITTEE OF
THE WHOLE**

12. a) **Advice from Brownlee Fryette Re: Invoices**

12. b) **Mobile Oil Tax Issue Update**

MOTION 95-758

MOVED by Councillor Froese to go in camera at 4:20 p.m.

CARRIED

MOTION 95-759

MOVED by Councillor Peters to come out of camera at 4:27 p.m.

CARRIED

MOTION 95-760

MOVED by Councillor Peters that \$24,865.79 be refunded as per Council's previous discussions with Mobile Oil and that funds be taken from the contingency account and that Brownlee Fryette be directed to draft the appropriate correspondence to Mobile Oil for inclusion with the cheque.

CARRIED

ADJOURNMENT

13.

MOTION 95-761


MOVED by Councillor Flett, to adjourn the meeting at 4:30 p.m.

CARRIED

The minutes were adopted this 24th day of November, A.D. 1995.



Reeve



Manager