

MUNICIPAL DISTRICT OF MACKENZIE NO. 23
COUNCIL MEETING

Thursday, March 28 and Friday, March 29, 1996

PRESENT:

Bill Neufeld	Reeve
Betty Bateman	Deputy Reeve
Ernest Dyck	Councillor
Jake L. Peters	Councillor
Walter Sarapuk	Councillor
Elmer Derksen	Councillor
Frank Rosenberger	Councillor
Bill Fedeyko	Councillor
Reuben Derksen	Councillor
Reg Scarfe	Councillor

ALSO PRESENT:

Dennis Litke	C.A.O.
Joanne Mitchell	Assistant Manager, Recording Secretary

GALLERY

Debbie Brewster
Beth Kappelar
Vic Daradick
Patti Williams

Minutes of the regular meeting of the Council for the Municipal District of Mackenzie No. 23, held on Thursday, March 28 and Friday, March 29, 1996 in the Council Chambers, High Level Provincial Building, High Level, Alberta

March 28, 1996
CALL TO ORDER

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

ADOPTION OF
AGENDA

b) **Adoption of Agenda**

Councillor Fedeyko requested the following items be added to the agenda:

11. High Level Recreation Board Meeting
11. Mackenzie Economic Development Corporation Meeting

MOTION 96-147

MOVED by Councillor Rosenberger to adopt the agenda with additions.

CARRIED

MINUTES

2. a) **Minutes of March 12, 1996 Council Meeting**

MOTION 96-148

MOVED by Councillor Scarfe to adopt the minutes of the March 12, 1996 Council meeting as presented.

CARRIED

b) **Wadlin Lake Committee Meeting, March 13, 1996**

MOTION 96-149

MOVED by Councillor Peters to adopt the minutes of the March 13, 1996 Wadlin Lake Committee meeting as presented.

CARRIED

ADMINISTRATIVE:

3. a) **Managers Report**

MOTION 96-150

b) Set Council Meeting Dates

MOVED by Councillor Bateman to confirm the following Council meeting dates:
April 15 in Fort Vermilion,
April 25 & 26 in La Crete,
May 14 in High Level, and
May 30 & 31 in Fort Vermilion.

CARRIED

c) Public Hearing Report on Liquor Store Application

Councillor Bateman informed Council that the Development Appeal Board recessed yesterday and will obtain legal advice today. No decision has been reached.

The Reeve called a short recess at 10:21 a.m.

Councillors R. Derksen, Bateman and Manager Litke left the Council Chambers for a confidential consultation with the M.D.'s solicitor.

Vic Daradick left the meeting during the recess.

The Reeve reconvened the meeting at 10:50 a.m.

d) Appointment of Director of Disaster Services

MOTION 96-151

MOVED by Councillor Dyck to appoint Manager of Public Works, Roger Borchert, as Director of Disaster Services for M.D. #23.

CARRIED

Development Officer, Kevin Smith entered the Council Chambers at 10:55 a.m.

e) Set Up Off-Site Development Reserve \$41,800.00

MOTION 96-152

MOVED by Councillor R. Derksen that the M.D. set up an off-site levy reserve in the amount of \$41,800.00 funded from the 1995 operating budget.

CARRIED

f) Set Up Hutch Lake Development Reserve \$26,070.00

Manager Litke reported a surplus of \$26,067.67 remains from the sale of lots at Hutch Lake after the Town of High Level was reimbursed the \$20,000.00 they originally contributed to the project.

MOTION 96-153

MOVED by Councillor Fedeyko that a Hutch Lake Development Reserve account be established in the amount of \$26,070.00 and funding be taken from the 1995 operating budget.

CARRIED

g) Office Moves

Manager Litke reported the files and furnishings belonging to the finance and public works departments have been moved to the Fort Vermilion and La Crete offices earlier than planned to accommodate renovations needed for a new tenant in the High Level Provincial Building.

h) La Crete Development

Following a meeting with a developer in La Crete last week, Manager Litke recommended Council consider how the M.D. should proceed with the future development of the Hamlet of La Crete. Items for discussion should include the need

for developers to pay for some of the expansion such as curb and gutter, gravel streets or pavement. At this point, concerns raised by residents have mainly been with regard to dust from the streets and the maintenance of the ditches. He suggested the costs of improvements to existing neighbourhoods be recovered through local improvement charges but future lots can be improved at the time of development with the cost added to the price of the lots.

MOTION 96-154

MOVED by Councillor Rosenberger that Council hold a public meeting on Monday, April 15, 1996, at 7:30 p.m., upstairs in the La Crete Arena, for all interested residents of La Crete, followed by a Committee as a Whole meeting with the developers on April 16 in the Council Chambers in La Crete.

CARRIED

i) Zama Road

Manager Litke reported the legal and land acquisition costs for the Zama road right-of-way are not eligible for funding through Alberta Transportation and Utilities. This will be part of the M.D.'s cost.

Councillor Bateman suggested the License of Occupation held by Pennzoil should be transferred to the M.D. at no cost. Manager Litke will meet with Pennzoil in Calgary on April 4, 1996 to discuss this.

Councillor Fedeyko asked if there is an agreement in place with Alberta Transportation and Utilities and Manager Litke replied, no, however the M.D. did advise them we were in agreement with their proposal. Invitations for engineering are going out now and will be brought to Council before any final decisions are made or contracts awarded.

j) Forestry & Public Lands Proposal

Council discussed the proposal to exchange white and green zone areas in the M.D. Reeve Neufeld reported he discussed the proposal with Kevin Freeland and was told public input would be welcomed by the Department. Councillor Fedeyko suggested some of the land near the Town of High Level could be suitable for country residential use.

MOTION 96-155

MOVED by Councillor Rosenberger that the M.D. request Forestry and Public Lands arrange public meetings in the M.D. to obtain local input in their proposals to exchange white and green zone lands in M.D. 23.

CARRIED

BYLAWS

**4. a) Bylaw No. 039/96,
Organizational & Procedural Matters of Council and Committees**

Manager Litke reviewed the changes made to the proposed Bylaw and several additional changes were recommended; most dealing with clarification as well as including some definitions. Council directed the Manager to make the changes as discussed and bring it back to Council at a later date.

b) Bylaw No. 044/96, Application fee for Assessment Appeal

Councillor R. Derksen asked if members serving on the Assessment Review Board would be in a conflict by discussing this item and Manager Litke replied no.

Council discussed a proposed bylaw, drafted by Assessment and Taxation Clerk, Cameron Donald, to charge an application fee for all assessment appeals filed in accordance with Section 481 of the Municipal Government Act.

Reeve Neufeld suggested reviewing assessments should be a service we provide to the ratepayers and in the past, the majority of appeals were granted to the appellants. Councillor Dyck added that we need to make sure the assessments are done right and should not charge people if mistakes were made on their assessments.

The general consensus of Council was that no assessment appeal application fee be charged.

Reeve Neufeld recessed the meeting for lunch at 12:06 p.m. and reconvened at 1:12 p.m.

GALLERY

Pat Kulscar
Janet Medynski
Tom Medynski

DELEGATIONS

8. a) **Doug Schuler and Dave Scott, G.P.E.C. Consulting Ltd.**

La Crete Water Treatment Plant Upgrading

Doug Schuler and Dave Scott presented a report on the proposed upgrades for the water treatment plant at La Crete, summarized as follows:

- install new iron removing unit
- install 20 HP service pump,
- new magnetic flow meter to replace the existing turbine raw water meter,
- a dedicated truckfill pump,
- diesel standby unit,
- replace float type level sensing with an ultrasonic unit for reservoir level readings, and
- replace the electric toilet with an conventional flush unit, including constructing a drain to the sewer line.

The estimated cost for this part of Phase II is \$140,000.00

La Crete Raw Water Booster Station:

Proposed for the booster pump station:

- two 40 HP booster pumps (one standby),
- communication with the booster station by telephone line, and
- enclosing the electrical panel to fit inside a concrete block enclosure with leak detection installed in the station.

The estimated cost for this portion of Phase II is \$185,000.00

Phase I, treated water storage expansion, was substantially completed in the Fall, with an estimated budget of \$250,000.00. The total budget for phases I and II, including the work completed last Fall is estimated at \$675,000.00

Minister of Alberta Transportation and Utilities, Steve West, has recently confirmed the approval of the project for both phase I and II for a maximum of \$476,475.00 grant toward the total project of \$675,000.00.

La Crete Sewage Lagoon, Overflow and Drainline Improvement

The total lagoon improvements were budgeted at \$22,500.00.

Total engineering fees for the above projects were estimated at \$100,000.00

MOTION 96-156

MOVED by Councillor Peters to approve Phase II of the water treatment plant upgrade, rawwater booster station and truckfill and sewage lagoon improvements in La Crete.

CARRIED

The balance of this delegation was deferred until after the next two delegations.

Reeve Neufeld called a short recess at 2:03 p.m. and reconvened at 2:08 p.m.

DELEGATIONS
2:08 p.m. March 28

6. a) **Mackenzie Ratepayer Committee**
Re: Closure of High Level M.D. Office

Reeve Neufeld welcomed a delegation of approximately eighty people. Spokespersons for the delegation, Debbie Brewster, Patti Williams, Beth Kappelar and Pat Kulscar

introduced themselves to Council and all Councillors as well as the Manager were introduced.

Councillor Rosenberger asked who the Mackenzie Ratepayers Committee was, saying he had received phone calls from people in his ward, asking if they were members of this committee.

Debbie Brewster replied they were a group of volunteers, mainly from ward 9, with one ratepayer from ward 8. 'Mackenzie' is just a name they selected; it does not mean it's the M.D. of Mackenzie. She stated the mandate of the committee is to attend Council meetings, review decisions made and bring to the attention of ratepayers, those issues they feel have an impact on people throughout the M.D.

Mrs. Brewster read their letter of March 20 to Council, regarding the closure of High Level M.D. office and asked Council to first explain to the delegation, the rationale behind the decision. According to media reports, Council would close the High Level office when the Zama office was opened and secondly, why did Council defeat the motion to close the La Crete office if their goal was to centralize their operations in one office.

Mrs. Brewster asked Council why the post incorporation review was not mentioned at the meeting but was given as a reason for the closure of the High Level office.

Secondly, Mrs. Brewster asked Council to explain why the motion to locate the financial department of the M.D. in Fort Vermilion was made, yet one financial position is still located in La Crete. She stated the committee finds the integrity of the Council highly questionable and as their spokesperson, she requested an early reply to these questions.

Councillor Bateman responded to the question of opening an office in Zama, saying it was long overdue as it's 100 miles to Zama and there is lots of development going on there with no one to handle the work load except for one utility officer and he is being swamped with requests for help on development issues. People in Zama with utility bills to pay, have to come here to get their mail and then they have to come back and pay the bills and they don't even have a decent road. Maybe the High Level office shouldn't even be here in the Town; it should be in the M.D. She went on to say we don't live in the Town of High Level so we shouldn't have an office in the Town. Someone was willing to build an office in the M.D. last year. Your councillor at the time did not even help me out on this. Maybe this is the only way to get you to come out to a meeting.

Debbie Brewster replied that the committee did not have a problem with an office in Zama.

Beth Kappelar agreed that no one has a problem with a sub office in Zama. however the idea of locating the High Level office in the rural area of High Level did not make sense when it's the Town of High Level that services the rural constituents. People in Fort Vermilion go to the Hamlet and if the Hamlet of Fort Vermilion became a town, does that mean it should be moved out of the town?

Councillor Bateman replied the M.D. is paying a lot of money for space in the Provincial Building in High Level.

Beth Kappelar said all the people were asking for is an office in the Town to serve the people in this area in the same way as the residents of Fort Vermilion, La Crete and Zama but where are the High Level residents supposed to go?

Reeve Neufeld said Council did support offices in High Level as at the last meeting they passed a motion to send a letter to try keep the Canada Employment Centre office open in High Level.

Mrs. Kappelar said that has nothing to do with this issue. The residents of High Level rural are affected by this closure. The M.D. or I.D. has had a presence here for years, why are we having our office taken away?

Councillor Rosenberger asked the delegation how often they come into the High Level office other than for paying taxes once a year and Patti Williams replied they are no different than the people in Fort Vermilion, La Crete or Zama when it comes to using the office.

Beth Kappelar asked Councillor Rosenberger if he was saying we use the office less here

than the Fort Vermilion people use theirs and Councillor Rosenberger replied he was just asking how often do you use it, because it costs money to keep an office open.

Reeve Neufeld noted the other offices are used more because they have monthly utility bills paid there.

Debbie Brewster stated the Post Incorporation Review suggested a financial analysis be done on the cost of offices and asked if this was done. Reeve Neufeld replied that Council knows it costs money to operate all of them.

Beth Kapplar asked if Council researched other space available in High Level, saying there must be cheaper space than the Provincial Building.

Councillor Fedeyko reported that prior to the motion to close the High Level office, the Manager had made a report to Council on downsizing the High Level office from approximately \$42,000.00 to \$17,000.00 per year.

Councillor Bateman said the Town and the M.D. were in the process of taking over the Footner Lake Airport and an office location was suggested there. She asked the delegation why the office had to be in High Level.

Jay Lanti asked why does it have to be out of here and Beth Kappelar said cheaper space can be found in High Level.

MOTION 96-157

MOVED by Councillor Rosenberger to move his item to agenda item 12, in camera or as a committee of the whole.

Debate on the Motion:

Councillor Fedeyko asked Council if it was in order to have a delegation in front of us and we are moving to close them down or move them out so we can discuss this in camera and Reeve Neufeld replied, yes, it's in order.

Debbie Brewster said the Committee wanted their second question answered, and that is why did Council defeat the motion to close the La Crete office?

Reeve Neufeld replied because we have utility bills there.

Mrs. Brewster asked how Council justifies closing one and keeping the others open and suggested that maybe Council should look at selling one of the offices.

Councillor Bateman said she answered the questions for the Zama residents, pointing out it's much more convenient for them to be able to pay their bills and get some help on the massive development that's going on there now and Beth Kappelar replied they were not against the Zama office.

Darryl Quist said the people were just asking Council to represent all ratepayers equally and not just one area and Patti Williams added that when Council comes to the table, they must leave their regional hats at the door and represent the entire M.D. She said that everyone must consider the facts and the area it affects. Decisions should be made as a whole and if the issue stands on its own and the merits are good then all Councillors should support it. The issue is that the M.D. has offices all over and if Council's mandate is to serve everyone, then why are you closing the High Level office?

Ernie Lanti asked if Council has friction amongst themselves, why are the ratepayers paying for it? He said that if someone stands back and watches the way Council is acting, there does not appear to be any concept of fairness. We are all adults; why can't everyone get along and be fair and show respect for each other. We watch the other levels of government on TV and criticize their behavior in the coffee shop and then do the same thing. This is our money and we have bad roads too,

Councillor Bateman replied that at least they had a road. Wynne Whittleton agreed the Zama road was not that good of a road and said he wouldn't argue with her and Councillor Bateman replied she knew where he worked.

Beth Kappelar asked Councillor R. Derksen to explain why he made the motion to close the High Level office and Councillor R. Derksen replied he was not here to answer questions but was here to listen to the delegation. Mrs. Kappelar asked him if he was refusing to answer the question. Councillor R. Derksen replied by asking if her Councillor didn't tell her about the meetings and repeated that he was here to listen.

Debbie Brewster asked if the second question on the move of the finance department to Fort Vermilion could be answered, specifically why hasn't the entire department been moved to Fort Vermilion?

Manager Litke replied that the finance department has been moved to Fort Vermilion. The one person remaining in La Crete does all of the utility billings for the M.D. This is our largest Hamlet with the most accounts and that's why this person is still there.

Debbie Brewster asked if the Motion did not include that one person and Manager Litke said no, the Motion was not that specific.

Patti Williams said she did not feel it was efficient to have one department spread out in two different offices when it could be run efficiently in one office and the motion read to centralize the operations.

Beth Kappelar asked Council how they intend to service the area of High Level after closing the office here and Reeve Neufeld replied that since the committee asked them to reconsider, they will do so, and maybe that's what Councillor Rosenberger meant when he spoke about how often the office is used and maybe that's what Councillor Scarfe had suggested; we look for a small office in the High Level rural area.

Beth Kappelar asked if that meant they were considering constructing a new building and Councillor Scarfe said it was just a suggestion.

Patti Williams said High Level is a gathering place for the High Level residents and to move the location of the office to a different area that is not a gathering place, makes it inconvenient.

Beth Kappelar asked Council to consider High Level as a hamlet in this case. This is our business center and just because it's a town, does not make any difference.

Debbie Brewster added it makes the same sense as moving the Fort Vermilion office to Blumenort. The ratepayers here come to High Level to pay bills and pick up their mail.

Paul Steffanson asked Councillor R. Derksen if he was just a messenger or was it his idea to make the motion to close the High Level office. Councillor R. Derksen replied he was here to listen to the delegation.

Patti Williams said in closing, that it was in the interests of the tax payers, to do a cost analysis on all the offices that the M.D. operates. She said that maybe it's not feasible to have any offices but decisions should be made considering the M.D. as a whole.

Beth Kappelar urged the Council to look for cheaper office space and not just say this one costs too much and they are going to close it.

Councillor Fedeyko called a point of order, saying in fairness to the people who took the time to come to the meeting on this important issue, it is not fair to them to refuse to debate the question and suggested to Council that out of respect to them, they should make a decision at this time. He added that he was prepared to make a motion to rescind Motion 96-119 to close the High Level Office.

Reeve Neufeld stated there was a motion on the floor, by Councillor Rosenberger, to deal with this question under agenda item 12 and Councillor Fedeyko replied Council should defeat the motion.

Councillor Sarapuk said he felt Council should give the delegation an answer at this meeting.

Reeve Neufeld noted the delegation had asked for cost analysis and Patti Williams confirmed this, saying they would like Council to postpone any move until this can be done and added that there is nothing that has been brought up at this meeting that can't be discussed in front of everyone. By making motions to go 'in camera', Council is giving the impression that they want to hide something from the people in the room.

Reeve Neufeld replied that the Council can not make a motion in camera.

Beth Kappelar said the people in the room want to hear the discussion and suggested Council should have the courage to say things in front of these people.

Councillor Scarfe said there are lots of things to discuss here; for example the Zama Office; how many days per week it should be open, adding we can be here for the rest of the day at this rate.

Reeve Neufeld pointed out that Council was double booked for this time slot on the agenda and were to have heard a presentation from the Assessor at this time. Councillor Rosenberger said that is why he made the motion to move it to agenda item 12.

Councillor Sarapuk asked the Reeve to at least give the delegation an indication of when Council would deal with their questions.

Reeve Neufeld called the question on Motion 96-157.

MOTION 96-157

CARRIED

Councillor Fedeyko called a point of order.

MOTION 96-158

MOVED by Councillor Fedyko to move agenda item 12 to this point on the agenda and deal with it now.

Debate on the Motion:

Beth Kappelar stated that if Councillors are paid to attend the meetings then the length of the meeting should not determine when a decision is made. She said the people in the room are paying the Council and they want you to deal with it now.

Reeve Neufeld replied that Council had a lot of other business to deal with as well as a Development Appeal Board question on this agenda and time had to be considered.

Councillor Fedeyko said the Council was spending more time talking about how much time it takes and they should be talking to the delegation about their concerns. He added the Council was showing disrespect to the people who pay their taxes to them and pointed out that an appointment had been made on the agenda to hear them and we shouldn't have to ask them to come back for a decision.

Reeve Neufeld replied he had been informed that there would be two people here for a ten minute presentation.

Darryl Quist asked if moving the order of business, item 12, would set a precedent to accommodate people, and suggested that for the sake of time, this be done.

Reeve Neufeld asked Councillor Fedeyko if it is his intention to deal with this item only under agenda item 12 and Councillor Fedeyko replied yes, just this one item.

Reeve Neufeld called the question on Motion 96-158.

MOTION 96-158

CARRIED

MOTION 96-159

MOVED by Councillor Sarapuk to go in camera at 2:55 p.m.

CARRIED

Everyone in the Council Chambers left the room at 2:55 p.m., with the exception of the Manager and the ten Councillors.

MOTION 96-160

MOVED by Councillor Frank Rosenberger to come out of camera at 3:34 p.m.

CARRIED

The Assistant Manager, the delegation, spokespersons and most of the others previously in attendance re-entered the meeting at 3:35 p.m.

MOTION 96-161
High

MOVED by Councillor Fedeyko to rescind motion 96-119 which reads "to close the

Level office when an office is operating in Zama and administration finds alternate space for staff from the High Level office."

Debate on the Motion:

Councillor Fedeyko opened the debate saying Motion 96-119 reads that an office must be operating in Zama before the High Level office is closed and that administration still has to make arrangements to open an office in Zama. The M.D. Council must provide services for all of the ratepayers. Section 153 of Municipal Government Act states that councillors have the duties "(a) to consider the welfare and interests of the municipality as a whole and to bring to council's attention anything that would promote the welfare interests of the municipality." He said in living with that, it is a duty on this council to reconsider the motion and continue having an office available to the residents of this area. Keeping administration in High Level is part of keeping this office operating so we aren't just keeping it open for the residents of High Level rural, but for the entire M.D. He added that bureaucrats come through the area and the Assistant Manager could entertain these people when they are here. The cost of the High Level office lease is about \$17,000 per year and is not that big a burden and if it is, we might find something cheaper.

Councillor Bateman replied that to keep an office open for government dignitaries is not completely true anymore as Transportation is privatized now and there aren't as many government services here anymore. She did not feel that was a strong argument now as the M.D. seldom meets with government officials. As an example, she noted there were no government officials on this agenda.

Reeve Neufeld stated the committee asked Council to do an analysis, however the M.D. has already given the Province notice that they will vacate the space on May 31, 1996. He said he could support the request for an analysis and suggested it could be completed by May 15, the date of the first meeting in May and that administration can look for alternate space during that time, so we can keep an office here. He suggested the M.D. send letters to everyone in attendance and include a response as to the airport facilities at Footner Lake and if the ratepayers want an office in Town, what services do they feel they require. He said he fully supports an analysis and that we maintain a presence in High Level but he can not support rescinding the motion.

Paul Steffanson said he wished to thank Councillor Bateman for agreeing that we need an M.D. office in High Level and Beth Kappelar asked Councillor Bateman why her vote was recorded as being in favour of closing the High Level office. Councillor Bateman replied she was not against having an office for the rural residents, she was opposed to keeping the existing High Level office opened.

Councillor Rosenberger said he can't support Councillor Fedeyko's motion but will support an analysis and see if an office is needed in town, out of town, open 5 days a week, 1 day a week, or whatever.

Councillors Scarfe, E. Derksen, R. Derksen and Peters all agreed with Councillor Rosenberger's comments.

Councillor Sarapuk said he supports the motion, adding the High Level office is down to a bare bones operation as it is now.

Councillor Dyck said he would like to see the analysis done.

Councillor Bateman said the motion on the floor now is to rescind motion 96-119 and the next motion should be to conduct the cost and needs analysis.

Councillor E. Derksen requested a recorded vote.

Councillor Fedeyko closed the debate by saying the M.D. had received thirty-seven letters from residents who took the time to send the letters in and he felt it was very important to respect the concerns raised and provide answers to the questions raised in the letters. If the analysis had been done before the motion was made, Council wouldn't be in this situation today. If the analysis showed an office wasn't needed, he would support the closure of the High Level office. Councillor Fedeyko said he was glad that so many people, approximately eighty (80), showed up at the meeting and submitted articles to the newspaper regarding this issue, saying he was glad they made a news item of it and he is not ashamed of his vote or afraid to stand up for what he believes in. He

agrees with the need for an analysis but the people are asking the M.D. to maintain an office in High Level and he is asking Council to agree to that.

Reeve Neufeld called for the question on Motion 96-161, by recorded vote.

MOTION 96-161

IN FAVOUR:

Councillor Sarapuk
Councillor Fedeyko
Councillor Peters

OPPOSED:

Councillor Neufeld
Councillor Bateman
Councillor Dyck
Councillor R. Derksen
Councillor E. Derksen
Councillor Scarfe
Councillor Rosenberger

MOTION DEFEATED

MOTION 96-162

MOVED by Councillor Scarfe to have a cost analysis done on the three existing offices and the projected costs of the proposed Zama office and a needs analysis on the operation of the High Level office and a questionnaire be sent to residents of wards 8 and 9, asking what type of services are needed and that the analysis be completed by May 14, 1996 and alternate space for the High Level office be investigated.

CARRIED

The Reeve asked the delegation if they had any further comments to make and Beth Kapplar said the need for an office in High Level is no different than the need for an office in Fort Vermilion or La Crete. Why do Wards 8 and 9 need an office any less than Fort Vermilion and La Crete? She asked why even ponder the notion that we need an office adding this isn't big government; you don't have to study an issue to know we need it. We know we need it. The cost analysis is all we are asking for and by being here, we're showing you that we need the office.

Reeve Neufeld thanked the delegation for their presentation and most of them left the meeting at 3:56 p.m.

GALLERY

Paul Steffanson
Tom Medynski
Janet Medynski
Pat Kulscar
Beth Keppelar
Everett Williams

DELEGATION
4:00 p.m.

b) **Al McNaughton, Compass Assessments**

Cameron Donald, Assessment and Taxation Clerk, entered the meeting. The Reeve welcomed Al McNaughton to the meeting, saying he would answer Council's questions on why some similar properties are assessed differently.

Mr. McNaughton reviewed the changes made in legislation, specifically on how improvements and land were assessed according to a set of tables and regulations. Farm land has always been assessed based on productive capability and a soil profile. Under the new legislation, the first three acres used for farm residential is assessed at market value as though the three acre parcel was non-farm land. There is seldom enough information available on land sales in the area so it is difficult to determine what the actual market value is. Much of the assessment work is based on good judgment with limited information from the market place.

Mr. McNaughton went on to compare some of the differences in assessments on lands near the main communities of Fort Vermilion, La Crete and High Level, noting the further from the urban center, the lower the assessment on the residential portions.

Council questioned the assessor on residential parcels where land owners must provide their own servicing and Mr. McNaughton responded by saying most country residential

developments cost more to improve than what the resale value is, at least in the near future and it's totally dependent on what the market is willing to pay.

Mr. McNaughton illustrated his points by using a map with overlays showing the differences in assessments in various areas in the M.D. and informed Council that these maps could be made available for the M.D.'s use in their offices when answering ratepayers questions.

Reeve Neufeld thanked Mr. McNaughton for his presentation and he left the meeting at 4:28 p.m.

PUBLIC WORKS

8. b) **Sewage Lift Station, South La Crete**
Doug Schuler & Dave Scott, G.P.E.C. Consulting

Doug Schuler and Dave Scott entered the meeting. The time was noted at 4:29 p.m.

Agenda item 6. c), Everett Williams Delegation, was moved to 1:00 p.m., Friday, March 29, 1996, by mutual consent.

MOTION 96-163

MOVED by Councillor Sarapuk to complete the G.P.E.C. item on the agenda before adjourning the meeting this date.

CARRIED

Doug Schuler referred to a map of the Hamlet of La Crete previously submitted to Council, explaining the sewage system was constructed to serve a population of approximately 1,000 people. The projected growth for the Hamlet was way off as the population was near 1,200 people in 1995. The community is growing more rapidly than what was projected and that is the reason for the concern at this time.

Mr. Schuler reviewed several options; what areas could be serviced with the present sewer system, which locations for future development will require new lift stations, and servicing the industrial area expansion.

Manager Litke asked if the proposed lift station at the south end of La Crete would be eligible for funding under Alberta Transportation and Utilities and Mr. Schuler said he understood that the Province would not fund any servicing for undeveloped land but they may fund 75% on lift station number four in north east La Crete.

Councillor Fedeyko asked Mr. Schuler if he had a complete update or master plan for the hamlet for servicing that Council could consider and then start cutting back from that point. Mr. Schuler replied yes, G.P.E.C. has most of that in place now. One of the main issues would be in dealing with the property owners involved in getting easements, etc.

Council asked Doug Schuler if he could return to the meeting at 10:00 a.m. on the following day to continue the discussion and Mr. Schuler replied yes, he would.

MOTION 96-164

MOVED by Councillor Dyck to adjourn at 5:05 p.m.

CARRIED

MARCH 29, 1996

PRESENT:

Bill Neufeld,	Reeve
Betty Bateman,	Deputy Reeve
Reuben Derksen,	Councillor
Walter Sarapuk,	Councillor
Jake Peters,	Councillor
Ernest Dyck,	Councillor
Bill Fedeyko,	Councillor
Elmer Derksen,	Councillor
Reg Scarfe,	Councillor
Frank Rosenberger,	Councillor

ALSO PRESENT:

Dennis Litke,	Manager
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Joanne Mitchell, Assistant Manager, Recording Secretary
Roger Borchert, Manager of Public Works
Robert Lindsay, Public Works Staff
Kevin Smith, Development Officer

GALLERY

Beth Keppelar
Pat Kulscar
Patricia Williams

CALL TO ORDER

Reeve Neufeld called the meeting to order at 10:00 a.m.

ADDITIONS

The following items were added to the agenda:
10. e) Letter from the Honorable Tom Thurber
10. f) Letter from First Nations, Meeting Request

PUBLIC WORKS

8. b) Sewage Lift Station, South La Crete

Doug Schuler, G.P.E.C. Consulting, entered the meeting and continued with his presentation regarding the options available for expanding the La Crete sewage systems.

MOTION 96-165

MOVED by Councillor R. Derksen that G.P.E.C. Consulting Ltd. proceed with the investigation and discussions with Alberta Transportation and Utilities regarding the lift station and outfall lines project in La Crete.

CARRIED

Mr. Schuler thanked Council and left the meeting at 10:25 a.m.

c) 1996 Road Program

Public Works Manager, Roger Borchert and Robert Lindsay presented the 1996 Road Construction Program to Council, noting the criteria used for determining priorities and the M.D.'s Road Construction Policy.

The cost summary indicated a total construction estimate of \$2,255,000.00, with \$417,001.00 of funding committed, leaving a balance of \$1,817,999.00 required for the 1996 budget, if Council wished to proceed with the entire construction program as summarized.

Councillor Fedeyko asked if some of the transportation transitional funding was intended for maintenance of old roads and Reeve Neufeld replied Council had asked for money for deferred maintenance and Transportation said there was no deferred maintenance - they had kept all of the maintenance current.

Councillor Sarapuk asked Mr. Borchert to check for revisions made to the policy as he recalled the former Public Works Committee had recommended some changes in the way priorities were set.

Council will review the program, prioritize the lists and discuss it at the next meeting.

d) Grader Beat Cost Comparisons

Council reviewed a break down of the existing grader beat costs. The list was noted as incomplete and Council asked if a complete listing could be presented.

e) Request for Proposals for Reclamation of Sanitary Landfills in M.D. #23

Manager Litke discussed the need for reclamation of sanitary landfill sites in the M.D. and Council provided him with some history. The M.D. has a contract with the Province and must clean up the sites and obtain Environment's approval.

As Mr. Borchert understands, you have to file a procedure with the government on how you're going to clean it up. If the transfer stations are constructed on the same site as the landfill, you could clean it up as part of the site work for the transfer station. When

you select a new site, the old one must be reclaimed.

MOTION 96-166

MOVED by Councillor Fedeyko to call for proposals from Engineering firms to look after the clean up of the old landfill sites in the M.D. and to fulfill the Waste Management Agreement with the Province.

CARRIED

f) **Agreement with Alberta Lands & Forest Service
Fort Vermilion Airport**

Manager Litke presented a proposed agreement with Forestry for their use of the Fort Vermilion airport. Under the proposed agreement, the M.D. would earn a revenue of approximately \$8,000.00. Council asked the Manager to work on an agreement with Little Red Air as well.

g) **Agreement with Alberta Transportation
Operation of the La Crete Ferry**

A revised agreement with Alberta Transportation for the operation of the ferry was presented for Councils consideration. Reeve Neufeld reported that he had obtained a list of deficiencies on the ferry and asked Transportation to assure the ferry was in top condition prior to us taking it over.

Councillor Fedeyko asked if all costs incurred prior to May 15 were being tracked so we could present them to the department.

Council asked the Manager of Public Works to ensure all ferry staff are contacted and their jobs discussed with them.

MOTION 96-167

MOVED by Councillor R. Derksen that Council approve the agreement with Alberta Transportation and Utilities for the operation of the La Crete Ferry and that the Reeve and Chief Administrative Officer be authorized to sign the agreement.

CARRIED

h) **Confirm Actions Requested in the Wadlin Lake Committee
Meeting Minutes**

MOTION 96-168

MOVED by Councillor Peters to proceed with the work recommended by the Wadlin Lake Committee.

CARRIED

MOTION 96-169

MOVED by Councillor Sarapuk to increase the rates at Wadlin Lake Park from \$5.00 to \$6.00 per day for day use and from \$10.00 to \$12.00 per night for overnight use.

CARRIED

MOTION 96-170

MOVED by Councillor R. Derksen to set up a reserve account with any surplus funds generated at Wadlin Lake for use at Wadlin Lake.

CARRIED

8. i) **Zama Road**

Manager Litke reported requests for proposals were sent out to U.M.A. Engineering, Stewart Wier, E.X.H., Torchinsky and G.P.E.C. Consulting. The closing date is April 15, 1996.

Proposals for the Zama Water Treatment Plant project were provided to Council and the Manager of Public Works will prepare a summary with recommendations at the next Council meeting.

Councillor Dyck asked the Reeve if a policy on hiring local equipment could be placed on the next agenda.

The Reeve recessed the meeting for lunch at 12:00 noon and reconvened at 1:11 p.m.

1:00 p.m., March 29, 1995

b) Road Closure Public Hearing

Reeve Neufeld called the Public Hearing to order at 1:11 p.m.

The Public Hearing is to consider the closing to public travel and sell the lane way surveyed between Lots 8 and 1, Block 2, Plan 792-0958. This lane is located between the two lots owned by Notikewin Veterinary Hospital in Fort Vermilion.

Development Officer Paul Driedger entered the meeting and reported the Public Hearing was advertised and no submissions were made.

MOTION 96-171

MOVED by Councillor Fedeyko to adjourn the public hearing at 1:13 p.m.

CARRIED

6. c) Everett Williams, Buzzy the Mosquito Float

Everett Williams entered the meeting and showed Council a short video of his 'Buzzy the Mosquito' float in parades in Red Deer in 1993 and Edmonton Klondike Days in 1994 and 1995. He told Council some stories about his experiences in traveling around the Province with the float.

MOTION 96-172

MOVED by Councillor Bateman that the M.D. provide a grant to Everett Williams in the amount of \$2,600.00 from the 1996 budget for support of his 'Buzzy the Mosquito' float to promote M.D. #23.

CARRIED

The Reeve thanked Mr. Williams for his presentation and wished him well in 1996.

**PLANNING &
DEVELOPMENT**

7. c) Bylaw 041/96 Road Closure

MOTION 96-173

MOVED by Councillor Rosenberger to give first reading to Bylaw 041/96 being a bylaw to close the lane way located between Lots 1 and 8, Block 2, Plan 792-0958 in Fort Vermilion.

CARRIED

**a) Subdivision Application 96MK007
J. Baer, Farmstead Separation, NW 26 - 105-14-5**

Subdivision/Development Appeal Board members Betty Bateman, Reuben Derksen, Jake Peters and Secretary of the Appeal Board, Joanne Mitchell left the Council Chambers at 1:40 p.m. and returned at 1:55 p.m.

MOTION 96-174

MOVED by Councillor Fedeyko to recommend refusal of Subdivision Application 96MK007 because it does not conform to the Land Use Bylaw.

CARRIED

d) Hamlet Addressing Bylaw #045/96

Betty Bateman asked to have the 42 new lots in Zama added to the next agenda. Roger Borchert suggested adding the Zama project into the other call for proposals because each of the engineering firms has the expertise to handle this.

MOTION 96-175

MOVED by Councillor Rosenberger to give first reading to bylaw 045/96, Hamlet Addressing Bylaw.

CARRIED

FINANCIAL

5. a) **Budget Summary as of December 31, 1995**

Manager Litke reported the surplus will probably be close to \$50,000.00 once all adjustments are made.

Councillor Fedeyko asked why general administration expenditures in 1995 are \$270,000.00 over budget. Manager Litke said he could not give specific reasons without checking but he would obtain details for the next meeting.

Reeve Neufeld asked administration to arrange to invoice the Mackenzie Housing Management Board for board members expenses in 1996.

MOTION 96-176

MOVED by Councillor Rosenberger to accept the budget summary as information.

CARRIED

b) **1996 Budget**

Manager Litke asked Council to review the proposed budget summary sheets and then work on them at a later meeting.

Councillor Bateman asked that the Zama ambulance be included in the 1996 budget and that someone contact Theresa Wilson to assist her in stocking the ambulance.

Councillor Fedeyko asked if the Zama road expenditure was included in the budget and Manager Litke replied he would review the capital area and see if we've missed anything.

Councillor R. Derksen asked about the analysis on fire protection that was discussed in Peace River and Council agreed this would be followed up on.

OLD BUSINESS

9. a) **Comments on Proposed High Level Airport Agreement**

Manager Litke reported the ownership of the land at the High Level airport is the only item that agreement has not been reached on.

The suggested date for the next Airport Committee meeting is 10:00 a.m., April 11 in the Council Chambers, in High Level. The Airport Committee members are Councillors Bateman, Fedeyko, E. Derksen, Rosenberger and Neufeld and they recommended Solicitor, Larry Hryniuk be invited to attend as well.

Councillor Fedeyko recommended a clause be added to protect the M.D.'s interests in the event that the Town opts out of the contract and a dollar value should be placed on it, prorated over the 10 year period.

NEW BUSINESS

10. a) **Metis Association Meeting Report**
R: Fort Vermilion Housing

Councillor Fedeyko asked if we could pursue the Metis Associations request to own some of the houses and manage them themselves. Reuben Derksen suggested they could start by their involvement on the Fort Vermilion Committee. The M.D. will wait for applications for membership on the Fort Vermilion Housing committee and in the meantime, the Manager will look into the possibility of the Metis Association owning some houses.

b) **Bursary for Emergency Medical Technician - Ambulance**

George Bueckert took the E.M.T.A. course at his own expense and is requesting financial assistance from the M.D. to help cover some of his expenses.

MOTION 96-177

MOVED by Councillor Walter Sarapuk to increase the La Crete ambulance grant by \$2,000.00 per year for the next 2 years, to be used as partial reimbursement for George Bueckert's E.M.T.A. training.

CARRIED

c) **Bill Kehler, Super J Foods Ltd., Produce Peddlers**

Council reviewed a request to charge a fee to peddlers who sell goods in the Hamlet of La Crete without paying any taxes or licenses. Councillor Bateman said Council discussed this previously and the reason they didn't go with it is because there is no way to enforce it. Reeve Neufeld asked Mrs. Bateman if she was in conflict because she sold fish and she said no, she was licensed.

MOTION 96-178

MOVED by Councillor Betty Bateman that the M.D. not consider a peddlers bylaw at this time.

CARRIED

d) **Letter from Hon. Steve West, A.T.U.**

The Honorable Steve West, Minister of Transportation & Utilities, advised the M.D.'s grant under the Alberta Municipal Water/Wastewater Partnership Program has been approved.

e) **Letter from Minister of Municipal Affairs**

This item was received as information.

f) **Letter from First Nations**

MOTION 96-179

MOVED by Councillor Rosenberger that the M.D. accept the invitation received from the Little Red River and Tallcree First Nations to meet with them to discuss cooperative forestry issues.

CARRIED

**COMMITTEE
REPORTS**

11. a) **Land of the Mighty Peace Tourist Assoc.**

Councillor Scarfe presented a report on the Land of the Mighty Peace Tourist Association and suggested the association bring their presentation to the operators in the MD and not the council. He suggested councillors read the 1996 Touring and Vacation Get-Aways brochure and discuss it at the next meeting.

b) **High Level Recreation Board**

Councillor Fedeyko reported he attended his first High Level Recreation Board meeting and the Board is trying to get a hockey school in High Level this summer which will involve about 200 young hockey players for two weeks.

Councillor Bateman asked how much money the High Level Rec Board gave to the High Level Rural Hall on an annual basis and Councillor Fedeyko said he did not know but the Rural Hall's annual meeting is scheduled for April 18 so he will find out.

c) **Mackenzie Economic Development Corporation**

Councillor Fedeyko reported on attending the Mackenzie Economic Development Corporation meeting and stated the group rotates their meetings throughout the area and they appear to be doing some good things. A copy of the "Chronicle", a publication put out by the Corporation was included in each agenda.

Grader Contracts

MOTION 96-180

MOVED by Councillor Fedeyko that the M.D. exercise the option to renew contracts with Klear Way, David Froese and Boss for one year.

CARRIED

Highway #58 to Wood Buffalo National Park

Reeve Neufeld reported he, Manager Litke and Councillor Scarfe recently met with Chief Johnson Seeweepagaham and Ralph Meikle, First Nations, to discuss Highway #58 from the junction of Fort Vermilion to the Park boundary. The Province wants to downgrade this road from a primary highway to a lower designation. The Reeve stated the M.D.'s position would be to wait for a proposal from Alberta Transportation and Utilities.

High Level Office Usage Survey

Councillor Sarapuk suggested we survey what each office is used for and separate the visits for payment of water bills. He recommended a list be kept at the counter and when each person comes in, the staff mark down the reason why. Council members agreed with the suggestion.

MOTION 96-181

MOVED by Councillor E Derksen to go in camera at 3:58 p.m.

CARRIED

Everyone left the Council Chambers with the exception of the Manager and all ten Councillors.

**COMMITTEE OF
THE WHOLE**

12. a) **Letter from John McGowan, Asst. Deputy Minister
Re: Request for Amendment to M.G.A. Regarding Successor
Rights**

MOTION 96-182

MOVED by Councillor Rosenberger to come out of camera at 5:01 p.m.

CARRIED

ADJOURNMENT

13.

MOTION 96-183

MOVED by Councillor Fedeyko to adjourn at 5:02 p.m.

CARRIED

These minutes were adopted this 25 day of APRIL, 1996.


Reeve Neufeld


Manager, Litke

**REPORTS &
INFORMATION
ITEMS**

15. a) Letters from High Level Rural Residents
 - i Linda & Jim Thoresen
 - ii Lester Brewster
 - iii Lyman Brewster
- b) Letter from Walter Paszkowski, Minister of Agriculture
Agriculture Service Board Review Act
- c) Council Meeting Highlights, March 12, 1996
- d) A.A.M.D.&C. Correspondence
 - i Spring '96 Convention Program & Resolutions
 - ii 1995 Fall Convention Passed Resolutions
Official Government Replies
 - iii Review of Alberta's 1996 Budget Address
 - iv Tax Payment Deadlines & Penalty Rates Survey Results
 - v Municipal News Highlights:
Feb. 14 - March 13, 1996
- e) Non-Owned Automobile Insurance
Jubilee Insurance Agencies Limited
- f) Mackenzie Chronicles
- g) Letter from Minister of Municipal Affairs, Tom Thurber
- h) Letter from Mackenzie Municipal Services Agency
Re: Land Use Policy Draft, Feb. 28/96
- i) Letter from Mackenzie Municipal Services Agency
Re: Land Use Policy Draft, March 8/96
- j) April Calendar