

**MACKENZIE COUNTY
REGULAR COUNCIL MEETING**

**Wednesday, June 11, 2014
10:00 a.m.**

**Fort Vermilion Council Chambers
Fort Vermilion, Alberta**

PRESENT: Walter Sarapuk Deputy Reeve
Jacquie Bateman Councillor
Peter F. Braun Councillor
Elmer Derksen Councillor
Eric Jorgensen Councillor (left at 3:02 p.m.)
Josh Knelsen Councillor (left at 5:38 p.m.)
Ricky Paul Councillor
Lisa Wardley Councillor

REGRETS: Bill Neufeld Reeve
John W. Driedger Councillor

ADMINISTRATION: Joulia Whittleton Chief Administrative Officer
Ron Pelensky Director of Community Services & Operations
John Klassen Director of Environmental Services &
Operations
Byron Peters Director of Planning & Development
Carol Gabriel Manager of Legislative & Support Services

ALSO PRESENT: Members of the media and the public.

Minutes of the Regular Council meeting for Mackenzie County held on June 11, 2014 in the Fort Vermilion Council Chambers.

CALL TO ORDER: 1. a) Call to Order

Deputy Reeve Sarapuk called the meeting to order at 10:08 a.m.

AGENDA: 2. a) Adoption of Agenda

MOTION 14-06-363 MOVED by Councillor Jorgensen

That the agenda be approved with the following additions:

- 13. d) Ratepayers Meetings
- 5. e) FCM Conference

- 10. e) ASB Tour
- 10. f) La Crete Ferry

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

- 3. a) Minutes of the May 13, 2014 Regular Council Meeting**

MOTION 14-06-364

MOVED by Councillor Wardley

That the minutes of the May 13, 2014 Regular Council meeting be adopted as presented.

CARRIED

GENERAL REPORTS:

- 5. a) CAO Report**

MOTION 14-06-365

MOVED by Councillor Braun

That the CAO Report for May 2014 be accepted for information

CARRIED

GENERAL REPORTS:

- 5. b) Minutes of the April 17, 2014 Finance Committee Meeting**

MOTION 14-06-366

MOVED by Councillor Derksen

That the minutes of the April 17, 2014 Finance Committee meeting be received for information.

CARRIED

GENERAL REPORTS:

- 5. c) Municipal Planning Commission Meeting Minutes**

MOTION 14-06-367

MOVED by Councillor Derksen

That the Municipal Planning Commission meeting minutes of March 27, April 10, April 24, and May 8, 2014 be received for information.

CARRIED

GENERAL REPORTS:

- 5. d) Community Sustainability Committee Meeting**

MOTION 14-06-368

MOVED by Councillor Wardley

That the Community Sustainability Committee meeting minutes of April 4, 2014 be received for information.

CARRIED

GENERAL REPORTS: 5. e) FCM Conference (ADDITION)

Follow-up discussion from the FCM Conference held May 29 – June 2, 2014.

Deputy Reeve Sarapuk recessed the meeting at 10:43 a.m. and reconvened the meeting at 10:54 a.m.

DELEGATIONS: 4. a) Randy Affolder, Alliance Assessment

MOTION 14-06-369 MOVED by Councillor Derksen

That the assessment report by Randy Affolder, Alliance Assessment, be received for information.

CARRIED

DELGATIONS: 4. b) S/Sgt. Peter Pilgrim, High Level RCMP

MOTION 14-06-370 MOVED by Councillor Braun

That the RCMP report by S/Sgt. Peter Pilgrim be received for information and that the following priorities be accepted:

1. Crime Reduction
2. Traffic
3. Violence – Domestic Violence
4. Substance Abuse - Alcohol

CARRIED

Deputy Reeve Sarapuk recessed the meeting at 12:22 p.m. and reconvened the meeting at 1:01 p.m.

PUBLIC HEARING: 7. a) Bylaw 941-14 Land Use Bylaw Amendment to Rezone Several Recreational Areas to Recreation 2 District “REC2”

Deputy Reeve Sarapuk called the public hearing for Bylaw 941-14 to order at 1:01 p.m.

Deputy Reeve Sarapuk asked if the public hearing for proposed Bylaw 941-14 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Deputy Reeve Sarapuk asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on April 28, 2014.

Deputy Reeve Sarapuk asked if Council has any questions of the proposed Land Use Bylaw Amendment. Clarification regarding additional locations added at first reading.

Deputy Reeve Sarapuk asked if any submissions were received in regards to proposed Bylaw 941-14. One submission was received in opposition to the rezoning in Fort Vermilion.

Deputy Reeve Sarapuk asked if there was anyone present who would like to speak in regards to the proposed Bylaw 941-14. No one was present to speak to the proposed bylaw.

Deputy Reeve Sarapuk closed the public hearing for Bylaw 941-14 at 1:05 p.m.

MOTION 14-06-371

MOVED by Councillor Wardley

That second reading be given to Bylaw 941-14 being the rezoning of the subject parcels known as:

Plan 4974RS;; Lot LF & Plan 2938RS, Block 11, Lot 14 (Fort Vermilion Royal Canadian Legion Hall),
Plan 580KS;; Lot N (Fort Vermilion Recreation Board),
Plan 882 1687, Block 11, Lot 4MR (Zama Recreation Society),
Plan 882 1687, Block 15, Lot 2MR (Zama Park/Campgrounds),
SE 16-110-19-W5M (High Level Golf & Country Club),
Plan 122 3816, Block 2, Lot 1 (Rocky Lane Ag Society), and
Part of SW 3-110-17-W5M (High Level Rural Community Hall Society),

from their current districts to Recreational 2 District "REC2".

CARRIED

MOTION 14-06-372

MOVED by Councillor Jorgensen

That third reading be given to Bylaw 941-14 being the rezoning of the subject parcels known as:

Plan 4974RS;; Lot LF & Plan 2938RS, Block 11, Lot 14 (Fort Vermilion Royal Canadian Legion Hall),
Plan 580KS;; Lot N (Fort Vermilion Recreation Board),
Plan 882 1687, Block 11, Lot 4MR (Zama Recreation Society),
Plan 882 1687, Block 15, Lot 2MR (Zama Park/Campgrounds),
SE 16-110-19-W5M (High Level Golf & Country Club),
Plan 122 3816, Block 2, Lot 1 (Rocky Lane Ag Society), and
Part of SW 3-110-17-W5M (High Level Rural Community Hall Society),

from their current districts to Recreational 2 District "REC2".

CARRIED

7. b) Bylaw 955-14 Land Use Bylaw Amendment to Rezone Part of Plan 962 1175, Block 1, lot 5 (PT. of SE 16-109-14-W5M) from Agricultural District 'A' to Residential Condominium District 'RCD'. (Rocky Lane)

Deputy Reeve Sarapuk called the public hearing for Bylaw 955-14 to order at 1:06 p.m.

Deputy Reeve Sarapuk asked if the public hearing for proposed Bylaw 955-14 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Deputy Reeve Sarapuk asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on May 13, 2014.

Deputy Reeve Sarapuk asked if Council has any questions of the proposed Land Use Bylaw Amendment.

- Council asked if the surrounding properties were

notified. Byron Peters responded that it was a standard practice to notify adjacent landowners for all rezoning applications.

Deputy Reeve Sarapuk asked if any submissions were received in regards to proposed Bylaw 955-14. No submissions were received.

Deputy Reeve Sarapuk asked if there was anyone present who would like to speak in regards to the proposed Bylaw 955-14.

- Norman Buhler, Secretary-Treasurer for the Fort Vermilion School Division commented that he heard that the Rocky Lane Ag Society had received their notification and there was no opposition.
- He also commented that the units have been vacant for a while and the school division needs to dispose of them.
- Councillor Jorgensen commented that the teachers used to live in these units. Prior to the latest administration change the teacher ages were full and in demand.
- Mr. Buhler commented that the units have been vacant for 5 years and there is no demand. People are choosing to live in Fort Vermilion, High Level, or other areas. Vacant buildings deteriorate quickly and there is a concern with vandalism. The units will have no value if left longer.
- Councillor Wardley asked if the units could be used for the Rocky Acres Program.
- Mr. Buhler responded that they have not been approached to rent the units. They were advertised for sale and there was no interest. The school division was approached by Beaver First Nation to purchase the units, however the rezoning process is required first.

Deputy Reeve Sarapuk closed the public hearing for Bylaw 955-14 at 1:13 p.m.

MOTION 14-06-373

MOVED by Councillor Jorgensen

That second reading be given to Bylaw 955-14, being a Land Use Bylaw amendment to rezone Part of Plan 962 1175, Block 1, Lot 5 (Part of SE 16-109-14-W5M) from Agricultural (A) to Residential Condominium District "RCD".

CARRIED

MOTION 14-06-374

MOVED by Councillor Braun

That third reading be given to Bylaw 955-14, being a Land Use Bylaw amendment to rezone Part of Plan 962 1175, Block 1, Lot 5 (Part of SE 16-109-14-W5M) from Agricultural (A) to Residential Condominium District "RCD".

CARRIED

**PLANNING &
DEVELOPMENT:**

11. d) Foothills Developments

MOTION 14-06-375

MOVED by Councillor Braun

That administration proceed with creating a new residential zoning district, and subsequently proceed with rezoning the subject lands to the new zoning district.

CARRIED

MOTION 14-06-376

MOVED by Councillor Paul

That a Memorandum of Understanding be entered into with Foothills Developments stating that the County and developer both work towards allowing 55+ condos and single family dwellings on the east side of 103 Street and eliminating rental row housing on the east side of 103 Street in the Hamlet of La Crete.

CARRIED

TENDERS:

6. a) Request for Quotation Bridge File – 81125

MOTION 14-06-377

MOVED by Councillor Bateman

That the Request for Quotation for Bridge File 81125 be awarded to the lowest qualified bidder.

CARRIED

MOTION 14-06-378

MOVED by Councillor Derksen

That Darren Mroczkowski be added to the agenda as a delegation regarding minimum farmland taxes.

CARRIED

MOTION 14-06-383

MOVED by Councillor Braun

That the 2014 Wheel Loader Tenders be opened.

CARRIED

Tenders Received:

Finning	\$255,328.57
Rocky Mountain Equipment	\$324,875.00
Rocky Mountain Equipment	\$279,890.00
Strongco	\$265,000.00
Brandt	\$260,355.00
CEM Heavy Equipment	\$223,810.00
Cervus Equipment	\$313,000.00 plus \$400.00 tire levy

MOTION 14-06-384

MOVED by Councillor Jorgensen

That the 2014 Wheel Loader Tenders be referred to the Public Works Committee for review and that a recommendation be brought back to Council.

CARRIED

DELEGATIONS:

4. c) Nancy Friebel – Knelsen’s Gravel Pit Development

Nancy Friebel and Jaime Selwah, adjacent landowners to the Knelsen gravel pit, were present to address their concerns and opposition to the gravel pit development.

Deputy Reeve Sarapuk recessed the meeting at 2:26 p.m. and reconvened the meeting at 2:35 p.m.

**COMMUNITY
SERVICES:**

8. a) None

**ENVIROMENTAL
SERVICES:**

9. a) Bylaw 959-14 Amending Bylaw 455-04 being a Bylaw respecting the Water and Sewer System – 94 Avenue Sewer Connection Fee Bylaw

MOTION 14-06-385

MOVED by Councillor Bateman

That first reading be given to Bylaw 959-14, being an amendment to Bylaw 455-04 94th Avenue Sewer Connection

Fee.

CARRIED

MOTION 14-06-386

MOVED by Councillor Wardley

That second reading be given to Bylaw 959-14, being an amendment to Bylaw 455-04 94th Avenue Sewer Connection Fee.

CARRIED

MOTION 14-06-387

Requires Unanimous

MOVED by Councillor Derksen

That consideration be given to proceed to third reading of Bylaw 959-14, being an amendment to Bylaw 455-04 94th Avenue Sewer Connection Fee at this meeting.

CARRIED UNANIMOUSLY

MOTION 14-06-388

MOVED by Councillor Bateman

That third reading be given to Bylaw 959-14, being an amendment to Bylaw 455-04 94th Avenue Sewer Connection Fee.

CARRIED

OPERATIONS:

10. a) Budget Amendment – Oil Dust Control

MOTION 14-06-389

Requires 2/3

MOVED by Councillor Braun

That the 2014 budget be amended to include the application of three miles of oil dust control (SB-90) on 113th Street, 109 Avenue, and River Drive in the Hamlet of La Crete for a total of \$201,000.00 with funding coming from the General Operating Reserve.

CARRIED

OPERATIONS:

10. b) Disposal of Assets – Seniors Bus (Unit #1038)

Councillor Jorgensen left the meeting at 3:02 p.m.

MOTION 14-06-390

MOVED by Councillor Bateman

That the Previous Senior's Bus (Unit 1038) be donated "as is where is" to Wheels in Action and that they be encouraged to share its use with the Brighter Futures Society.

CARRIED

OPERATIONS: **10. c) Clarification of Policy FIN018 Local Improvement Tax Application in Regards to Lakeside Estates**

MOTION 14-06-391 **MOVED** by Councillor Derksen

That administration proceed with the installation of three street lights in the Lakeside Estates subdivision as per the 2014 budget and that no local improvement charge be applied for stand-alone street light installation projects in established subdivisions.

CARRIED

OPERATIONS: **10. d) Mackenzie Regional Waste Management Commission – White Goods Tipping Fee**

MOTION 14-06-392 **MOVED** by Councillor Wardley

That a letter be sent to the Mackenzie Regional Waste Management Commission advising that the \$25 tipping fee for white goods be charged directly to the end user at the time of drop-off to the regional landfill and not to the municipality.

CARRIED

OPERATIONS: **10. e) ASB Tour (ADDITION)**

MOTION 14-06-393 **MOVED** by Councillor Bateman

That the ASB tour update be received for information.

CARRIED

OPERATIONS: **10. f) La Crete Ferry (ADDITION)**

MOTION 14-06-394 **MOVED** by Councillor Knelsen

That administration investigate the operational guidelines and contract of the La Crete Ferry.

CARRIED UNANIMOUSLY

**PLANNING &
DEVELOPMENT:**

**11. a) Bylaw 962-14 Land Use Bylaw Amendment to Add
“Auction Mart” to Rural Light Industrial “R11” and
Rural General Industrial “R12”**

MOTION 14-06-395

MOVED by Councillor Bateman

That first reading be given to Bylaw 962-14 being a Land Use Bylaw Amendment that “Auction Mart” be added to Rural Light Industrial “R11” and Rural General Industrial “R12”, Sections 8.30 B and 8.31 B, subject to public hearing input.

CARRIED

**PLANNING &
DEVELOPMENT:**

**11. b) Bylaw 963-14 Land Use Bylaw Amendment to Grant
Height Variance Authority to the Municipal Planning
Commission**

MOTION 14-06-396

MOVED by Councillor Derksen

That first reading be given to Bylaw 963-14 being a Land Use Bylaw Amendment that Height be added to Variance Authority, Section 5.5.6 (a), subject to public hearing input.

CARRIED

**11. c) Bylaw 964-14 Land Use Bylaw Amendment to
Rezone Part of the West half of NW 24-107-14-W5M
from Agricultural “A” to Rural Light Industrial
District “R11”(Blumenort Corner)**

MOTION 14-06-397

MOVED by Councillor Knelsen

That first reading be given to Bylaw 964-14, being a Land Use Bylaw Amendment to rezone Part of the West half of NW 24-107-14-W5M from Agricultural “A” to Rural Light Industrial District “R11” for the purpose of subdividing off a portion of land containing an existing auction mart, subject to public hearing input.

CARRIED

11. e) North West Bio-Industrial Project

MOTION 14-06-398

MOVED by Councillor Braun

That a letter of support for the North West Bio-Industrial Project be sent to Alberta Innovation and Advanced Education's Entrepreneurship & Regional Development Branch, and that administration be authorized to play a larger support role moving forward with this project.

CARRIED

11. f) Minimum Lot Size/Third Parcel Out in Agricultural Zoning District

MOTION 14-06-399

MOVED by Councillor Bateman

That the number of subdivisions allowed per quarter section be reduced from three to two.

CARRIED

11. g) Council Committee Terms of Reference Revisions

MOTION 14-06-400

MOVED by Councillor Bateman

That the Terms of Reference for the Community Sustainability Committee and the Municipal Planning Commission be revised as presented.

CARRIED

Deputy Reeve Sarapuk recessed the meeting at 3:55 p.m. and reconvened the meeting at 4:11 p.m.

TENDERS:

6. e) High Level Golf Course Road – Granular Base course, Asphalt Concrete pavement and Other Work

MOTION 14-06-401

MOVED by Councillor Wardley

That the High Level Golf Course Road – Granular Base Course, Asphalt Concrete pavement and Other Work tenders be opened.

CARRIED

Tenders Received:

Knelsen Sand & Gravel	\$443,021.58
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E Construction \$601,104.52

MOTION 14-06-402

MOVED by Councillor Bateman

That the awarding of the High Level Golf Course Road – Granular base Course, Asphalt concrete Pavement and Other Work tender be TABLED to following the opening of the Heritage Road Tenders.

CARRIED

TENDERS:

6. f) Heritage Road (Township Road 16-0) – Grading and Granular Base Course, Asphalt Concrete Pavement and Other Work

MOTION 14-06-403

MOVED by Councillor Braun

That the Heritage Road (Township Road 106-0) – Grading, Granular Base Course, Asphalt Concrete Pavement and Other Work tenders be opened.

CARRIED

Knelsen Sand & Gravel	\$1,674,678.00
E Construction	\$2,656,408.10

MOTION 14-06-404

MOVED by Councillor Wardley

That the High Level Golf Course Road – Granular base Course, Asphalt concrete Pavement and Other Work tender and the Heritage Road (Township Road 106-0) – Grading, Granular Base Course, Asphalt Concrete Pavement and Other Work tender be awarded to the lowest qualified tender subject to budget.

CARRIED

MOTION 14-06-405

Requires 2/3

MOVED by Councillor Braun

That the 2014 capital budget for the High Level Golf Course Road – Granular base Course, Asphalt concrete Pavement and Other Work project and the Heritage Road (Township Road 106-0) – Grading, Granular Base Course, Asphalt Concrete Pavement and Other Work project be amended to include an

additional \$770,000.00 from the General Capital Reserve.

CARRIED UNANIMOUSLY

FINANCE:

12. a) Buffalo Head Prairie Skate Shack Funding

MOTION 14-06-406

MOVED by Councillor Knelsen

That the request from the La Crete Recreation Society to maintain the \$45,000.00 funding for the Buffalo Head Skate Shack project be approved.

CARRIED

MOTION 14-06-407

MOVED by Councillor Wardley

That the Community Services Committee be instructed to review the current policy regarding capital funding in regards to non-profit organizations.

CARRIED

FINANCE:

12. b) Financial Reports – January 1 to April 30, 2014

MOTION 14-06-408

MOVED by Councillor Braun

That the financial reports for the period, January 1 – April 30, 2014, be accepted for information.

CARRIED

Deputy Reeve Sarapuk recessed the meeting at 4:36 p.m. and reconvened the meeting at 4:44 p.m.

ADMINISTRATION:

13. a) Policy ADM052 Electronic Access & Acceptable Use Policy

MOTION 14-06-409

MOVED by Councillor Wardley

That Policy ADM052 Electronic Access & Acceptable Use Policy be amended as presented.

CARRIED

13. b) Agricultural Service Board Member-at-Large Vacancy

MOTION 14-06-410

MOVED by Councillor Wardley

That the resignation from Carla Komarnicki on the Agricultural Service Board be accepted with regret.

CARRIED

MOTION 14-06-411

MOVED by Councillor Braun

That the Agricultural Service Board Member-at-Large vacant position be advertised indicating that preference will be given to applicants from the Rocky Lane or High Level Rural area.

CARRIED

13. c) Tri-Council Branding Options

MOTION 14-06-412

MOVED by Councillor Derksen

That Council support the Tri-Council Branding Option B.

CARRIED

13. d) Ratepayers Meetings (ADDITION)

General discussion regarding the upcoming annual ratepayer meetings.

13. e) Councillor Driedger (ADDITION)

MOTION 14-06-413

MOVED by Councillor Braun

That Councillor Driedger be authorized to be absent from the June 23, 2014 Regular Council meeting due to medical reasons as per the Municipal Government Act Section 174 (2).

CARRIED UNANIMOUSLY

**INFORMATION/
CORRESPONDENCE:**

14. a) Information/Correspondence

MOTION 14-06-414

MOVED by Councillor Derksen

That Councillor Derksen and Councillor Braun be authorized to attend the Alberta Forest Products Association AGM on

October 7-9, 2014 in Jasper.

CARRIED

MOTION 14-06-415

MOVED by Councillor Wardley

That Mackenzie County sponsor the Municipal District of Big Lakes, Town of High Prairie, and the High Prairie & District Community Health Foundation 1st annual invitational charity golf tournament as bronze sponsor.

CARRIED

MOTION 14-06-416

MOVED by Councillor Derksen

That Councillor Paul be authorized to attend the Municipal District of Big Lakes, Town of High Prairie, and the High Prairie & District Community Health Foundation 1st annual invitational charity golf tournament on August 21, 2014.

CARRIED

MOTION 14-06-417

MOVED by Councillor Paul

That the information/correspondence items be accepted for information purposes.

CARRIED

IN-CAMERA SESSION:

MOTION 14-06-418

MOVED by Councillor Wardley

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 5:15 p.m.

- 15. a) Legal
- 15. b) Labour
- 15. c) Land

CARRIED

Councillor Knelsen left the meeting at 5:38 p.m.

MOTION 14-06-419

MOVED by Councillor Paul

That Council move out of camera at 5:44 p.m.

CARRIED

15. a) Legal – Mustus Energy Agreement

MOTION 14-06-420

MOVED by Councillor Bateman

That the Mustus Energy agreement update be received for information and that a letter be sent regarding the expiration of the Option to Purchase Agreement.

CARRIED

15. a) Legal – Winter Petroleum (tax recovery)

MOTION 14-06-421

MOVED by Councillor Derksen

That administration proceeds with tax recovery options for Winter Petroleum as discussed.

CARRIED

NOTICES OF MOTION:

16. a) None

NEXT MEETING

DATES:

17. a) Regular Council Meeting

Monday, June 23, 2014

1:00 p.m.

Fort Vermilion Council Chambers

ADJOURNMENT:

18. a) Adjournment

MOTION 14-06-422

MOVED by Councillor Wardley

That the council meeting be adjourned at 5:45 p.m.

CARRIED

These minutes were approved by Council on June 23, 2014.

(original signed)

Bill Neufeld
Reeve

(original signed)

Joulia Whittleton
Chief Administrative Officer

