

**LAC LA BICHE COUNTY
REGULAR COUNCIL MEETING
COUNTY CENTRE, LAC LA BICHE**

August 12, 2014 – 10:00 a.m.

Minutes of the Lac La Biche County Regular Council Meeting held on August 12, 2014 at 10:00 a.m.

CALL TO ORDER Mayor Moghrabi called the meeting to order at 10:03 a.m.

PRESENT	Omer Moghrabi	Mayor
	Wanda Austin	Councillor
	Robert Richard	Councillor / Deputy Mayor (entered at 10:31 a.m.)
	Richard Olson	Councillor
	David Phillips	Councillor
	MJ Siebold	Councillor
	Tim Thompson	Councillor
	Hajar (Jerry) Haymour	Councillor
	John Nowak	Councillor (entered at 10:04 a.m.)

STAFF IN ATTENDANCE	Shadia Amblie	Interim Chief Administrative Officer/ Manager, Communications
	Melanie McConnell	Interim Assistant Chief Administrative Officer/Manager, Legislative Services
	Barry Kolenosky	Acting General Manager, Operations (in part)
	Dan Small	Senior Manager (in part)
	Joanne Onciul	Legislative Services Coordinator

ADOPTION OF AGENDA

Councillor Nowak entered Council Chambers at 10:04 a.m

14.601 Motion by Councillor Haymour to approve the August 12, 2014 Regular Council Meeting agenda as amended:

- Addition of Item 9.5 Sponsorship Matter (section 25 FOIP).

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

3.1 July 22, 2014 Regular Council Meeting;

14.602 Motion by Councillor Siebold to adopt the July 22, 2014 Regular Council Meeting minutes as circulated.

CARRIED UNANIMOUSLY

3.2 August 5, 2014 Special Council Meeting.

14.603 Motion by Councillor Phillips to adopt the August 5, 2014 Special Council Meeting minutes as circulated.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

4.1 RFD – Amend Off-Site Levies Bylaw 11-010 to exclude SE-34-67-16-W4M.

14.604 Motion by Councillor Nowak that Council denies the request to amend Off-Site Levies Bylaw 11-010 excluding SE-34-67-16-W4M from the Mission Basin.

CARRIED UNANIMOUSLY

NEW BUSINESS

8.1 RFD – Social Media Policy CS-15-001;

14.605 Motion by Councillor Siebold to approve Social Media Policy CS-15-001 as attached to and forming part of these minutes.

CARRIED UNANIMOUSLY

14.606 Motion by Councillor Nowak to instruct Administration to bring forward the Council Code of Conduct for review, and further that the provision for Social Media be addressed.

CARRIED UNANIMOUSLY

Councillor Richard entered Council Chambers at 10:31 a.m.

8.2 RFD – Agricultural Service Board Communications Plan;

14.607 Motion by Councillor Phillips that Lac La Biche County Council approves the Agricultural Service Board Communications Plan as attached to and forming part of these minutes.

CARRIED UNANIMOUSLY

8.3 RFD – Predator Control Policy and Procedure;

14.608 Motion by Councillor Olson that Lac La Biche County Council approves the amended Predator Control Policy and Procedure PI-62-010 as attached to and forming part of these minutes.

CARRIED UNANIMOUSLY

RECESS

Mayor Moghrabi called a recess at 10:55 a.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 11:04 a.m. with all those Members of Council previously listed in attendance.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.1 Delegation – Community Futures – Lac La Biche;

Council members introduced themselves to the delegation.

Reuel Thomas and Jaclyn Denman of Community Futures – Lac La Biche provided an overview of what Community Futures is, what Community Futures does, and why the Tourism Contract is valuable to the Community. It was requested that, if Council agrees to sign the Tourism Contract, that the same be signed by the end of September at the latest.

Discussion ensued regarding the future of tourism in the Lac La Biche County.

Mayor Moghrabi thanked the delegation for their presentation.

RECESS

Mayor Moghrabi called a recess at 11:45 a.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 11:47 a.m. with all those Members of Council previously listed in attendance, with the exception of Councillor Phillips.

NEW BUSINESS

- 8.4 Briefing – Biological Nutrient Removal (BNR) Waste Water Treatment Plant Grand Opening;

Councillor Phillips returned to Council Chambers at 11:48 a.m.

- 14.609 Motion by Councillor Nowak to accept the Briefing regarding the Biological Nutrient Removal (BNR) Waste Water Treatment Plant Grand Opening as information.

CARRIED UNANIMOUSLY

- 8.9 Briefing – Fork Lake Resident Concerns and Boat Launch Study Update;

Discussion ensued regarding concerns raised by residents of Fork Lake Estates regarding their request for a boat launch and dock replacement.

Randy Fedchuk, resident of Fork Lake Estates, was present and expressed his concern with the lack of a boat launch and dock on the South East side of Fork Lake. He further noted that the North side of Fork Lake has a floating dock and boat launch, and provided his opinion that a similar one for the South East side of the lake would be used by many. A request was also made to have washroom facilities made available for this area as well.

- 14.610 Motion by Councillor Haymour to accept the briefing regarding Fork Lake Resident Concerns and Boat Launch Study Update as information, and further that Administration bring forward information regarding costs associated with conducting a boat launch study for the County.

CARRIED UNANIMOUSLY

RECESS

Mayor Moghrabi called a recess at 12:20 p.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 1:31 p.m. with all those Members of Council previously listed in attendance, with the exception of Councillors Thompson and Haymour.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

Mayor Moghrabi provided an overview of the Public Hearing process.

Councillor Thompson returned to Council Chambers at 1:32 p.m.

Councillor Haymour returned to Council Chambers at 1:32 p.m.

6.2 Public Hearing - Rezoning Bylaw No. 14-012; Martushev, Nick and Vassa; Pt. SE 4-68-16-W4M; from Agricultural District (AG) to On-Site Estate Residential District 1 (OE1) and Natural Open Space District (NOS);

Mayor Moghrabi declared the public hearing open at 1:33 p.m.

Mayor Moghrabi asked the Manager, Legislative Services whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Manager, Legislative Services advised that this was the case and further noted there were no written submissions received.

Diane Cloutier, Planning & Development Officer summarized the purpose for the hearing.

Mayor Moghrabi asked if the Applicant was present and wishing to speak to the proposed Rezoning Bylaw 14-012.

Nick Martushev, Developer, was present and expressed his desire to work with everyone with respect to the above noted rezoning.

Mayor Moghrabi asked if there was anyone present wishing to speak in support of the proposed bylaw.

No one came forward.

Mayor Moghrabi asked if there was anyone present wishing to speak in opposition of the proposed bylaw.

Sabina Vaughn, adjacent land owner, was present and agreed with the developer with respect to setting aside a portion of land as a natural reserve. She expressed her concern with the 15 lots that are currently vacant in the Plamondon area and provided her opinion that those lots should be sold prior to more being developed.

Mayor Moghrabi asked if the Applicant wishes to make any closing comments.

Mr. Martushev confirmed that he is proposing this development of 5 or 6 lots for his children.

Mayor Moghrabi thanked the presenters for their comments, and declared the public hearing closed at 1:57 p.m.

PUBLIC INPUT SESSION/DELEGATIONS/PUBLIC HEARINGS

6.3 Public Hearing – Bylaw 14-030; Amendment to Land Use Bylaw 12-024 (New Definition of Aggregate Extraction; Change of Definition of Natural Resource Extraction/Processing Facility to Natural Resource Industry and changes to Use in the Agricultural District, Crown Land District, Rural Industrial District and Urban Reserve District);

Councillor Thompson declared a conflict of interest due to his personal business interests and left Council Chambers at 1:57 p.m.

Mayor Moghrabi declared the public hearing open at 1:57 p.m.

Mayor Moghrabi asked the Manager, Legislative Services whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Manager, Legislative Services advised that this was the case and further noted there were no written submissions received.

Diane Cloutier, Planning & Development Officer summarized the purpose for the hearing.

Councillor Phillips left Council Chambers at 2:03 p.m.

Discussion ensued regarding the Natural Resource Industry as a Use in the following Districts: Section 109: Crown Land District (Permitted Use); Section 125: Rural Industrial District (Permitted Use); and Section 131: Urban Reserve District (Discretionary Use). It was noted that any industrial activities on Crown Land should be revisited when the Land Use Bylaw is revised.

Councillor Phillips returned to Council Chambers at 2:06 p.m.

Mayor Moghrabi asked if there was anyone present wishing to speak in support of the proposed bylaw.

Shelley Williams was present and noted that she has been trying to sell gravel for 4 months and would like a decision made on this issue so she can carry on with her business.

Mayor Moghrabi asked if there was anyone present wishing to speak in opposition of the proposed bylaw.

No one came forward.

Mayor Moghrabi thanked the presenters for their comments, and declared the public hearing closed at 2:09 p.m.

Councillor Thompson returned to Council Chambers at 2:09 p.m.

6.4 Public Hearing – Rezoning Bylaw 14-033; Plamondon Co-op; Lot 22, Block 12, Plan 0728029; from Hamlet Commercial District (HC) to Public/Institutional District (PI);

Mayor Moghrabi declared the public hearing open at 2:10 p.m.

Mayor Moghrabi asked the Manager, Legislative Services whether or not the public hearing was advertised and notice was provided in accordance with the applicable legislation. The Manager, Legislative Services advised that this was the case and further noted that no written submissions were received.

Sheera Bourassa, Planning & Development Officer summarized the purpose for the hearing.

Mayor Moghrabi asked if the Applicant was present and wishing to speak to the proposed Rezoning Bylaw 14-033.

Carol Plamondon, on behalf of the Applicant and the Historical Chapelle Society of Plamondon, was present and noted she is in favour of the proposed rezoning. She further noted that the Historical Chapelle Society wishes to purchase the said property from the Plamondon Co-op and is unable to do so unless the land is rezoned Public/Institutional District.

Mayor Moghrabi asked if there was anyone present wishing to speak in support of the proposed bylaw.

Judy Noseworthy, on behalf of the Historical Chapelle Society, noted she was in favour of the proposed rezoning bylaw 14-033.

Mayor Moghrabi asked if there was anyone present wishing to speak in opposition of the proposed bylaw.

No one came forward.

Mayor Moghrabi asked if the Applicant wishes to make any closing comments.

Carol Plamondon asked that Council please consider the rezoning application and thanked Council for their time.

Mayor Moghrabi thanked the presenters for their comments, and declared the public hearing closed at 2:16 p.m.

Councillor Olson left Council Chambers at 2:17 p.m.

PUBLIC INPUT SESSION

6.5 Public Input Session.

Mayor Moghrabi declared the public input session open at 2:18 p.m.

There was no one present for the public input session.

Mayor Moghrabi declared the public input session closed at 2:18 p.m.

Councillor Nowak left Council Chambers at 2:18 p.m.

Councillor Olson returned to Council Chambers at 2:19 p.m.

Councillor Nowak returned to Council Chambers at 2:19 p.m.

NEW BUSINESS

8.5 RFD – Tender Award – Claude Lake and Eagle Haunt Water & Sewer Project;

14.611 Motion by Councillor Richard that County Council approves the awarding of the construction contract for the Claude Lake and Eagle Haunt Subdivisions Water and Wastewater Servicing to Nu Edge Construction Ltd., at a cost of \$965,246.70.

CARRIED UNANIMOUSLY

RECESS

Mayor Moghrabi called a recess at 2:50 p.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 2:56 p.m. with all those Members of Council previously listed in attendance, with the exception of Councillors Richard, Nowak and Haymour.

NEW BUSINESS

8.7 RFD – Proposed Amended Cheque and Document Signing Authority Policy;

Councillor Nowak returned to Council Chambers at 2:57 p.m.

Councillor Richard returned to Council Chambers at 2:57 p.m.

Councillor Haymour returned to Council Chambers at 2:59 p.m.

14.612 Motion by Councillor Siebold that County Council adopts the Proposed Amended Cheque and Document Signing Authority Policy No. CS-10-016.

CARRIED UNANIMOUSLY

14.613 Motion by Councillor Olson that County Council designates the following personnel as cheque signing authorities effective immediately:

- One of:
 - Mayor Omer Moghrabi;
 - Deputy Mayor Robert Richard;
 - Ward 5 Councillor MJ Siebold;
 - Ward 6 Councillor Tim Thompson;
 - Ward 7 Councillor John Nowak; and
- One of:
 - Interim Chief Administrative Officer Shadia Amblie;
 - Interim Assistant Chief Administrative Officer Melanie McConnell;
 - General Manager, Operations Jeff Lawrence;
 - Senior Manager, Daniel Small.

CARRIED UNANIMOUSLY

8.8 RFD – Ratification of Library Board Bylaws;

14.614 Motion by Councillor Austin that County Council ratifies the revised bylaws of the Lac La Biche County Library Board.

CARRIED UNANIMOUSLY

NEW BUSINESS

8.10 RFD – Proposed Amendment to Land Sale Policy;

14.615 Motion by Councillor Haymour that County Council adopts the amendment to the Land Sale Policy PI-61-012.

IN FAVOUR

**Mayor Moghrabi
Councillor Austin
Councillor Richard
Councillor Olson
Councillor Phillips
Councillor Thompson
Councillor Haymour
Councillor Nowak**

OPPOSED

Councillor Siebold

CARRIED

8.11 RFD – Request for First Extension – Subdivision Approval for File 2013-S-006; Proposed Subdivision of Lot 5, Block 1, Plan 2518ET;

14.616 Motion by Councillor Thompson that Lac La Biche County Council approves an extension to the Subdivision Approval for File 2013-S-006 until March 21, 2015.

CARRIED UNANIMOUSLY

8.12 RFD – Rezoning Bylaw 14-036; Ryan, Blaise & Wlodarczak, Peter; Pt. of RL-13-68-14-W4M; from Agricultural District (AG) to Serviced Estate Residential District 1 (ES1) – 1st Reading;

14.617 Motion by Councillor Richard that Bylaw 14-036 be given first reading this 12th day of August, 2014.

CARRIED UNANIMOUSLY

8.13 RFD – Rezoning Bylaw No. 14-012; Martushev, Nick and Vassa; Pt. SE 4-68-16-W4M; from Agricultural District (AG) to On-Site Estate Residential District 1 (OE1) and Natural Open Space District (NOS) – 2nd and 3rd Reading;

14.618 Motion by Councillor Olson that Bylaw 14-012 be given second reading this 12th day of August, 2014.

IN FAVOUR

**Mayor Moghrabi
Councillor Austin
Councillor Olson
Councillor Phillips
Councillor Siebold
Councillor Thompson
Councillor Haymour
Councillor Nowak**

OPPOSED

Councillor Richard

CARRIED

14.619 Motion by Councillor Nowak that Bylaw 14-012 be given third and final reading this 12th day of August, 2014.

IN FAVOUR

**Mayor Moghrabi
Councillor Austin
Councillor Olson
Councillor Phillips
Councillor Siebold
Councillor Thompson
Councillor Haymour
Councillor Nowak**

OPPOSED

Councillor Richard

CARRIED

Councillor Thompson declared a conflict of interest due to his personal business interests and left Council Chambers at 3:23 p.m.

8.14 RFD – Bylaw 14-030; Amendment to Land Use Bylaw 12-024 (New Definition of Aggregate Extraction; Change of Definition of Natural Resource Extraction/Processing Facility to Natural Resource Industry and changes to Use in the Agricultural District, Crown Land District, Rural Industrial District and Urban Reserve District) – 2nd and 3rd Reading;

14.620 Motion by Councillor Haymour that County Council permits a text amendment to Bylaw 14-030; number 4 to delete the wording “Resource Industry” after “Natural Resource Extraction/Processing Facility”.

CARRIED UNANIMOUSLY

NEW BUSINESS

8.14 RFD – Bylaw 14-030; Amendment to Land Use Bylaw 12-024 (New Definition of Aggregate Extraction; Change of Definition of Natural Resource Extraction/Processing Facility to Natural Resource Industry and changes to Use in the Agricultural District, Crown Land District, Rural Industrial District and Urban Reserve District) – 2nd and 3rd Reading (continued);

14.621 Motion by Councillor Siebold that Bylaw 14-030 be given second reading this 12th day of August, 2014.

CARRIED UNANIMOUSLY

14.622 Motion by Councillor Richard that Bylaw 14-030 be given third and final reading this 12th day of August, 2014.

CARRIED UNANIMOUSLY

Councillor Thompson returned to Council Chambers at 3:28 p.m.

8.15 RFD – Rezoning Bylaw 14-033; Plamondon Co-op; Lot 22, Block 12, Plan 0728029; from Hamlet Commercial District (HC) to Public/Institutional District (PI); - 2nd and 3rd Reading.

14.623 Motion by Councillor Nowak that Bylaw 14-033 be given second reading this 12th day of August, 2014.

CARRIED UNANIMOUSLY

14.624 Motion by Councillor Haymour that Bylaw 14-033 be given third and final reading this 12th day of August, 2014.

CARRIED UNANIMOUSLY

8.6 Briefing – Council Appointments to Committees;

14.625 Motion by Councillor Haymour to appoint Mayor Moghrabi and Deputy Mayor Richard to the Municipal Planning Commission.

CARRIED UNANIMOUSLY

8.6 Briefing – Council Appointments to Committees (continued);

14.626 Motion by Councillor Olson that Mayor Moghrabi, Councillors Richard, Haymour, and Nowak be appointed to the Chief Administrative Officer Recruitment Committee.

CARRIED UNANIMOUSLY

14.627 Motion by Councillor Richard that Mayor Moghrabi is appointed to the following Committees:

- Regional Economic Development – Chair;
- Health Services/Doctor Recruitment Board;
- Northeast Alberta Information HUB Ltd.;
- Oil Sands Developers Group;
- Greater North Foundation.

CARRIED UNANIMOUSLY

14.628 Motion by Councillor Olson that Councillor Richard is appointed to the following Committees:

- Agricultural/Environmental Appeals Committee;
- Solid Waste Committee;
- Transportation Master Plan Committee – Chair;
- Ports to Plains Alliance/Veteran’s Memorial Highway Association;
- Coalition for a Safer 63 & 881 / Fort McMurray Traffic Corridors Working Group.

CARRIED UNANIMOUSLY

14.629 Motion by Councillor Olson to extend the meeting to the conclusion of the agenda.

CARRIED UNANIMOUSLY

DISPOSITION OF DELEGATION BUSINESS

7.1 Delegation – Community Futures – Lac La Biche;

14.630 Motion by Councillor Siebold to send a letter of thanks to Community Futures for their presentation.

CARRIED UNANIMOUSLY

7.2 Public Input Session.

There was no one present for the Public Input Session.

IN CAMERA SESSION

14.631 Motion by Councillor Siebold to go in camera at 3:52 p.m.

CARRIED UNANIMOUSLY

RECESS

Mayor Moghrabi called a recess at 3:53 p.m.

RECONVENE

Mayor Moghrabi reconvened the meeting at 4:00 p.m. with all those Members of Council previously listed in attendance.

IN CAMERA SESSION

9.2 RFD – Fitness Instructor Business Case (section 17 FOIP);

Councillor Nowak declared a conflict due to his personal business interests and left Council Chambers at 4:00 p.m. Councillor Nowak did not participate in the discussion.

Councillor Thompson left Council Chambers at 4:40 p.m. and did not return to the meeting.

Councillor Olson left Council Chambers at 4:59 p.m.

Councillor Nowak returned to Council Chambers at 4:59 p.m.

9.3 RFD – Review Offer to Purchase County Owned Lands: Parcel 1, legally described as Plan 1320611, Lot 3, Block 3 – (section 16 and 25 FOIP);

Councillor Olson returned to Council Chambers at 5:00 p.m.

9.4 RFD – Review Offer to Purchase County Owned Lands: Parcel 3, legally described as Plan 1222024, Lot 1, Block 3 – (section 16 and 25 FOIP);

7.1 Delegation – Community Futures – Lac La Biche;

9.5 Sponsorship Matter (section 25 FOIP) – addition to agenda.

Councillor Richard left Council Chambers at 5:59 p.m.

9.1 RFD – FCSS Coordinator Business Case (section 17 FOIP);

This item was not discussed and deferred to a later date.

RETURN TO REGULAR MEETING

- 14.632 Motion by Councillor Olson to proceed with the meeting out of camera at 5:59 p.m.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

- 9.2 RFD – Fitness Instructor Business Case (section 17 FOIP);

No action required.

- 9.3 RFD – Review Offer to Purchase County Owned Lands: Parcel 1, legally described as Plan 1320611, Lot 3, Block 3 – (section 16 and 25 FOIP);

Councillor Richard returned to Council Chambers at 6:00 p.m.

- 14.633 Motion by Councillor Haymour that Lac La Biche County accepts the offer to purchase for the lands legally described as Plan 1320611, Lot 3, Block 3 in the amount of \$835,000 including, but not limited to, the following terms and conditions:

1. Complete construction of 6 homes in the \$350,000 to \$395,000 range within two years of closing date, where to complete construction means construction to the foundation stage;
2. Lac La Biche County has first right of refusal within two years of closing date;
3. Lac La Biche County is provided a re-purchase or transfer back provision if the development is not undertaken as specified, within two years of closing date;
4. The closing date of this transaction shall be on or before October 15, 2014.

CARRIED UNANIMOUSLY

BUSINESS ARISING OUT OF “IN CAMERA SESSION”

9.4 RFD – Review Offer to Purchase County Owned Lands: Parcel 3, legally described as Plan 1222024, Lot 1, Block 5 – (section 16 and 25 FOIP);

14.634 Motion by Councillor Richard that Lac La Biche County accepts the offer to purchase for the lands legally described as Plan 1222024, Lot 1, Block 5 in the amount of \$980,000 including, but not limited to, the following terms and conditions:

1. The purchaser commences and completes construction of the lands as soon as possible and in any event, not later than two years after the closing date. Completes construction means construction to the foundation stage;
2. Lac La Biche County has first right of refusal within two years of closing date;
3. Lac La Biche County is provided a re-purchase or transfer back provision if the development is not undertaken as specified, within two years of closing date;
4. The closing date of this transaction shall be on or before October 15, 2014;
5. Subject to the lands being rezoned to accommodate the proposed development.

CARRIED UNANIMOUSLY

7.1 Delegation – Community Futures – Lac La Biche;

14.635 Motion by Councillor Nowak that Administration be authorized to commence negotiations with Community Futures – Lac La Biche for the tourism services contract.

CARRIED UNANIMOUSLY

9.5 Sponsorship Matter (section 25 FOIP) – addition to agenda.

No action required.

9.1 RFD – FCSS Coordinator Business Case (section 17 FOIP);

This item was not discussed and deferred to a later date.

ADJOURNMENT

14.636 Motion by Councillor Haymour to adjourn the Regular Council Meeting of August 12, 2014 at 6:05 p.m.

CARRIED UNANIMOUSLY

Omer Moghrabi, Mayor

**Shadia Amblie
Interim Chief Administrative Officer**