

Minutes of a Regular Council Meeting of Clearwater County, Province of Alberta, held January 08, 2013 in the County Office at Rocky Mountain House.

**CALL TO ORDER:** The Meeting was called to order at 8:57 A.M. by Reeve Alexander with the following being present:

Reeve:	Pat Alexander
Councilors:	Earl Graham
	Dick Wymenga
	John Vandermeer
	Bob Bryant
	Jim Duncan
	Case Korver
Municipal Manager:	Ron Leaf
Director, Public Works:	Marshall Morton
	Frank McBride
	Brian Bilawchuk
	Michelle Marshall
Director, Corporate Services:	Murray Hagan
Director, Ag Services:	Matt Martinson
Manager, Infrastructure:	Erik Hansen
Manager, Financial Services:	Rhonda Serhan
	Charlene Johnson
	Roberta Judd
	Sandy Jaspar
Recording Secretary:	Tracy Haight
	Christine Heggert
	Darrell Philip
	Brad Welygen
Media	Sarah Maetche

Murray Hagan introduced new staff Charlene Johnson, Receptionist; Roberta Judd, Asset Administrator; Sandy Jaspar, Assessment Technician.  
Charlene Johnson, Roberta Judd and Sandy Jaspar left meeting.

**AGENDA:** Jim Duncan and John Vandermeer requested addition of an In Camera – legal item each. Ron Leaf noted that there is no Public Works Director’s report for this meeting. Marshall Morton added Bridge Survey to agenda item E4.

BOB BRYANT: That the January 08, 2013  
Regular Meeting Agenda be accepted as amended.

001/13 CARRIED 7/0

**CONFIRMATION  
OF MINUTES:**

1. December 11, 2012 Regular Meeting Minutes

BOB BRYANT: That the Minutes of the December 11,  
2012 Regular Meeting be accepted as presented.

002/13 CARRIED 7/0

**CORPORATE  
SERVICES:**

1. 2013 Operating and Capital Budgets

Murray Hagan presented the proposed 2013 operating budget with total expenses of \$26,302,531 for 2013. This represents an increase of \$3,590,379 (15.8%) compared to the 2012 budget.  
2013 expenses represent service levels consistent with prior years, and the County’s strategic plan, while providing for increasing costs of providing

those services. In addition, \$2,175,000 has been identified for contribution toward arena renovations in Rocky Mountain House, \$200,000 has been added to enhance road maintenance, and funding has been allocated to provide for a fourth Community Peace Officer.

The 2013 budget also includes the cost of holding an election on October 21, 2013.

Tax revenues have been conservatively estimated in total, but actual rates won't be set until the spring when assessment values are available. It is not practical to estimate assessment values at this time given the nature of the property base in Clearwater County. Linear and Machinery & Equipment assessments, in particular, can vary significantly from year to year.

User fees for municipal services, such as water and wastewater as well as the requisition for regional waste continue to move towards a full cost recovery model in an effort to provide a more complete picture of the costs to provide those services to residents.

The capital budget reflects total expenditures of \$33,374,417 for 2013. This represents an increase of \$3,289,182 (10.9%) compared to the 2012 budget.

Paving of the Angle Road was deferred from 2012 to 2013 in order to realize cost savings resulting from lower asphalt prices. For the same reason, an additional paving project has been added in 2013 which will be funded by a transfer from reserves. This initiative will enable the County to reach its goal of a minimum of 90% ban-free structures one year earlier than planned.

EARL GRAHAM:	That Council adopts the attached operating and capital budgets for calendar year 2013.
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003/13	CARRIED 7/0
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JIM DUNCAN:	That Council accepts the proposed operating and capital budgets for calendar years 2014 and 2015 for information.
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004/13	CARRIED 7/0
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Rhonda Serhan and Murray Hagan left meeting.

**PUBLIC WORKS: 1. Asphalt Overlay 2013 Second Tender Award**

Erik Hansen presented the tender results for the additional 2013 Asphalt Overlay program. This program includes re-surfacing, side slope improvement and other work for two major projects. They include the Oras Road from Hwy 12 north to the Gas Plant (18.00Km), the Alhambra Road from Hwy 11 north to 598 (8.15Km).

Mr. Hansen noted the County received nine bids, with Border Paving Ltd. being the low valid bidder at \$2,068,370.55 under the budgeted amount of \$7,420,000.00.

Mr. Hansen stated cost savings are attributed to the competitive pricing realized in the asphalt and miscellaneous grading work particularly the side sloping and the deletion of work on the 600m north of Hwy 598 on Range Road 5-4 known as Bunch Road due to the timeliness of the tender release and the logistics involved.

Staff responded to questions regarding the cost savings achieved and the eventual completion of Bunch Road (October 15, 2013).

DICK WYMENGA:

That Council approves awarding the 2013 Asphalt Overlay Program contract to Border Paving Ltd.

**005/13**

CARRIED 7/0

Brad Welygan and Darrell Philip left meeting, Jenny Oatwell joined meeting.

**PUBLIC WORKS: 2. North Fork Road Base/Pave Tender Award**

Erik Hansen presented the tender results for the proposed North Fork Road base and pave project. This project includes re-grading the existing road, the placement of granular base course and asphalt surfacing to construct a ban free structure. The project limits start at Hwy 752 and extend northwest to the end of the existing chip sealed surface. (8.3Km)

Mr. Hansen noted the County received six bids with M. Pidherney's Trucking Ltd. being the low valid bidder at \$731,075.25 under the budgeted amount of \$4,945,000.00. As anticipated this competitive pricing can be attributed in part to Council's decision for an early tender release and the reduced provincial workload.

Staff responded to questions regarding the location of gravel pits owned by M. Pidherney's Trucking.

JIM DUNCAN:

That Council approves awarding the North Fork Road Base and Pave Project contract to M. Pidherney's Trucking Ltd.

**006/13**

CARRIED 7/0

Jim Duncan declared a conflict of interest as he is one of the individuals making application For the road allowance permit. Mr. Duncan then appeared before Council in order to comment on his application for Bylaw 968/13. Rick Emmons joined meeting.

**PUBLIC WORKS: 3. Permitting of Road Allowance Duncan Bylaw 968/13**

Brian Bilawchuk presented an application for the use of a road allowance which lies between the SW-7-39-8 W5M and SE-12-39-9 W5M (approximately 4.00 acres more or less). Both effected parcels are used as grazing leases for cattle and horse.

Jim Duncan stated the grazing leases have been in effect for 30 years and that the road allowance is treed. Mr. Duncan and staff responded to questions from council regarding public access to the road allowance and the placement of texas gates.

Jim Duncan left the council chambers.

DICK WYMENGA:

That Council grants first reading to By-law 968/13 and schedules a Public Hearing for February 12, 2013.

**007/13**

CARRIED 6/0

Jim Duncan rejoined meeting. Christine Heggert, Brian Bilawchuk, Michelle Marshall left meeting.

**PUBLIC WORKS: 4. Local Road Bridge Program**

Rick Emmons and Marshall Morton reviewed the Local Road Bridge Program (LRBP) survey recently released by the AAMDC and provided highlights with respect to the proposed changes as recommended by the Review Committee. Rick Emmons noted at the finalization stage of the review process, the committee compiled several recommendations to be

brought forward to the Minister. Marshall Morton stated that the committee sent out a survey to local municipalities to gather opinions and gauge support of recommendations. Mr. Morton noted the survey was completed by administration but the AAMDC is requesting that the survey responses reflect Council's position.

Staff responded to questions from council regarding bridge inspections, bridge funding, traffic volume and survey responses.

Jenny Oatwell left meeting.

JOHN VANDERMEER: That Council approves the survey response as recommended by administration and directs administration to submit the responses to the AAMDC.

008/13

CARRIED 7/0

Eleanor Pengelly, Keith McCrae, Bill and Kathy Rammage joined meeting.

**PLANNING AND  
WEST COUNTRY:**

**1. Land Use Amendment – Eldorado Pressure Services Ltd. Bylaw 969/13**

Eleanor Pengelly presented an application by Eldorado Pressure Services Ltd. to redesignate approximately 48.31 acres from Country Residence Agricultural District "CRA" and Agriculture District "A" to Light Industrial District "LI" for the purpose of bringing the existing operation of a business into compliance with the Land Use Bylaw.

This land use amendment is combined with Subdivision Application 21/3273 for the consolidation of a "CRA" parcel back into the quarter section, while at the same time adjusting the boundary of an adjacent "CRA" parcel in order to encompass existing development.

The proposal is to consolidate a residential parcel legally described as Lot 1, Plan 992 2128 back into SW 29-40-06 W5M and then rezone a portion of that quarter section to Light Industrial District "LI". A boundary adjustment between Lot 1, Plan 992 2128 and Lot 1, Plan 762 1435 (PT SE 29-40-06 W5M) will complete Subdivision Application 21/3273. Ms. Pengelly stated existing and future development on the subject lands would be subject to both municipal development permit approval and a Roadside Development Permit from Alberta Transportation.

Eleanor Pengelly presented background information on Clearwater County's Municipal Development Plan responded to questions from council regarding the proposed use of the secondary residence and requirements Alberta Transportation may have.

BOB BRYANT: That Council grants first reading of Bylaw 969/13 and schedule a Public Hearing for February 12, 2013.

009/13

CARRIED 7/0

Eleanor Pengelly, Keith McCrae, Bill and Kathy Rammage left meeting.

**PUBLIC WORKS: 5. 2013 Winter Gravel Program**

Frank McBride and Marshall Morton presented the budgeted amount for the 2013 Winter Gravel Program is \$1,141,000.00. Mr. Morton stated the

program will commence when weather conditions are such to facilitate a successful program.

This year's proposed program will re-gravel approximately 380 km (237 miles) of road, and use approximately 77,800 tonnes of gravel from inventory.

Staff responded to questions from council regarding roads to be prioritized depending on budget, running more than one crew and which roads may have to wait for re-gravel in the summer.

CASE KORVER: That Council accepts the winter gravel program data as information provided.

010/13

CARRIED 7/0

Marshall Morton and Frank McBride left the meeting.

**MUNICIPAL: 1. RDC Report to the Community**

Ron Leaf presented an invitation to attend a luncheon at Red Deer College (RDC). The luncheon will include a board of governor's report to the community and details of RDC's vision for the College's future and takes place on Friday, January 25, 2013 at the Cenovus Energy Learning Common (2nd Floor, Four Centres). Presentation is at 11:30 am, lunch is at 12:00 and the Report to the Community is at 12:30 pm.

Councillors Graham, Bryant, Vandermeer, Korver and Reeve Alexander noted their interest in attending.

BOB BRYANT: That all Councillors are authorized to attend the Red Deer College Report to the Community on January 25, 2013.

011/13

CARRIED 7/0

**PLANNING &  
WEST COUNTRY: 2. Nordegg Residential Phase 1, Lot Sale Procedure**

Rick Emmons presented a draft Nordegg Residential Phase I, Stage I, Lot Purchasing Policy to guide the development and sale of residential lots in Nordegg. The County is anticipating having twenty-six (26) residential lots available for sale in the spring/summer of 2013. These lots would be referred to as the Phase I Residential Lots.

Mr. Emmons stated Clearwater County historically has held "lot draws" as the initial sales method and staff recommends that Council continue this sales practice.

BOB BRYANT: That Council approves the Nordegg Residential Phase 1, Stage 1, Lot Purchasing policy as presented.

012//13

CARRIED 7/0

**3. Nordegg Residential Phase I, Stage 1 Lot Price Scenarios**

Rick Emmons presented suggested prices for twenty six (26) residential lots in the Nordegg Residential Phase 1, Stage 1 development. Mr. Emmons stated administration is working toward having nine lots available to market in the spring of 2013 and as per an independent appraiser's recommendation administration recommends sale price for residential lots adjacent a park for \$90,000 each; residential lots with back lanes for \$80,000 each; and corner lots or lots with lane and view for \$85,000 each. Mr. Emmons noted the Municipal Government Act requires the municipality to ensure fair market value and

administration is confident this requirement has been met with the suggested prices.

Mr. Emmons responded to questions regarding the sale of only nine lots and if a draw process will be used.

BOB BRYANT:

That Council accepts the recommended lot prices and approves the sale of nine lots, as proposed, in the 2013.

**013/13**

**CARRIED 7/0**

Rick Emmons and Sarah Maetche left meeting.

**INFORMATION:     1.     Manager's Report**

Council discussed the Manager's Report. Ron Leaf presented Council the Reynolds Mirth Richards & Farmer LLP Legal Workshop seminar information.

Council noted their interest in attending a joint meeting with Bighorn County during the spring AAMDC convention in March.

EARL GRAHAM:

That the CAO's Report, Accounts Payable listing as of December 25, 2012 and January 8, 2013 and the manual cheque listing as of December 25, 2012, council remuneration and council calendar be accepted as information.

**014/13**

**CARRIED 7/0**

**MUNICIPAL  
IN CAMERA:**

**2.     In Camera**

DICK WYMENGA:

That Council meets as a Committee of the Whole for the purpose of discussing legal items.  
10:59 P.M.

**015/13**

**CARRIED 7/0**

BOB BRYANT:

That the meeting reverts to an Open Meeting at 11:49 P.M.

**016/13**

**CARRIED 7/0**

**ADJOURNMENT:     DICK WYMENGA:  
11:50 A.M.**

That the Meeting adjourns.

**017/13**

**CARRIED 7/0**

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REEVE

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MUNICIPAL MANAGER