

Minutes of a Regular Council Meeting of Clearwater County, Province of Alberta, held May 27, 2014 in the Clearwater County Council Chambers in Rocky Mountain House.

CALL TO ORDER: The Meeting was called to order at 9:01 A.M. by Reeve Alexander with the following being present:

Reeve:	Pat Alexander
Councillors:	Curt Maki
	Jim Duncan
	Theresa Laing
	Earl Graham
	Kyle Greenwood
	John Vandermeer
CAO:	Ron Leaf
Recording Secretary:	Tracy Haight
Director, Public Works:	Marshall Morton
Administration:	Kurt Magnus
	Erik Hansen
	Brad Wellygan

Public:	Dennis Ross
---------	-------------

Media:	Helge Nome
	Sarah Maetche
	Rianne De Lang

**AGENDA
APPROVAL:**

Marshall Morton noted revised equipment rate schedule for item D3. Pat added item G5 information- Local Company Wins Award.

COUNCILLOR MAKI:	That the May 27, 2014 Regular Meeting Agenda be accepted.
------------------	---

198/14

CARRIED 7/0

**CONFIRMATION
OF MINUTES:**

1. May 13, 2014 Regular Meeting Minutes

COUNCILLOR DUNCAN:	That the Minutes of the May 13, 2014 Regular Meeting be accepted.
--------------------	---

199/14

CARRIED 7/0

PUBLIC WORKS:

1. Grader Maintenance Tender Award – Grader Beat #503

Kurt Magnus stated Clearwater County received five bids for the Grader Beat #503 tender, effective June 1, 2014, for maintenance of approximately 160 km of gravel road. Mr. Magnus noted Jordan Harbidge as the low value bidder.

Discussion followed on the value of experienced grader operators and ratepayers concerns with inexperienced operators. Administration noted operators are monitored closely; provisions for cancellation are included in the contract; and evaluation standards are followed.

Discussion continued on the pending shortage of experienced operators due to retirement and lack of younger operators choosing this field of work. Emphasis on operator training is important in order to guarantee experienced operators for the future.

COUNCILLOR LAING:

That Council awards Grader Beat #503 tender to Jordan Harbidge.

200/14

CARRIED 6/1

2. Withrow Communal Wastewater system Funding

Marshall Morton stated as per the June 2013 request from Withrow Community Association, MPE Engineering Ltd. has completed the feasibility study and estimated costs for construction of a communal wastewater system for the Hamlet of Withrow.

The most cost effective and viable treatment system determined by the study is a conventional lagoon located at the existing Leslieville lagoon site.

Mr. Morton presented the capital cost estimates and noted administration identified potential government funding from the Alberta Municipal Water and Wastewater Partnership (AMWWP) program and the Building Canada Fund (BCF). However, as the AMWWP is currently zero-funded by the province and the BCF is a competitive grant between Alberta municipalities and based on a priority level, it is doubtful this system will receive any provincial and/or federal government funding.

After Withrow residents reviewed the feasibility study and cost estimates they requested to meet with MPE Engineering Ltd. and Clearwater County to discuss technical details, funding for the proposed wastewater system, and a proposed construction completion date by end of year 2015.

Due to the lack of provincial and federal funding for large wastewater systems, administration recommends discussing policy directives to effectively handle requests for funding from hamlets and potentially, multi-lot subdivisions, for funding of wastewater systems.

Discussion followed on the challenges that municipalities face to provide funding for wastewater systems due to lack of government funding.

COUNCILLOR GREENWOOD:

That the Divisional Councillor meet with Withrow Community Association to discuss options and funding for a wastewater system in the Hamlet of Withrow.

201/14

CARRIED 7/0

COUNCILLOR VANDERMEER:

That Council authorizes the development of a wastewater policy for County hamlets and multi-lot subdivisions and requests administration to present a draft policy at first opportunity.

202/14

CARRIED 7/0

3. Contractor Rate Review

Marshall Morton presented the 2014 Equipment Rate Comparison sheet for Council's review. Council endorsed the current Contractor Equipment Rate Schedule based on a percentage of the 2011 Alberta Road Builder's and Heavy Construction Association (ARHCA) equipment rental rates, in June 2011.

Councillor Greenwood left the meeting.

Mr. Morton noted that contractor equipment rates apply to projects less than \$75,000 or projects that the County administers and pays hourly or day rates. These projects reflect approximately 6 million dollars in the Public Works budget.

As per local contractors request, Administration reviewed the current rate schedule, and after careful consideration of many factors, recommends an increase to contractor equipment rates, as per the submitted draft 2014 Equipment Rate Comparison sheet.

Councillor Greenwood joined the meeting. Brad Welygan left the meeting.

Discussion followed on increased operational costs, particularly fuel costs, for contractors and the formulas and calculations used by the ARHCA to establish equipment rates.

COUNCILLOR DUNCAN: That Council approves increases to the Contractor Equipment Rate Schedule as per the submitted 2014 Equipment Rate Comparison sheet.

203/14 CARRIED 7/0

PLANNING: 1. Nordegg lease Rental Rates

Rick Emmons noted the “Proposed Fee schedule”, as shown in the agenda item, should reflect starting year as 2015, not 2014.

Mr. Emmons provided background information on previous discussions and considerations by Council regarding Nordegg lease/rental rates and noted the “Nordegg Lease Rate Comparison” chart reflects rental rates in area markets.

Discussion followed regarding the recommended lease/rental rate increases for individual leases; postponement of increases until 2016; property repairs and maintenance allotted for in the 2014 budget; and the viability of businesses faced with lease/rental increases.

COUNCILLOR VANDERMEER: That Council approves the Nordegg lease/rental rates as presented effective January 1, 2015.

COUNCILLOR LAING: That Council amend the motion to approve the Nordegg lease/rental rates as presented effective January 1, 2016.

204/14 DEFEATED 6/1

COUNCILLOR VANDERMEER: That Council approves the Nordegg lease/rental rates as presented effective January 1, 2015.

205/14 CARRIED 6/1

Marshall Morton, Erik Hansen, Kurt Magnus, and Helge Nome left the meeting.

MUNICIPAL: **1. David Thompson Health Advisory Council – Municipal & Community Leads Networking Event & Health Forum:**

Ron Leaf presented an invitation from the David Thompson Health Advisory Council (HAC) to attend the Municipal and Community Leaders Networking Event and Health Forum on June 24.

COUNCILLOR MAKI: That Council authorizes Councillors attendance at the HAC Municipal and Community Leaders Networking Event and Health Forum on June 24.

206/14

CARRIED 7/0

INFORMATION:

Trevor Duley joined the meeting.

Ron Leaf noted Joe Anglin, MLA will attend Council on June 10, 2014.

Discussion followed on the consultation session for the North Saskatchewan Regional Plan (NSRP) scheduled for June 4, 2014. Councillors Vandermeer, Maki, Graham, and Greenwood indicated interest in attending.

Reeve Alexander noted Pidherney's Inc. received the *2014 Heavy Civil Contractor of the Year Award*.

COUNCILLOR DUNCAN: That the CAO's Report, Public Works Director's Report, Accounts Payable Listing, and Councillor Remuneration are accepted as information.

207/14

CARRIED 7/0

Marshall Morton joined the meeting. Erik Hansen joined the meeting.

Reeve Alexander recessed the Council meeting for a Public Hearing at 11:00 A.M.

Reeve Alexander reconvened the Council meeting at 3:00 P.M. with the same people present as noted at the beginning of the meeting and with members of the public remaining from the Public Hearing.

PLANNING: **3. Second and Third Readings – Land Use Amendment Bylaw 988/14**

Council reviewed all information presented at the May 27, 2014 public hearing for an application from Di-Corp Properties to amend the Land Use Bylaw for NW 28 39 05 W5, containing 149.90, to redistrict 33.85 acres from Agriculture District "A" to Industrial District "I".

Discussion followed and Council noted:

- Industrial traffic is already prevalent in the area.
- Although the preferred location for this project is in an industrial area, suitable property located next to a CN owned rail line is not available and a west location is not practicable.
- Opportunity for addressing public concerns will be available during the development application process and conditions may be applied at that time.
- Alberta Transportation will provide traffic recommendations and address traffic safety concerns and Clearwater County Public Works department will address routing issues thru the Industry Road Use Policy.
- There are numerous misconceptions regarding the project.

- Concern was expressed that the applicant was willing to share information with the public however, was not invited to an organized information session.
- The project has potential to create employment and other economic benefits in the area.
- Project is consistent with the MDP relating to need for industrial or commercial lands.
- Given the amount of information relating to this project and public concerns, extra time for consideration may be beneficial.
- Consideration must be given to the threat of linear and machinery and equipment revenue loss if lobby efforts by urban municipalities are successful.

COUNCILLOR VANDERMEER: That Council grants second reading to Bylaw 988/14.

208/14

CARRIED 6/1

COUNCILLOR DUNCAN: That Council considers granting third reading to Bylaw 988/14.

209/14

CARRIED 4/3

COUNCILLOR DUNCAN: That Council grants third reading to Bylaw 988/14.

210/14

CARRIED 4/3

Marshall Morton, Erik Hansen and members of the public left the meeting.

MUNICIPAL:

2. Delegation: Kevin Koe, External Relations – Talisman Energy Inc.

Ron Leaf introduced Kevin Koe, David Markham, and Glenn Schmidt, representatives from Talisman Energy Inc.

Mr. Markham provided information on Talisman Energy Inc.'s philosophy on stakeholder engagement and community consultation. Mr. Markham noted stages of development in Clearwater County and its local economic engagement initiative plans.

Mr. Markham stated Talisman Energy Inc. is committed to community support and ensures future development is safe with minimum impact to infrastructure. Talisman Energy Inc. is looking forward to engaging with the community and learning residents' expectations.

Discussion followed and Mr. Markham responded to questions from Council on shale extraction methods, drainage areas for horizontal drilling, and duvernay drilling.

COUNCILLOR LAING: That Council accepts the information as presented.

211/14

CARRIED 7/0

IN CAMERA:

COUNCILLOR GRAHAM:

That Council meets as a Committee of the Whole to discuss Third Party Interest and a Labour matter at 3:25 P.M.

212/14

CARRIED 7/0

Kurt Magnus, Sarah Maetche and Rianne De Lang left the meeting.

COUNCILLOR MAKI:

That the meeting reverts to an Open Meeting at 4:20 P.M.

213/14

CARRIED 7/0

**ADJOURNMENT:
4:20 P.M.**

COUNCILLOR VANDERMEER:

That the Meeting adjourns.

214/14

CARRIED 7/0


REEVE


CHIEF ADMINISTRATIVE OFFICER