

Minutes of a Regular Council Meeting of Clearwater County, Province of Alberta, held August 22, 2017, in the Clearwater County Council Chambers in Rocky Mountain House.

CALL TO ORDER: The Meeting was called to order at 9:00 am by Reeve Alexander with the following being present:

Reeve:	Pat Alexander
Councillors:	John Vandermeer
	Kyle Greenwood
	Theresa Laing
	Jim Duncan
	Curt Maki

Staff:	
Chief Administrative Officer	Ron Leaf
Recording Secretary	Tracy Haight
Director, Public Works	Marshall Morton
Director, Ag Services & Landcare	Matt Martinson
Manager, Intergovernmental & Legislative Services	Christine Heggart
Director, Corporate Services	Rodney Boyko

Media:	Laura Button
	Keanna Nelson

**AGENDA
APPROVAL:**

The following items were added to the agenda:

- Clearwater Broadband Foundation Funding Clarification as Item H2
- Councillor's Verbal Report: Central Alberta Economic Partnership (CAEP) Update as Item I3

COUNCILLOR MAKI:	That the August 22, 2017 Regular Meeting Agenda is adopted as amended.
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317/17	CARRIED 6/0
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**CONFIRMATION
OF MINUTES:**

1. August 08, 2017 Regular Meeting Minutes

COUNCILLOR GREENWOOD:	That the Minutes of the August 08, 2017 Regular Meeting are adopted as circulated.
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318/17	CARRIED 6/0
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PUBLIC WORKS:

1. Nordegg Manufactured Home Park

M. Morton reported five tenders were received for the Nordegg Manufacture Home Park – Phase 1 work and noted PME Inc. is the low valid bid at \$953,047.28. Work includes land clearing, site grading and water/sanitary servicing for 30 manufactured home lots.

Five quotes were also received for a Request for Proposal for the home park's utility design and construction, with Primary Engineering and Construction as the lowest quote at \$125,798.34.

Total costs for the project is \$596,537.58, under the engineer's estimated amount of \$2,400,000, and anticipated completion date is end of August, 2018.

M. Morton responded to questions and confirmed the project does not include paving costs. It is anticipated that costs will be considered with other paving projects in the area and scheduled accordingly.

Discussion took place on moving forward with infrastructure programs/projects ahead of schedule to capitalize on favourable weather conditions. It was noted that there is limited ability to do so due to lengthy timeframes for obtaining required provincial permits and/or approvals.

M. Morton responded to questions and provided an update on the current shoulder pull program.

COUNCILLOR LAING: That Council receives the 'Nordegg Manufactured Home Park' update for information as presented.

319/17

CARRIED 6/0

Kim Gilham, Rick Emmons, Ted Hickey and Keith McCrae joined the meeting. Marshall Morton left the meeting.

AG SERVICES &
LANDCARE:

1. MLA Summer Headwaters Tour in Clearwater County

M. Martinson reported on the August 17 'Summer Headwaters Tour', attended by members of Council, four Members of the Legislative Assembly (MLA), agency representatives, and County Administration, that was organized to demonstrate how current management practices balance recreational activity with environmental stewardship in the West Country.

Discussion followed on the positive feedback received from MLA's and their commitments to follow-up on questions related to provincial strategies and policies for public lands.

COUNCILLOR GREENWOOD: That Council receives the 'MLA Summer Headwaters Tour in Clearwater County' report for information as presented.

320/17

CARRIED 6/0

2. Income Tax Changes for Agriculture and Other Businesses

M. Martinson reported on proposed federal income tax changes, announced July 18, to restructure Capital Gains Deduction and restrict income splitting for private incorporated businesses and family farms. These changes could potentially increase the tax burden and make succession and estate planning more complex. The deadline for the federal government's consultation period is October 2.

Discussion took place and it was noted these changes may have an impact on local businesses, particularly family-owned, and potentially, the local economy.

Discussion also took place on opportunity and timelines for providing comment on proposed federal changes to Canada’s national food guide, as well.

COUNCILLOR VANDERMEER: That Council directs Administration to prepare a submission to Jim Eglinski, Member of Parliament, outlining Clearwater County Council’s concerns with the proposed federal income tax changes.

321/17

CARRIED 6/0

J. Robinson and C. McMorran joined the meeting. M. Martinson left the meeting.

PLANNING:

1. Bylaw 1031/17 LUA Application #02/17

K. Gilham presented an application from Craig McMorran., on behalf of the property owners to amend the land use bylaw on Plan 892 2155, Lot 1 (PT SE 19 35 08 W5M) containing 94.22 acres to redistrict 34 acres from Agriculture District “A” to Recreation Facility District “RF”.

K. Gilham provided background information on the application for the development of a 100-150 lot campground with recreation facilities and reviewed applicable sections of the Municipal Development Plan (MDP) and the Clearwater County Land Use Bylaw.

K. Gilham outlined the property location, zone boundaries, and site plan configuration. Ms. Gilham noted the property is currently accessed by 3.75 km of road owned and maintained by industry. Although the property is without legal public access to a County maintained road, the applicant requests the relaxation of road requirements stated in the Municipal Development Plan’s policy.

C. McMorran presented a PowerPoint, ‘Clearwater County Campground’ explaining the rational and plan for the proposed development.

Discussion took place and it was noted although the proposed development provides opportunity for tourism, the lack of public road access is of concern. It was also noted current access, by private industry owned and maintained lease roads, does not meet municipal standards for development access.

COUNCILLOR DUNCAN: That Council tables Bylaw 1031/17 to amend the Land Use Bylaw for Application #02/17

322/17

CARRIED 4/2

COUNCILLOR VANDERMEER: That Council refers Application #02/17, for amendment to the Land Use Bylaw, to the Development Officer and/or Applicant, as per Land Use Bylaw #931/11, Section 12.2 'Amending Bylaw Process', Item 2(d).

323/17

CARRIED 4/2

K. Gilham, R. Emmons, K. McCrae, J. Robinson and C. McMorran left the meeting

COMMUNITY &
PROTECTIVE
SERVICES:

1. Invitation to attend North Saskatchewan River Park Meeting

T. Hickey presented an invitation from Town of Rocky Mountain House Council for Clearwater County Council to attend the Town's facilitated workshop to discuss the future of the North Saskatchewan River Park with other stakeholders and end users.

Discussion followed on councillor and administration attendance.

COUNCILLOR LAING: That Council authorizes Councillors' attendance at the North Saskatchewan River Park Meeting on September 19, 2017.

324/17

CARRIED 6/0

MUNICIPAL:

1. Bylaw 1030/17 – Municipal Ward Bylaw Revision

C. Heggart presented Bylaw 1030/17 – Municipal Ward Bylaw Revision to authorize and adopt revisions to correct a typographical error in the description of Schedule B, Division 7 of Bylaw 967/12 – Municipal Ward Bylaw, for third reading.

Bylaw 967/12 is to be revised as follows:

- a. Delete the following description for Division 7, under Schedule B:

“Commencing at the southeast corner of S.E. 29-41-04-w5th then west along southerly boundary of Highway 12 to the west bank of the North Saskatchewan River, then northerly along the North Saskatchewan River to the northern County boundary within the N.E 13-47-08-w5th, then south along the County boundary to the northeast corner N.E. 36-44-08-w5th, then east to the northeast corner of N.E. 36-40-05-w5th, then south following the County Boundary to the point of commencement.”

- b. Replace the deleted portions with the following:

“Commencing at the southeast corner of S.E. 29-40-04-w5th then west along southerly boundary of Highway 12 to the west bank of the North Saskatchewan River, then northerly along the North Saskatchewan River to the northern County boundary within the N.E 13-47-08-w5th,

then south along the County boundary to the northeast corner N.E. 36-44-08-w5th, then east to the northeast corner of N.E. 36-40-05-w5th, then south following the County Boundary to the point of commencement.”

	COUNCILLOR MAKI:	That Council grants third reading of Bylaw 1030/17.
325/17		CARRIED 6/0

C. Heggart left the meeting.

2. Clearwater Broadband Foundation Funding Clarification

R. Leaf stated since the recent publication of an article in the August 8, 2017 edition of ‘The Mountaineer’, regarding Clearwater Broadband Foundation’s (CBF) fibre installation project for the Gateway Industrial Park, staff and councillors have received public inquiries on why Council did not grant CBF’s request on May 9, 2017 for \$3.48 million in funding. Mr. Leaf identified that Reeve Alexander has requested that Council discuss the development of a summary document outlining the key elements Council considered in making its May 9th decision.

Discussion took place on providing information to the public that outlines Council’s due diligence processes, reviews factors Council took into consideration, and explains Council’s decision.

	COUNCILLOR MAKI:	That Council provides information regarding Council’s May 9, 2017 decision regarding Clearwater Broadband Foundation’s funding request.
326/17		CARRIED 6/0

	COUNCILLOR DUNCAN:	That Council directs staff to provide a draft report summarizing Council’s due diligence process and factors considered in Council’s decision to deny funding for Clearwater Broadband Foundation.
327/17		CARRIED 6/0

T. Hickey left the meeting.

INFORMATION:	<u>1. CAO’s Report</u>
	R. Leaf reported the following: 1. Alberta Health Services scheduled a Grand Opening Ceremony for Rocky Mountain House Health Centre’s helipad on August 30. 2. Councillors Vandermeer and Graham received public concerns with the Caroline RV Septic Station’s hours of operation and user fee.

Discussion followed and it was noted that the septic station is owned/operated and managed by the Village of Caroline. R. Leaf confirmed the Village of Caroline administration received the concerns as well, and suggested both administrations meet to discuss.

COUNCILLOR MAKI:

That Council directs staff to meet with Village of Caroline administration to discuss the Caroline RV Septic Station's hours of operations and user fee; and report back to Council.

328/17

CARRIED 6/0

3. Councillor's Verbal Report

Councillor Vandermeer reported on CAEP's efforts to address membership concerns and anticipated results of discussions regarding continued participation by various municipalities.

COUNCILLOR MAKI:

That Council receives the CAO Report, Public Works Director's Report, Councillor's Verbal Report, Accounts Payable and Councillor Remuneration Listing as information.

329/17

CARRIED 6/0

L. Button and K. Nelson left the meeting.

IN CAMERA:

COUNCILLOR DUNCAN:

That Council meets as a Committee of the Whole to discuss: Item J1 Labour – Council, in camera in accordance with Section 197(2) of the Municipal Government Act and Section 39(1)(a) and Section 40 of the Freedom of Information and Protection of Privacy Act at 11:32 am.

330/17

CARRIED 5/1

COUNCILLOR GREENWOOD:

That the meeting reverts to an Open Meeting at 12:16 pm.

331/17

CARRIED 6/0

ADJOURNMENT:
12:16 pm

COUNCILLOR MAKI:

That the Meeting adjourns.

332/17

CARRIED 6/0



REEVE


CHIEF ADMINISTRATIVE OFFICER