

Minutes of a Special Joint Council Meeting of Clearwater County, Province of Alberta, and Town of Rocky Mountain House, Province of Alberta, held January 24, 2017 in the Clearwater County Council Chambers in Rocky Mountain House.

A written of notice of the meeting was signed by the Clearwater County Chief Administrative Officer, and the Town of Rocky Mountain House Chief Administrative Officer, pursuant to Section 194 of the Municipal Government Act, and attached to these minutes.

CALL TO ORDER: The Meeting was called to order at 2:00 PM by Reeve Alexander and Mayor Nash.

Present:

Clearwater County

Reeve -

Councillors -

Patrick Alexander

Curt Maki

Earl Graham

John Vandermeer

Kyle Greenwood

Theresa Laing

County CAO -

Recording Secretary -

County Staff -

Manager, Legislative Services

Manager, Planning

Director, Planning

Director, Public Works

Manager, Operations

Planner

Senior Planner

Director, Corporate Services

Ron Leaf

Tracy Haight

Christine Heggart

Keith McCrae

Rick Emmons

Marshall Morton

Erik Hansen

Dustin Bisson

Kim Gilham

Rodney Boyko

Town of Rocky Mountain House

Mayor -

Councillors -

Fred Nash

Manfred Ullmann

Tammy Burke

Randall Sugden

Donald Verhesen

Jason Alderson

Todd Becker

Town CAO -

Town Staff -

Director, Engineering & Operations

Director, Planning &

Community Development

Rod Fraser

Brad Dollevoet

Parkland Community Planning Services:

BPS Consulting:

Meghan Jenkins

Bill Shaw

Public:

Marianne Cole

Dan Warkentin

Ernie Murias

Media:

Laura Button

Regrets:

Clearwater County

Town of Rocky Mountain House

Councillor Jim Duncan

Councillor Sheila Mizera

**AGENDA
ADOPTION:**

	COUNCILLOR GREENWOOD:	That the January 24, 2017 Special Joint Council Meeting Agenda be adopted as presented.
041/17		CARRIED 6/0
	COUNCILLOR BURKE:	That the January 24, 2017 Special Joint Council Meeting Agenda be adopted as presented.
		CARRIED 6/0

Keanna Nelson joined the meeting.

T. Becker provided an overview of steps taken since the fall of 2014 to develop framework that encourages land and economic development beneficial to both the Town of Rocky Mountain House and Clearwater County municipalities.

On May 17, 2016, both Council's accepted in principle the draft Joint Development Area Agreement (JDAA) and the amendments to the Inter-municipal Development Plan (IDP). The JDAA and IDP and the proposed Joint Servicing Agreement (JSA) are reflective of both the Town and County's respective strategic plans in relation to regional economic development.. The agreement and IDP amendments demonstrate collaborative, regional planning that is highlighted in the Modernized Municipal Government Act legislation.

**DRAFT JOINT
SERVICING
AGREEMENT:**

M. Jenkins summarized the principles and purpose of the Joint Servicing Agreement (JSA) between Town of Rocky Mountain House and Clearwater County for the joint development area as follows:

- To identify water/wastewater servicing obligations;
- To identify capital cost contributions; and
- To identify cost recovery models.

M. Jenkins noted the agreement proposes the following terms:

- That fair and non-discriminatory rates for utility servicing are based on the actual cost of providing service;
- That provision of utilities is as per agreements between Town and user;
- That public water and wastewater infrastructure is owned and maintained by the Town;
- That costs for installing initial water and wastewater infrastructure in the JDA is proportionally shared between the Town and County; and
- That cost of infrastructure upgrades will be recovered through an off-site levy as development occurs within the JDA.

Discussion took place and the following points were noted:

- The availability of serviced industrial and commercial lots is a key factor in attracting and encouraging development.
- Establishing a joint development area allows for an efficient and timely zoning process that is attractive to developers.

- Creating policy framework and agreements for development establishes a foundation for long term growth that benefit future generations.

M. Jenkins responded to questions and explained as per common municipal practice, offsite levies are collected to offset upgrade costs to infrastructure resulting from development and municipalities often determine rates based on engineer consultation.

IN CAMERA:

COUNCILLOR VANDERMEER: That Clearwater County Council meets as a Committee of the Whole to discuss a Legal issue in camera in accordance with: a) the Municipal Government Act, Section 197(2) and b) the Freedom of Information and Protection of Privacy Act, Section 23(1)(a) at 2:21 pm.

042/17

CARRIED 6/0

COUNCILLOR SUGDEN: That Town of Rocky Mountain House Council meets as a Committee of the Whole to discuss a Legal issue in camera in accordance with: a) the Municipal Government Act, Section 197(2) and b) the Freedom of Information and Protection of Privacy Act, Section 23(1)(a) at 2:21 pm.

CARRIED 5/1

Media and public left the meeting.

COUNCILLOR BURKE: That the meeting reverts to an Open Meeting at 3:38 pm.

CARRIED 6/0

COUNCILLOR MAKI: That the meeting reverts to an Open Meeting at 3:38 pm

043/17

CARRIED 6/0

Discussion took place on next steps and the following was noted:

- Town and County Administration to meet with Alberta Transportation regarding traffic considerations and report back to Councils.
- Town of Rocky Mountain House Administration to conduct a fiscal market analysis to determine offsite levies and report back to Town Council.
- Town and County Administration to complete cost benefit analysis for each municipality.

- Town and County Administration to draft a media release regarding the Joint Servicing Agreement discussion held today for approval by Mayor Nash and Reeve Alexander.

COUNCILLOR MAKI:

That Administration provides Mayor Nash and Reeve Alexander with a draft media release regarding the Joint Development Servicing Agreement for approval.

044/17

CARRIED 6/0

COUNCILLOR VERHESEN:

That Administration provides Mayor Nash and Reeve Alexander with a draft media release regarding the Joint Development Servicing Agreement for approval.

CARRIED 6/0

ADJOURNMENT:
3:44 pm

COUNCILLOR ALDERSON:

That the Meeting adjourns.

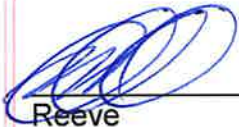
CARRIED 6/0

COUNCILLOR MAKI:

That the Meeting adjourns.

045/17

CARRIED 6/0



Reeve
Clearwater County

Mayor
Town of Rocky Mountain House



Chief Administrative Office
Clearwater County

Chief Administrative Officer
Town of Rocky Mountain House

Clearwater County, Province of Alberta.

WRITTEN NOTICE OF A SPECIAL MEETING OF COUNCIL CALLED
UNDER AUTHORITY OF SECTION 194 OF THE MUNICIPAL
GOVERNMENT ACT.

TO:

Reeve:
Councillors:

Patrick Alexander
Curt Maki
John Vandermeer
Jim Duncan
Theresa Laing
Earl Graham
Kyle Greenwood

The Reeve has requested that a special meeting of Council be held in the Clearwater County Council Chambers on Tuesday, January 24, 2017, commencing at 2:00 pm for the purpose of discussing and acting upon the following item of business.

AGENDA

1. Draft Joint Servicing Agreement
2. In Camera - Legal* For discussions relating to and in accordance with: a) the Municipal Government Act, Section 197(2) and b) the Freedom of Information and Protection of Privacy Act, Section 23(1) (a)


CHIEF ADMINISTRATIVE OFFICER
Clearwater County