

**CLEARWATER COUNTY COUNCIL  
SPECIAL MEETING AGENDA**

**July 27, 2016**

**9:00 A.M.**

Council Chambers

4340 – 47 Avenue, Rocky Mountain House, AB

**A. CALL TO ORDER**

**B. AGENDA ADOPTION**

**C. June 20 A&P follow up – Project Priority Setting**

**D. In Camera\***

**1. 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, Sections 21(1)(ii); 24(1)(a)(c) and (g); 25(1)(c)(iii); and 27(1)(a)

**E. Adjournment**



## SPECIAL COUNCIL MEETING AGENDA ITEM

<b>PROJECT:</b> June 20 A&P follow up - Project Priority Setting		
<b>PRESENTATION DATE:</b> July 27, 2016		
<b>DEPARTMENT:</b> All	<b>WRITTEN BY:</b> Ron Leaf	<b>REVIEWED BY:</b> Ron Leaf
<b>BUDGET IMPLICATION:</b> <input type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation		
<b>LEGISLATIVE DIRECTION:</b> <input type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) <input type="checkbox"/> County Bylaw or Policy (cite)		
<b>STRATEGIC PLAN THEME:</b>	<b>PRIORITY AREA:</b>	<b>STRATEGIES:</b>
<b>ATTACHMENT(S):</b> Project Priority Worksheet		
<b>RECOMMENDATION:</b> That Council reviews Administration's recommendations, amends as required, and confirms Council's priorities relating to identified projects.		

### BACKGROUND:

During Council's June 20 Agenda & Priorities meeting Council identified a number of projects that Council wished to discuss in relation to current 2016 department work plans as well as provide direction to staff relating to the upcoming 2017 – 2019 budget preparation. The specific projects identified were:

- Admin Building
- Nordegg – Phased south side development
- Broadband Internet
- Caroline –future infrastructure requirements & funding
- Joint Development Area & North Development Area Structure Plan
- Ag Rec Facility

Attached is a table summarizing Council's current direction with respect to the above as well as the associated Administrative deliverables and timelines. Administration will provide a more detailed overview of deliverables and current work progress.

In relation to some of the items that I anticipate Council will discuss, I provide the following recommendations:

- 1) That Council's next Open House relating to the Admin Building occur after the concept and design documents for Phases 1 & 2 are completed and the qualified bidders list compiled.
- 2) That Council's next Open House relating to the Admin Building occur after the Joint Services Agreement and the Intermunicipal Development Plan amendments are confirmed by the Town and County Councils.
- 3) That Council confirms the siting criteria for the Leslieville/Condor fire station as those criteria identified in the ERM Fire Station review and discussed at the Community & Protective Services/Regional Fire Open House held in May.
- 4) That Council confirms, or amends, the phased development philosophy relating to the development of the commercial and residential areas in the southside area of Nordegg.
- 5) That Council provides direction on whether it wishes to proceed with further investigation relating to the construction of an Ag Rec Facility.
- 6) That Council provides direction on how it wishes to proceed with advocating and/or supporting broadband internet service.

Project	Council			Administration			
	Bylaw/Policy/ Resolution	Expenditure/ Budget	Monitor (deliverable)	Deliverable	Start Date	End Date	Comment
Joint Development Area (JDA) document	Town/County Council approval in principle - April	\$600k	IDP Committee to review & recommend for JDA & JSA	Draft JDA for IDP Committee Review	In progress	Sept - Oct	Joint Service Agreement to be reviewed by IDP Committee
Intermunicipal Development Plan (IDP) Updates	Town & County Councils to review and endorse		IDP Bylaw Amendment required	Amended IDP Document	in progress	Oct - Nov	JDA document presented; JSA currently being drafted
Joint Services Agreement (JSA)	Town/County Council approval in principle - April		IDP Committee to review	JDA Agreement for IDP Committee Review	Lawyer currently drafting. Also awaiting final engineering	Sept - Oct	IDP Committee to review and recommend for presentation to Town & County Councils
Major Area Structure Plan for "North Development Area"	County Council to adopt the ASP, Town to be a referral agency		adoption by bylaw	final draft	in progress	Jul-17	the MASP is required to go through a public consultation/public hearing process.
Design Admin Building (Phase 1 and 2)	Resolution # 071/16	Budget \$870,000	Conceptual & design documents for Council review	Tender documents and qualified bidder list	in progress	Aug	Tender documents & qualified bidder list to be presented to Council for decision to proceed
Admin Building (Phase 1 and 2)	Resolution # 071/16	Estimate \$25,080,000	Construction	Pending authorization to proceed to tender	unknown	unknown	Construction estimated at 12 - 16 months from tender award

N. Development Lot Grading/ Salt & Sand Storage Facility	Resolution # 071/16	Budget \$2,572,000	Budget approval	Work complete by November 2016	In progress	Nov	Site will be operational for the 2016 Winter Season
Admin Building Open House(s)	Resolution #237/16		May 30/16; future dates to be set	Public Education process	May 30/16	unknown	Staff anticipate future Open Houses/Public Education to include relationship to JDA & North Development, reserve allocation, building design, etc.
Leslieville/Condor Fire Hall	Resolution #214/16	Budget 2016/2017 land/construction\$2,300,000	Council to approve purchase	Admin to review sites and prepare list	In Progress	mid/late September	Report identifying 3 sites to be provided to Council before proceed. Site and building design to follow purchase.
Nordegg (residential, commercial and highway commercial development)	Council's adopted Nordegg Plan	ongoing	market driven	Not in 2016-2018 work plan	1995	market driven	Council to clarify phased development philosophy
Ag Rec Facility	<b>Strategic Plan</b> Objective 3.1	600k in reserve.	undefined				Further Committee work to follow confirmation of site
Internet	<b>Strategic Plan</b> Objective 3.3	\$2.25 million in reserve as of 2015	undefined	Admin to coordinate presentations by wireless internet providers and Xplorenet			Resolution 073/16 Council accepted RCC recommendations for information
Caroline – infrastructure	Resolution #215/16 (lending bylaw)		Joint Village & County Council meeting to discuss future infrastructure needs	Village/County CAOs to meet in August to set agenda			Joint Council meeting anticipated in mid/late September