

Minutes of a Regular Council Meeting of Clearwater County, Province of Alberta, held August 27, 2019, 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 Duncan with the following in attendance:

Reeve  
Councillors

Jim Duncan  
John Vandermeer  
Cammie Laird  
Daryl Loughheed  
Michelle Swanson  
Tim Hoven  
Theresa Laing

Staff:  
CAO  
Recording Secretary  
Director, Planning and Development  
Director, Ag & Community Services  
Director, Public Works Infrastructure  
Manager, Finance  
Director, Emergency &  
Legislative Services  
Regional Fire Chief  
Manager, Information & Technology  
Systems Administrator  
Communications Coordinator  
Administrative Assistant

Rick Emmons  
Tracy Haight  
Keith McCrae  
Matt Martinson  
Erik Hansen  
Rhonda Serhan  
  
Christine Heggart  
Steve Debiene  
Cam McDonald  
Brad Welygan  
Djurdjica Tutic  
Whitney Wedman

Delegates:  
Nordegg Mobile Homeowners

Pastor Rich Hull  
Dave Boyd  
Annie McMullen

Shilo Community Club

Verna Smith, President  
Wes Houghton

Canadian Association of  
Petroleum Producers

Kelly McTaggart,  
Community Engagement Advisor

Nordegg Golf Association

Stu Weidenhamer, President  
Florrie Huckle, Vice President  
Jennifer Davidson, Secretary

Bellatrix Exploration Ltd.

Brent Eshleman, President/CEO  
Jerry Demchuk, Consultant  
Don Leitch, Director Production

Telus

Theresa Lynn, General Manager,  
Alberta South

Media:

Adam Ophus  
Dianne Spoor  
Helge Nome

**AGENDA  
APPROVAL:**

**COUNCILLOR HOVEN:**

That the August 27, 2019 Regular Meeting  
Agenda is adopted as presented.

**ADOPTION  
OF MINUTES:**

**3.1 July 23, 2019 Regular Meeting of Council Minutes**

The minutes were amended to include wording under Item 14. '2019 Fire Apparatus Capital Purchases', as follows:

Fire Apparatus Units 01 Engine and 02 Tender/Pumper will be housed at the Leslieville Fire Station and Unit 13 Rescue/Pumper at the Caroline Station.

COUNCILLOR SWANSON: That the Minutes of the July 23, 2019, Regular Meeting are adopted as amended.

**330/19**

CARRIED 7/0

**DELEGATION:**

**4.1 Nordegg Mobile Homeowners**

Nordegg Mobile Homeowners, Pastor Hull, D. Boyd, and A. McMullen expressed concerns from mobile home residents regarding the possible removal/relocation of their mobile homes once the Nordegg Manufactured Home Subdivision (Mobile Home Park) is completed, as follows:

- Many of the residents are on a low/fixed-income and cannot afford relocation costs, purchase of a Park lot and/or purchase of a new mobile home should their existing mobile not meet subdivision standards.
- Relocation of older mobile homes may result in significant structural damage.
- Loss of residents, due to having to relocate outside of the area, will have a negative impact on community resiliency.
- Long-term residents may suffer emotional and/or physical stress if required to relocate outside of the community.

COUNCILLOR LAING: That Council receives information from the Nordegg Mobile Homeowners Delegation as presented.

**331/19**

CARRIED 7/0

**4.2 Shilo Community Club**

Verna Smith and Wes Houghton, representatives from the Shilo Community Club, reviewed the Club's project for the Shilo School Historical Site which includes fencing the ball diamond, painting the school, and replacing the school's entrance door. The project, estimated to cost \$31,178.00, is phased over two years (2019 and 2020). The Club is funding the project through cash and in-kind donations and asks that Council consider granting \$8,000 in 2020 to complete the project.

Discussion took place and the following points were noted:

- The Shilo Community Club helps prevent overuse of other ball diamonds in the area by providing a ball diamond for use by the Shilo Slowpitch League and other community groups.
- Although the Club operates and manages a recreational sports field, it is not recognized in the County's recreational budget.

- The Shilo School facility is ineligible for community hall funding as it does not meet policy criteria.
- Administration intends to provide Council with a report on potential funding support within the recreation budget for other community recreational groups/clubs operating in the County.

COUNCILLOR LAING: That Council receives information from the Shilo Community Club as presented.

332/19 CARRIED 7/0

COUNCILLOR VANDERMEER: That Council considers granting \$8,000 to the Shilo Community Club for the Shilo School/Fencing Project during Council's 2020 budget discussions.

333/19 CARRIED 7/0

AG & COMMUNITY SERVICES:

5.1 Nordegg Golf Association's Request for Funding

Stu Weidenhamer, President, Nordegg Golf Association (NGA), provided information on the non-profit Association's golf course and clubhouse operations. He noted that the Association, run mainly by volunteers, provides a recreational activity to residents and tourists.

The clubhouse and course operate on a seasonal basis and are closed from September 30 to April 1. As per the lease agreement with Clearwater County, NGA pays monthly rent and utility costs, however without income earned during the closure period, NGA requested and received financial assistance from Clearwater County in 2017 (\$3,150) and 2018 (\$3,600) to offset these costs.

NGA asks that Council consider funding \$3600 for the clubhouse's 2019 and future years' operating costs from September 30 to April 1.

Discussion took place and the following points were noted:

- NGA is not funded through the Nordegg Recreation Budget.
- Traditionally, the \$5,000 budget is split between the NCA Community Hall, Nordegg Library, Ice Rink and Discovery Park; however going forward, funding for the Nordegg Community Hall will be considered under the Community Hall Grant Policy and funding for the Nordegg Library is recommended to come from the Community Culture budget.
- Administration intends to submit strategy for funding small recreational groups and ask for direction for distributing Nordegg Recreation Budget during Council's 2020 budget discussions.

COUNCILLOR LAING: That Council approves reallocation of \$3600 from Contingency to Agriculture and Community Services 2019 budget to fund Nordegg Golf Association (NGA) 2018/2019 operating costs; and that during 2020 budget discussions, Council considers funding NGA's operating costs on an annual basis.

334/19 CARRIED 7/0

**5.2 Clearwater Regional Family and Community Support Services (FCSS) Request for Funding**

M. Martinson reviewed Council’s motion from the July 23, 2019, Regular Council Meeting directing Administration to investigate options for funding the MEL Society’s 2018 program through Clearwater Regional Family and Community Support Services (FCSS) budget surplus.

After discussions with FCSS and its managing partner, Town of Rocky Mountain House, it was determined that using FCSS surplus is not a viable option as it would require adjustments to funding that have been committed to other community groups.

COUNCILLOR LOUGHEED: That Council approves reallocation of \$11,107.80 from Contingency to Agriculture and Community Services 2019 budget to proportionately fund Clearwater Regional Family and Community Support Services (CRFCSS), per Section 20 of the CRFCSS Agreement, for the community grant awarded to the 2018 MEL Society Program.

335/19

CARRIED 7/0

RECESS: Reeve Duncan recessed the meeting at 9:51 am.

CALL TO ORDER: Reeve Duncan called the meeting to order at 10:08 am.

**EMERGENCY &  
LEGISLATIVE  
SERVICES:**

**7.1 Wildland Urban Interface (WUI) Program – 2019 Capital Budget Amendments**

S. Debienné presented capital costs for the purchase of required apparatus for the new Wildland Urban Interface Program (WUI), as follows:

- Type 3 Structural/Wildland Urban Interface Engine \$510,000
- Pump Skid \$20,000
- Four (4) Alberta First Responder Radio Communication System (AFRRCS) permitted radios \$50,000

Discussion took place on the cost to municipalities for the provincial AFRRCS initiative and it was suggested to make inquiries on availability of provincial funding to purchase radios and/or use of the Province’s radios in the event of WUI deployment.

Discussion also took place on the total cost of the proposed capital purchases and the impact to the capital replacement schedule if all the items are purchased in the same year.

COUNCILLOR SWANSON: That Council approves reallocation of \$20,000 from Fire Apparatus Reserve to the 2019 Capital Budget for the purchase of a pump skid; and, that Council considers the purchase of a Type 3 Engine and four Alberta First Responder Radio Communication System permitted radios during 2020 budget discussions.

336/19

CARRIED 6/1

**INFORMATION:**

## 1. CAO's Report

Discussion took place on the August 27, 2019, CAO's Report as submitted.

**DELEGATION:**

### **4.3 Canadian Association of Petroleum Producers**

K. McTaggart, Community Engagement Advisor, from Canadian Association of Petroleum Producers (CAPP), presented a PowerPoint, "Clearwater County Industry Update".

K. McTaggart responded to questions and discussion followed.

COUNCILLOR SWANSON: That Council receives information from the Canadian Association of Petroleum Producers Delegate as presented.

**337/19**

CARRIED 7/0

**CORPORATE SERVICES:**

### **6.1 Property Tax Penalty Waiver Request**

R. Serhan presented a ratepayer's written request to forgive the outstanding tax account balance of \$877.14 on Roll #3704201003.

Discussion took place and the following points were made:

- Historically, Council has not supported these requests and it is important to remain consistent with this philosophy to ensure fairness to all ratepayers.
- Mail-out of assessment and tax notices, including advertising and notification, met legislative requirements.
- Payment options are available to ratepayers, i.e. monthly tax installment plan, post-dated cheque(s).
- Given the ratepayer's circumstances, personal donations from councillors and/or community members towards the outstanding amount would be good.

COUNCILLOR LAING: That Council forgives the outstanding tax account balance of \$877.14 on Roll #3704201003.

338/19

DEFEATED 3/4

**INFORMATION:**

## 8.2. Public Works Report

Discussion took place on the August 27, 2019 Public Works Report, as submitted.

### 8.3 Councillor Reports

Reeve and Councillors reported on meetings and events they attended on behalf of Clearwater County from July 24 to August 22, 2019.

COUNCILLOR VANDERMEER: That Council receives the CAO's Report, Public Works Report, Councillor Reports and Councillor Remuneration for information as presented.

339/19

CARRIED 7/0

**RECESS:** Reeve Duncan recessed the meeting at 12:03 pm.

**CALL TO ORDER:** Reeve Duncan called the meeting to order at 12:46 pm.

**COUNCILLOR HOVEN:** That Council authorizes the participation of SpaceX Delegate, Jamie Hadden, Sales Engineer, by telephone communication during the August 27, 2019, Regular Council Meeting's closed session, in accordance with Section 4.19 of the Meeting Procedures Bylaw 1033/17.

**340/19**

CARRIED 7/0

**CLOSED  
SESSION:**

**COUNCILLOR VANDERMEER:** That Council approves meeting as a Committee of the Whole in a closed session, in accordance with Section 197(2) of the Municipal Government Act; and Section 16 of the Freedom of Information and Protection of Privacy Act (FOIP), to discuss Items 9.1 Bellatrix Exploration Ltd. Presentation – Third Party Interest; 9.2 SpaceX Starlight Satellite Constellation Project Presentation – Third Party Interest; 9.3 Telus Presentation – Third Party Interest; 9.4 Connect to innovate Funding – Third Party Interest; and 9.5 Nordegg Industrial Property Acquisition – Third Party Interest at 12:46 pm.

**341/19**

CARRIED 7/0

Pursuant to Section 197(6) of the Municipal Government Act, the following representatives from Bellatrix Exploration Ltd. were in attendance in the closed session discussion on 9.1 Bellatrix Exploration Ltd. Presentation – Third Party Interest; FOIP s.16 – Disclosure Harmful to Business Interests of a Third Party: Brent Eshleman, President/CEO; Jerry Demchuk, Consultant; and Don Leitch, Director Production.

Pursuant to Section 197(6) of the Municipal Government Act, the following members of Administration were in attendance in the closed session discussion on 9.1 Bellatrix Exploration Ltd. Presentation – Third Party Interest; FOIP s.16 – Disclosure Harmful to Business Interests of a Third Party: R. Emmons (Advice), R. Serhan (Advice), D. Tutic (Clerk) and T. Haight (Clerk).

Pursuant to Section 197(6) of the Municipal Government Act, the following representative from SpaceX was in attendance by telephone communication in the closed session discussion on 9.2 SpaceX Satellite Constellation Project Presentation – Third Party Interest; FOIP s.16 – Disclosure Harmful to Business Interests of a Third Party: Jamie Hadden, Sales Engineer.

Pursuant to Section 197(6) of the Municipal Government Act, the following members of Administration were in attendance in the closed session discussion on 9.2 SpaceX Satellite Constellation Project Presentation – Third Party Interest; FOIP s.16 – Disclosure Harmful to Business Interests of a Third Party: R. Emmons (Advice), E. Hansen (Advice), C. McDonald (Advice),

B. Welygan (Advice), D. Tutic (Clerk), T. Haight (Clerk).

Pursuant to Section 197(6) of the Municipal Government Act, the following representative from Telus was in attendance in the closed session discussion on 9.3 Telus Presentation – Third Party Interest; FOIP s.16 – Disclosure Harmful to Business Interests of a Third Party: Theresa Lynn, General Manager, Alberta South.

Pursuant to Section 197(6) of the Municipal Government Act, the following members of Administration were in attendance in the closed session discussion on 9.3 Telus Presentation – Third Party Interest; FOIP s.16 – Disclosure Harmful to Business Interests of a Third Party: R. Emmons (Advice), E. Hansen (Advice), C. McDonald (Advice), B. Welygan (Advice), D. Tutic (Clerk), T. Haight (Clerk).

Pursuant to Section 197(6) of the Municipal Government Act, the following members of Administration were in attendance in the closed session discussion on 9.4 Connect to Innovate Funding – Third Party Interest; FOIP s.16 – Disclosure Harmful to Business Interests of a Third Party: R. Emmons (Advice), E. Hansen (Advice), D. Tutic (Clerk), T. Haight (Clerk).

Pursuant to Section 197(6) of the Municipal Government Act, the following members of Administration were in attendance in the closed session discussion on 9.5 Nordegg Industrial Property Acquisition – Third Party Interest; FOIP s.16 – Disclosure Harmful to Business Interests of a Third Party: R. Emmons (Advice), E. Hansen (Advice), D. Tutic (Clerk), T. Haight (Clerk).

COUNCILLOR SWANSON: That Council reverts the meeting to an open session at 4:17 pm.

342/19

CARRIED 7/0

COUNCILLOR LOUGHEED: That Council extends the August 27, 2019 Regular Council Meeting past 4:00 pm, in accordance with Section 4.6 of the Meeting Procedures Bylaw 1033/17.

343/19

CARRIED 7/0

RECESS: Reeve Duncan recessed the meeting at 4:17 pm.

CALL TO ORDER: Reeve Duncan called the meeting to order at 4:22 pm.

Discussion took place on process and Clearwater County’s eligibility for pursuing the federal Connect to Innovate grant funding to deploy a fiber link from Rocky Mountain House to Ferrier area.

COUNCILLOR SWANSON: That Council directs Administration to pursue the Connect To Innovate grant funding in the amount of \$371,288 to create a fiber link from Rocky Mountain House to Ferrier Area.

344/19

CARRIED 7/0

Discussion took place on the purchase of industrial property in Nordegg to meet Strategic Planning Committee recommendations for seasonal staff Housing and Public Works Nordegg Operation's needs.

COUNCILLOR LAIRD: That Council approves reallocation of \$675,000 from County Facility Reserve to the 2019 Capital Budget for the purchase and renovation of Lot 10 Block 2 Plan 0426854.

345/19

CARRIED 7/0

Discussion took place on the Nordegg Mobile Homeowners presentation and the following points were noted:

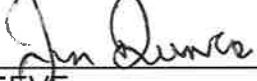
- Council's philosophy for Nordegg development is to ensure that current development pays for itself before moving forward with future development.
- It is anticipated that any new development of the existing Nordegg Trailer Lot/Stalls requiring removal/relocation of mobile homes is years away.
- Any removal/relocation of mobile homes from the Nordegg Trailer Lot/Stalls requires direction from Council which has not been given at this time.
- Residents would benefit from educational communication/messaging on their lease agreement terms.

ADJOURNMENT:

COUNCILLOR LAIRD: That the Meeting adjourns at 4: 38.

346/19

CARRIED 7/0

  
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REEVE

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER