

Minutes of a Regular Council Meeting of Clearwater County, Province of Alberta, held June 14, 2016, in the Clearwater County Council Chambers in Rocky Mountain House.

**CALL TO ORDER:** The Meeting was called to order at 9:04 A.M. by Reeve Alexander with the following being present:

Reeve:	Pat Alexander
Councillors:	Earl Graham
	John Vandermeer
	Jim Duncan
	Kyle Greenwood
	Theresa Laing
	Curt Maki
	Ron Leaf
Chief Administrative Officer:	Tracy Haight
Executive Assistant:	Michelle Meatheringham
Recording Secretary:	
Director, Community & Protective Services:	Ted Hickey
Regional Fire Chief:	Cammie Laird
Communications Coordinator:	Christine Heggart
Manager of Assessment Assessor	Denniece Crout
Financial Services Manager	Rob Smyth
Manager of Operations:	Rhonda Serhan
	Kurt Magnus

Media:	Helge Nome
	Laura Button
	Sylvana Crosby

**AGENDA  
APPROVAL:**

Councillor Laing added a verbal report on Clearwater Housing Steering Committee.  
Councillor Maki added a verbal report on the Federation of Canadian Municipalities (FCM) convention.

**COUNCILLOR MAKI:** That the June 14, 2016 Regular Meeting Agenda be accepted as amended.

**208/16**

CARRIED 7/0

**CONFIRMATION  
OF MINUTES:**

**1. May 17, 2016 Joint Council Special Meeting Minutes**

**COUNCILLOR DUNCAN:** That Council adopts the Minutes of the May 17, 2016 Joint Council Special Meeting as circulated.

**209/16**

CARRIED 7/0

**2. May 24, 2016 Regular Meeting Minutes**

COUNCILLOR LAING: That Council adopts the Minutes of the May 24, 2016 Regular Meeting as circulated.

210/16

CARRIED 7/0

**3. May 24, 2016 Public Hearing Minutes**

COUNCILLOR VANDERMEER: That Council adopts the Minutes of the May 24, 2016 Public Hearing as circulated.

211/16

CARRIED 7/0

Denniece Crout introduced Rob Smyth to Council.

**PUBLIC WORKS: 1. Caroline Industrial Land Development**

Kurt Magnus presented to Council that Administration has tendered the grading and other work scheduled for the County phase 1 industrial land development in Caroline.

A Tender Opening was held on May 31, 2016, with 15 bids received and Northside Construction Partnership being the low valid bidder. The cost for this portion of the project came in **\$993,115.00** under the budgeted amount of **\$3,429,368.00**.

COUNCILLOR VANDERMEER: That Council receives this as information.

212/16

CARRIED 7/0

**COMMUNITY &  
PROTECTIVE  
SERVICES:**

**1. Fire Services Station Location Study (Leslieville/Condor)**

Ted Hickey reported to Council in regards to the Leslieville/Condor Fire Services Station Location study. As per Council's direction, the study was undertaken to look at the potential amalgamation of the two fire halls. The study included a review of Clearwater Regional Fire Rescue Services (CRFRS) response data, County mapping and documents completed along with a theoretical/geographical information system (GIS) model of emergency response travel times. The study also included consultation with CRFRS Chief Officers, Condor and Leslieville fire fighters and a community stakeholder meeting. The general feedback of all participants was in favour of an amalgamation.

Administration is recommending that Council accepts the report as presented and authorizes staff to begin the process of evaluating potential location sites and including negotiation of land purchase.

COUNCILLOR GREENWOOD: That Council receives the ERM Station Location Study as information

213/16

CARRIED 7/0

Discussion occurred about what factors should be considered when looking at land and offers, such as location, price and accessibility to the area. Discussion also included the offer to donate land within Condor for the new hall.

214/16

COUNCILLOR VANDERMEER: That Council be provided with three options regarding potential site locations prior to Administration proceeding with negotiations to purchase.

CARRIED 7/0

**CORPORATE SERVICES:**

**1. Village of Caroline Lending Bylaw 1017/16**

Rhonda Serhan presented to Council a lending bylaw (1017/16) to grant the Village of Caroline an interim loan of \$1,000,000 to rehabilitate critical infrastructure within the Village.

The Village is doing this infrastructure in partnership with Alberta Transportation. The Village will be responsible for the payment of all invoices on the project, with Alberta Transportation co-funding.

This temporary loan will ensure the Village can pay invoices in a timely manner without incurring penalties.

The MGA requirement (section 265) of the lending of funds from Clearwater County is that a bylaw is required. The bylaw has been drawn up.

Rhonda Serhan answered questions from Council regarding interest rates of money in the bank versus being loaned out.

COUNCILLOR GRAHAM: That Council grants first reading of Bylaw 1017/16.

215/16

CARRIED 7/0

**2. Bylaw 1016/16 Rocky Rod and Gun Club Municipal Tax Exemption**

Council was presented with the option to pass second and third reading of bylaw 1016/16 by Denniece Crout.

The passing of this bylaw would exempt Rocky Rod and Gun Club from Municipal Taxes. Council gave first reading to bylaw 1016/16 at their regular meeting May 24, 2016.

If the bylaw is passed, staff will change the tax status of the Rocky Rod and Gun Club and notify the executive of the club.

COUNCILLOR LAING: That Council grant second reading of Bylaw 1016/16 Rocky Rod and Gun Club Municipal Tax Exemption.

216/16

CARRIED 6/1

COUNCILLOR DUNCAN: That Council grant third reading of Bylaw 1016/16 Rocky Rod and Gun Club Municipal Tax Exemption.

217/16

CARRIED 6/1

**MUNICIPAL:**

**1. Municipal Inspection**

Ron Leaf presented information from the Municipal Affairs' Terms of Reference regarding municipal inspections. Mr. Leaf summarized the focus areas of a Municipal Affairs' inspection as: governance, operations and organizational structure.

Discussion followed regarding the need for an inspection, the benefits of a Municipal Inspection and if the timing was right to request one. It was noted that an inspection is intended not only to identify areas of improvement but to also identify areas where the municipality is functioning well.

COUNCILLOR GRAHAM: That Council request a Municipal Inspection by the Minister of Municipal Affairs pursuant to Section 571(b) of the MGA.

218/16

CARRIED 4/3

Dean Anderson and Andrew Van Dirstein joined the meeting

**COMMUNITY &  
PROTECTIVE  
SERVICES:**

**2. 10:00 a.m. Delegation: Pure High Speed**

Mr. Dean Anderson, owner of Pure High-Speed Ltd. presented what broadband/internet services that he offers, as well as his opinions on service needs and possible future developments and partnerships.

Pure High-Speed has 13 towers located in Clearwater County and offers 7 different packages for residential, commercial and industrial clients.

Mr. Anderson noted that his business operates within unlicensed frequencies. Mr. Anderson answered questions for Council. He stated that while fibre optic infrastructure provides the broadest range of options, he would benefit from the County strategically locating Tier 1 or Tier 2 towers to allow him to broaden his service area.

COUNCILLOR VANDERMEER: That Council receives this report as information.

219/16

CARRIED 7/0

**3. 10:30 a.m. Delegation: Harewaves**

Mr. Andrew Van Dirstein is the owner of Harewaves Wireless Inc. 2004 that provides wireless internet services within Clearwater, Lacombe and Red Deer Counties.

Mr. Van Dirstein identified that Harewaves has been in operations since 2004. Harewaves operates on licensed wireless broadband frequencies as well as providing internet via fibre optic connections. Mr. Van Dirstein shared

his opinion that the wireless networks may not be a long term sustainable urban communications platform however are and will be a viable delivery option for rural residents. Future changes in internet services usage and increasing consumer demand will determine the systems used and that are available through the private sector providers. Connecting rural residents to fiber networks is not a viable economic option for private sector business providers because of the capital and operating costs of fiber installation and any potential return on investment. Current access to the internet via AXIA along with data pricing from AXIA challenges providers to supply rural access to the internet via fiber optics.

Mr. Van Dirstein answered questions for Council, noting that a development of a County fibre plan to link hamlets and subdivisions to bigger centres via a large network trunk for ISP access to connect residents would go a long way to improving internet services. This might provide private ISPs a business option that is economically viable to provide internet services to smaller communities that have a more consolidated population in an area.

COUNCILLOR GREENWOOD: That Council receives as information.

220/16

CARRIED 7/0

**MUNICIPAL:**

**2. May 30 Open House Meeting Follow Up**

Christine Heggart presented a summary of the May 30 Open House Meeting to Council, with recommendations from Administration to go forward.

Council hosted an open house meeting to introduce the concept of the proposed new administration and operations building (May 30, 2016), with approximately 300 people in attendance.

Administration recommends a more detailed communication plan and citizen engagement on key discussion areas including: relationship of building to JDA, building design with construction timelines, with the possibility of more phases, financing plans, specifically related to reserves, and more detail about the proposed building related to economic development and diversification plans.

COUNCILLOR GREENWOOD: That Council accept staff's summary of communication topics and directs staff to move forward to build a more detailed communication plan for the follow up to the May 30, 2015 Open House meeting.

221/16

CARRIED 7/0

**INFORMATION:**

Councillor Laing updated Council on Clearwater Housing Steering Committee and answered questions from Council. The name of the committee is now the Clearwater Housing Foundation.

Councillor Maki, Graham and Reeve Alexander reported on FCM conference. There were a number of interesting topics discussed, particularly with respect to broadband strategies being deployed across Canada. Councillors will be sharing this new knowledge as applicable occasions arise within meetings.

Ron Leaf reviewed upcoming events and meetings.

COUNCILLOR GREENWOOD: That Council receives the CAO Report, Public Works Director's Report, Councillor's Verbal Reports, Accounts Payable listing, and Councillor Remuneration as information.

222/16

CARRIED 7/0

IN CAMERA:

1. In Camera

COUNCILLOR DUNCAN: That Council meets as a Committee of the Whole to discuss two (2) Land items and one (1) Legal item at 11:48. A.M.

223/16

CARRIED 7/0

COUNCILLOR VANDERMEER: That the meeting reverts to an Open Meeting at 12:12 P.M.

224/16

CARRIED 7/0

COUNCILLOR GRAHAM: That Council accepts the offer of purchase for lot 1252 Tamarack Trail (SE 4-41-15-W5M).

225/16

CARRIED 7/0

COUNCILLOR GRAHAM: That a policy be drafted for Council's consideration to provide administration the authority to negotiate sale of Nordegg lands within specific limits.

226/16

CARRIED 7/0

RECESS:

Reeve Alexander recessed the meeting for lunch at 12:13 P.M.

Reeve Alexander reconvened the meeting and moved In Camera, at 12:45 P.M. with the following people present: Sheila McNaughton, QC (RMRF), Councillors Maki, Duncan, Vandermeer, Greenwood, Graham, and Laing; and Ron Leaf.

COUNCILLOR GREENWOOD: That the meeting reverts to an Open Meeting at 3:44 P.M.

227/16

CARRIED 7/0

ADJOURNMENT:

COUNCILLOR MAKI:

That the Meeting adjourns at 3:44 P.M.

228/16

CARRIED 7/0

  
REEVE

  
CHIEF ADMINISTRATIVE OFFICER