

1. **Order - 10:00 a.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
  - November 2, 2021 Governance & Priorities meeting ✓
4. **Presentations**
  - a) 10:00 a.m. Kayla Goodwin, Executive Director and Shawn Ryan, Board President - Canadian Energy Museum ✓ D. Ohnysty
  - b) 10:15 a.m. Jennifer Garries, Executive Director and Jessica Roth, Director of Communications - Leduc Wetaskiwin Millet Chamber of Commerce
    - Chamber request ✓
    - Regional tourism ✓
  - c) 10:45 a.m. Robert (Bob) Dublanko re: acreages and building permits
5. **11:00 a.m. Economic Development initiatives**
  - a) Economic Development & Edmonton Global updates ✓ M. Gallant
6. **11:20 a.m. County Manager's office**
  - a) Fleet Management Strategy ✓ R. Hall
7. **Noon recess**
8. **Presentation**
  - a) 1:00 p.m. Richard Haas, Managing Director, and David DeBruin, Voltarix Group - Solar Energy Project south of Calmar ✓
9. **1:30 p.m. In-Camera session [in accordance with Freedom of Information & Protection of Privacy (FOIP) Act]**
  - a) 1:30 p.m. Planning & Development - Regional initiatives and activities update - Section 21(1), FOIP ✓ J. Evans & L. Johnson
  - b) 2:00 p.m. County Manager's office ✓
    - i) City of Leduc letters - Sections 24(1) & 25(1):
      - Emergency Services Opportunity ✓ D. Coleman & G. Bain
      - Termination of Intermunicipal Development Plan (IDP) ✓
      - EIA Tax Share Negotiations ✓
10. **Business arising from In-Camera session**

**11. Information items / council committee reports**

a) Councillor Vandenberghe meeting information

✓

b) Minister Wilson Visit Update

c) Council Workshops

d) Collaborative Economic Development Representation

e) Leduc Regional Housing Foundation

f) Verbal Reports

i) Swoop Announcement, November 15, 2021

ii) Thorsby Meet &amp; Greet, November 22, 2021

iii) Mayor Hnatiw meeting, November 22, 2021

iv) Emma Deveaux announcement at EIA, November 25, 2021

**12. Adjournment**



## Governance & Priorities Committee

### Minutes

*Council Chamber, Leduc County Centre, Nisku, AB*

***Tuesday, December 7, 2021***

#### **Order and roll call**

The meeting was called to order at 10:00 a.m., Tuesday, December 7, 2021 by Mayor Tanni Doblanko as Chair and committee members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Glenn Belozar and Ray Scobie present. Committee member Wanchuk was absent for personal reasons.

#### **Other attendees**

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Grant Bain, Director - Planning and Development
- Dean Ohnysty, Director, Community Services
- Lynn White, Executive Assistant / Recording Secretary

#### **Presenters**

- Kayla Goodwin, Canadian Energy Museum
- Shawn Ryan, Canadian Energy Museum
- Jennifer Garries, Leduc, Nisku and Wetaskiwin Chamber of Commerce
- Tracy Hartfelder, Leduc, Nisku and Wetaskiwin Chamber of Commerce

#### **Agenda adoption**

**GP93-21** Committee member Vandenberghe -- that the agenda for the December 7, 2021 Governance & Priorities committee meeting be adopted, as amended:

11.
  - b) Minister Wilson Visit Update
  - c) Council Workshops
  - d) Collaborative Economic Development Representation
  - e) Leduc Regional Housing Foundation
  - f) Verbal Reports
    - i) Swoop Announcement, November 15, 2021
    - ii) Thorsby Meet & Greet, November 22, 2021
    - iii) Mayor Hnatiw meeting, November 22, 2021
    - iv) Emma Deveaux announcement at EIA, November 25, 2021

Carried

Pro: Committee members Smith, Lewis, Vandenberghe and Belozar

Con: Mayor Doblanko and Committee member Scobie

#### **Previous Minutes - November 2, 2021 Governance & Priorities committee meeting**

**GP94-21** Committee member Lewis -- that the November 2, 2021 Governance & Priorities committee meeting minutes, be adopted.

Carried Unanimously

#### **Presentation - Canadian Energy Museum**

Executive Director Kayla Goodwin and Board President Shawn Ryan provided a presentation on the Canadian Energy Museum, highlighting the following:

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- Museum Mission
- Rebranding
- 2021 at the Museum
- 2022 - 2024 Strategic Plan
- 2022 Expense & Revenue Projections

**GP95-21** Committee member Belozer-- that the Governance & Priorities committee receives the Canadian Energy Museum presentation as information.

Carried Unanimously

Presenters Goodwin and Ryan

Presenters Goodwin and Ryan exited the council chamber at 10:16 a.m.

**Presentation - Leduc, Nisku and Wetaskiwin Chamber of Commerce**

Executive Director Jennifer Garries and Events Manager Tracy Hartfelder provided a presentation on the Leduc, Nisku and Wetaskiwin Chamber of Commerce, highlighting the following:

- Discover Leduc Region
- Visitor Information Centre
- Business Engagement
- Agriculture Initiatives
- Spring Mayoral Address
- March Business Awards Gala
- April Business Expo
- June Chamber Golf Tournament
- October Small Business Week Luncheon
- November Luncheon
- December Spirit of Giving Luncheon
- Hall Memberships
- County Chamber Membership
- New Start Up Leduc & Wetaskiwin Region

Presenter Robert Dublanko

Robert Dublanko entered the council chamber at 10:24 a.m.

One individual

One individual entered the council chamber at 10:30 a.m.

**GP96-21** Committee member Vandenberghe -- that the Governance & Priorities committee receives the Leduc, Nisku and Wetaskiwin Chamber of Commerce presentation as information.

Carried Unanimously

**GP97-21** Committee member Belozer - that the Governance and Priorities committee directs Administration to bring forward a report to regular Council to request an additional \$10,000 for Leduc, Nisku and Wetaskiwin Chamber of Commerce for their Start Up program.

Carried Unanimously

Staff member Ohnysty and presenters Garries and Hartfelder

Staff member Ohnysty and presenters Garries and Hartfelder exited the council chamber at 10:47 a.m.

Staff members Gallant and Kumpula-Yung

Economic Development Coordinator Mark Gallant and Economic Development Officer Bryanna Kumpula-Yung entered the council chamber at 10:51 a.m.

**Public Presentation - Robert Dublanko**

Robert Dublanko, lives at 48174 RR10, provided the following information regarding acreage and building permits:

- Speaking on behalf of myself and other ratepayers who have concerns.
- Have concerns about permit fees; do not understand why they are the amount they are.
- Son is building a house and has applied for a building permit.
- Conducted own survey regarding fees by contacting other municipalities. County of Wetaskiwin and County of Camrose fees were lower; Brazeau County fees were considerably higher.
- Had a meeting with representatives from Leduc County. Was told that building permits facilitate the inspectors to conduct inspections. Was told that Leduc County process is better; wonder why this is better?
- Contacted insurance company to ask if a person can get cheaper insurance and was told no. Contacted the Leduc County assessment department to see if taxes would be lower and was told no.
- Don't understand all the fees; the County will make extra money on taxes once the house is built.
- There are additional fees to get the sewer inspected; don't understand why you have to pay to get it inspected again when you have already paid for permits.
- There was also a requirement to add an approach and have it graveled; more additional expenses.
- There is the sign-off fee to get the acreage finalized.
- There are so many fees; don't think this is fair to Leduc County residents.

Staff member Pudlowski

Director of Corporate Services Kent Pudlowski entered the council chamber at 11:00 a.m.

The Governance & Priorities committee directed Administration to bring forward a summary of the items which Mr. Dublanko referenced during his presentation to a future Council Workshop.

**GP98-21** Committee member Belozer -- that the Governance & Priorities committee receives Robert Dublanko's presentation as information.

Carried Unanimously

Robert Dublanko and one Individual

Robert Dublanko and one individual exited the council chamber at 11:02 a.m.

**Economic Development and Edmonton Global update**

Economic Development Coordinator Mark Gallant and Economic Development Officer Bryanna Kumpula-Yung provided an update on Economic Development and Edmonton Global initiatives.

Committee member Smith

Committee member Smith exited the council chamber at 11:17 a.m. for personal reasons.

**GP99-21** Committee member Scobie -- that the Governance & Priorities committee receives as information the update on Economic Development and Edmonton Global initiatives.

Carried Unanimously

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Staff members Gallant and Kumpula-Yung

Staff members Gallant and Kumpula-Yung exited the council chamber at 11:18 a.m.

Committee member Smith

Committee member Smith entered the council chamber at 11:19 a.m.

Staff member Hall

Strategic Projects Coordinator Roseanne Hall virtually joined the meeting at 11:23 a.m.

**Fleet Management Strategy**

Due to technical difficulties, Strategic Projects Coordinator Roseanne Hall was unable to present the Fleet Management Strategy. Renee Klimosko presented the Strategy, highlighting the following:

- Leduc County has approximately 130 fleet vehicles with a replacement value of approximately \$34 million, which includes the following rolling assets:
  - Operational and administrative cars, trucks, vans and sport utility vehicles.
  - Motor graders.
  - Fire Services emergency response vehicles.
  - Enforcement and bylaw vehicles.
- The development of this strategy sets the framework for the management of fleet assets for the next three years, and includes the following:
  - A summary of the current state of fleet management practices.
  - Newly adopted corporate fleet management principles.
  - A summary of the identified fleet management organizational challenges.
  - Strategies and actions to address the challenges.
  - A work-plan to improve fleet management practices across the County.
- Next steps:
  - Cross-functional fleet working group formed in 2022.
  - Completion of the identified priorities in 2022.

**GP100-21** Committee member Scobie -- that the Governance & Priorities committee receives as information the update on the Fleet Management Strategy.

Carried Unanimously

**Recess**

The meeting recessed at 11:45 a.m. and reconvened at 1:04 p.m. with Mayor Tanni Doblanko as Chair and committee members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Glenn Belozar and Ray Scobie present.

**Other attendees**

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Grant Bain, Director - Planning and Development
- Lynn White, Executive Assistant / Recording Secretary
- Mark Gallant, Economic Development Coordinator
- Colin Richards, Supervisor, Development, Planning & Development
- Kent Pudlowski, Director, Corporate Services

### **Council Committee Reports**

Councillor Vandenberghe provided updates on the following:

- Community Planning Association of Alberta (CPAA) 2022 Annual Conference
- Beaumont & District Agricultural Society
- Leduc & District Regional Waste Management Commission
- Rural Municipalities of Alberta (RMA) Fall Convention

### **Minister Wilson Visit Update**

Committee member Smith reported that Minister Rick Wilson toured the New Sarepta Fire Station on November 5, 2021.

Council directed Administration to send a letter to Minister Wilson to thank him for attending the Fire Station tour.

### **Council Workshops**

Committee member Vandenberghe indicated that there are a lot of Council Workshops and would like to discuss the workshop schedule at a future Council Workshop meeting.

### **Collaborative Economic Development Representation**

Committee member Vandenberghe indicated that a representative was not selected at the Organizational Meeting for the Collaborative Economic Development committee. Mr. Coleman indicated there is a Memorandum of Understanding which states that the Mayor or designate is the representative.

### Staff members Evans and Johnson

Manager - Regional and Long Range Planning Jordan Evans and Senior Planner Laurie Johnson entered the Council chamber at 1:12 p.m.

### **Leduc Regional Housing Foundation**

Committee Member Vandenberghe requested information from the Leduc Regional Housing Foundation representatives (Council members Scobie and Smith) regarding funding for new facilities, specifically in New Sarepta.

Committee member Scobie provided the following information:

- There is no funding available for new facilities.
- The Foundation applied for the Rapid Housing Grant last year and the request was not approved.

Committee member Smith provided the following information:

- A study revealed that New Sarepta is in need of housing.
- Would like this item discussed at a future Council Workshop.

### **Verbal Reports**

Committee member Smith provided a verbal report regarding the Swoop Announcement on November 15, 2021.



Mayor Doblanko provided a verbal report regarding the meeting with the newly elected Town of Thorsby mayor on November 22, 2022.

Mayor Doblanko provided a verbal report regarding the phone meeting with Sturgeon County Mayor Hnatiw on November 22, 2021.

Councillor Vandenberghe provided a verbal report regarding the Emma Deveax announcement on November 25, 2021.

**GP101-21** Councillor Lewis - that the Governance & Priorities committee receive the following items as information:

- Community Planning Association of Alberta (CPAA) 2022 Annual Conference
- Beaumont & District Agricultural Society
- Leduc & District Regional Waste Management Commission
- Rural Municipalities of Alberta (RMA) Fall Convention
- Minister Wilson Visit Update
- Council Workshops
- Collaborative Economic Development Representation
- Leduc Regional Housing Foundation
- Swoop Announcement
- Thorsby Meet & Greet
- Mayor Hnatiw meeting
- Emma Deveax announcement

Carried Unanimously

Presenters Haas and DeBruin

Presenters Haas and DeBruin entered the council chamber at 1:22 p.m.

**Presentation - Solar Energy Project south of Calmar**

Managing Director Richard Haas, and Director of Operations David DeBruin, Voltarix Group provided a presentation regarding the Solar Energy Project south of Calmar, highlighting the following:

- Meeting Objectives
- Edmonton Based
- What We Do
- Markets We Serve
- Current Projects & Pursuits
- Proposed Project
  - Creekside Solar
  - Currently on privately owned site at Twp Rd 494 and RR271
- Project Schedule
- Why This Site was Chose
- Mission, Vision and Values
- Development Plans
- Other Energy Regulators
- Community Benefits
- Public Consultation & Engagement
- Planning Administration

2P



- Completed a “Pre-Application” Development Permit Package with Leduc County
- Frequently Asked Questions

Staff member Pudlowski

Staff member Pudlowski exited the council chamber at 1:42 p.m.

Janice Agrios

Janice Agrios, Kennedy Agrios LLP entered the council chamber at 2:00 p.m.

**GP102-21** Committee member Vandenberghe -- that the Governance & Priorities committee receives the Solar Energy Project presentation as information.

Carried Unanimously

Presenters Haas and DeBruin and Staff member Gallant and Richards

Presenters Haas and DeBruin and Staff member Gallant and Richards exited the council chamber at 2:15 p.m.

**In-Camera session**

**GP103-21** Committee member Belozer -- that the Governance & Priorities committee meet In-Camera in accordance with sections of the Freedom of Information and Protection of Privacy (FOIP) Act related to the following:

- Long Range Planning regional initiatives and activities *(s. 21(1); and*
- City of Leduc letters *[s. 24(1) and 25(1)]*.
  - Emergency Services Opportunity
  - Termination of Intermunicipal Development Plan (IDP)
  - EIA Tax Share Negotiations

Carried Unanimously

The in-camera session commenced at 2:15 p.m.

Janice Agrios

Janice Agrios exited the council chamber at 2:35 p.m.

**Revert to Governance & Priorities Committee open session**

**GP104-21** Committee member Smith -- that the in-camera session revert to the Governance & Priorities committee open session.

Carried Unanimously

The Governance & Priorities committee reverted to the open session at 3:07 p.m.

**Regional Initiatives and Activities Update**

**GP105-21** Committee member Belozer -- that the Governance & Priorities committee accepts the Regional Initiatives and Activities Update as information.

Carried Unanimously

Staff members Evans and Johnson

Staff members Evans and Johnson exited the council chamber at 3:07 p.m.



**EIA Tax Share Negotiations**

**GP106-21** Committee member Vandenberghe -- that the Governance & Priorities committee authorize Administration to proceed with Arbitration proceedings relative to the EIA Tax Share Agreement with the City of Leduc.

Carried Unanimously


**Adjournment**

**GP107-21** Committee member Belazer -- that the Governance & Priorities committee meeting be adjourned.

Carried Unanimously

The Governance & Priorities Committee meeting adjourned at 3:11 p.m.

  
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Mayor

  
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County Manager