

AGENDA

Committee of the Whole October 16, 2024 10:00 a.m.

- 1. CALL TO ORDER
- 2. CHANGES TO AGENDA & ADOPTION OF AGENDA
- 3. CONFIRMATION OF MINUTES
- 4. **DELEGATIONS NIL**

5. REPORTS FOR DISCUSSION

5.1 Northern & Regional Economic Development (NRED) Program Application

Administration Presenter:

Davin Gegolick, Director of Planning & Community Services

5.2 Rge Rd 82 Guardrail Design

Administration Presenter:

Davin Gegolick, Director of Planning & Community Services

5.3 Sale of Undeveloped Road Allowance – File #01-2024

Administration Presenter:

Davin Gegolick, Director of Planning & Community Services

5.4 Mechanical Assessment - Administration Building

Administration Presenter:

Jason Warawa, Director of Corporate Services

5.5 Committees and Boards Review

Administration Presenter:

Pat Podoborozny, CAO

6. COUNCILLOR REQUESTS (INFORMATION / PROGRAM REQUESTS)

- 6.1 Division Reports
- 6.2 Councillor Request Report

7. CLOSED SESSION

- 7.1 Policy PS 8006-01 Recovery of Expenses for Firefighting

 FOIP Section 21, Disclosure harmful to intergovernmental relations
- 7.2 Gravel Haul Contract

FOIP Section 16(1), Disclosure harmful to business interests of a third party

7.3 Bykowski Gravel Offer

FOIP Section 16(1), Disclosure harmful to business interests of a third party

7.4 Request to Purchase Land

FOIP Section 24(1)(a), Advice from officials

- 7.5 Tax Cancellation Request

 FOIP Section 16(1), Disclosure harmful to business interests of a third party
- 7.6 Vegreville Recreation and Waste Agreements

 FOIP Section 21, Disclosure harmful to intergovernmental relations
- 7.7 Town of Vegreville Annexation

 FOIP Section 21, Disclosure harmful to intergovernmental relations
- 7.8 Membership in NE Alberta Alliance for Growth and Opportunities

 FOIP Section 21, Disclosure harmful to intergovernmental relations
- 8. OPEN SESSION
- 9. MOTIONS ARISING OUT OF THE CLOSED SESSION
- 10. ADJOURNMENT



Committee of the Whole Meeting Minutes

September 11, 2024 9:00 a.m.

Members Present: Reeve Roger Konieczny, Division 3

Deputy Reeve Tara Kuzio, Division 5 Councillor Joey Nafziger, Division 1 Councillor Eric Anderson, Division 2 Councillor Cliff Wowdzia, Division 4 Councillor Carl Ogrodnick, Division 6 Councillor Kevin Bentley, Division 7

Administration Present: Pat Podoborozny, Chief Administrative Officer

Jason Warawa, Director of Corporate Services

Norm De Wet, Director of Operations

Trudy Shukalak, Senior Administrative Support Specialist

1. CALL TO ORDER

Reeve Konieczny called the meeting to order at 9:00 a.m.

2. CHANGES TO AGENDA & ADOPTION OF AGENDA

2024-W061

Moved by: Councillor Nafziger

THAT the Agenda for the September 11, 2024 Committee of the Whole meeting be adopted as presented.

Carried

3. **CONFIRMATION OF MINUTES**

2024-W062

Moved by: Councillor Wowdzia

THAT the August 15, 2024 Committee of the Whole meeting minutes be adopted as

presented.

Carried

5. REPORTS FOR DISCUSSION

5.1 2025 Hamlet/Highway Clean-up Program

The Committee of the Whole was presented with information regarding Alberta Transportation and Economic Corridors (ATEC) Highway Clean-up Program which encourages non-profit groups to participate as a fundraising opportunity, and a proposal for the County to initiate a similar Hamlet/Highway clean-up program for non-profit groups in 2025.

Administrative Presenter:

Director of Planning and Community Services Davin Gegolick

2024-W063

Moved by: Deputy Reeve Kuzio

THAT Administration prepare an RFD for the October 21, 2024, Council meeting recommending approval of the 2025 Hamlet/Highway Cleanup Program as discussed.

Carried

Action Required: Create RFD

5.2 Grader Replacement – 2025

The Committee of the Whole was presented with the proactive plan developed to manage the replacement of fleet vehicles and equipment guided by Grader Replacement Policy OP 9030-01-A.

Administrative Presenter:

Director of Operations Norm De Wet

2024-W064

Moved by: Councillor Nafziger

THAT Administration prepare an RFD for the September 11, 2024, Council meeting recommending the approval to include the purchase of two CAT 160 motor graders from Finning Canada for the price of \$1,339,620, excluding GST, in the 2025 Capital Budget.

Carried

Action Required: Create RFD

6. COUNCILLOR REQUESTS (INFORMATION/PROGRAM REQUESTS)

- 6.1 Divisional Reports
 Presented by Reeve and Council
- 6.2 Councillor Request Report

8.	OPEN SESSION	
9.	MOTIONS ARISING OUT OF CLOSED SESSION	
10.	ADJOURNMENT	
	Reeve Konieczny declared the meeting at 9:20 a.m.	
	Reeve	
	Chief Administrative O	fficer

7. CLOSED SESSION



Topic: Northern and Regional Economic Development (NRED) Program Application

Date: October 16, 2024

Background

Throughout 2024, the Crossroads Economic Development Alliance has been collecting data from the business community through interviews and the *Business Retention and Expansion (BRE)* survey. The feedback has been invaluable, and comments from the community express the excitement on the region working together on economic development initiatives. Although the final consultation report won't be provided until the end of the year, a summary of the most common issues/concerns from the business community include: lack of housing, labour shortages, lack of marketing the region, communications, health care, childcare, and infrastructure.

In addition to the *Economic Development Communications Project* (already been approved through the 2024 SCOP grant), the Crossroads Committee has further plans. They are hoping to complete a *Regional FDI Strategy* under the CanExport Community Investment (CECI) Program. Additionally, they aim to undertake a *Regional Investment Readiness Project* through the NRED Program in 2025. These projects are intended to continue the capacity-building efforts of the Crossroads initiative. They also aim to address some of the common constraints identified by the business community.

Information for the Committee

- The NRED Program is designed to promote sustainable economic growth and diversification by supporting projects across Alberta. One of the NREDs Program Priorities is to "Increase investment readiness and regional attractiveness for private investment".
- The NRED Program is highly applicable to a regional economic development organization like Crossroads and funds many types of projects that are within the organization's scope.
- The Regional Investment Readiness Project would include various research, marketing, and project management components. This would be a fitting follow-up project to the BRE project, using data from the businesses that were interviewed and surveyed.
- Crossroads proposes to apply for \$120,000 for this project (50% would need to be contributed either as municipal funding or CECI [as it's a federal program])
- Here's a few different scenarios on the Crossroads grant outcomes:
 - successful in both CECI and NRED both projects will be fully funded in 2025 (best case)
 - successful in only CECI utilize \$60,000 matching funds from the approved SCOP to prepare the Regional FDI Strategy
 - successful in only NRED LGFF municipal contribution would have to occur on the \$60,000 (County's portion would be approx. \$29,000)
 - not successful in CECI or NRED LGFF municipal contribution would have to occur on \$32,500 to cover Regional EDO's salary and expenses for 2025 (portion not covered by existing SCOP grant - worst case scenario)

• The intake period is September 16 - December 6 where municipal support is required as part of the application

Recommendation

THAT Council directs administration to bring the NRED Program application forward as an Operating Decision Paper for 2025 budget consideration.



Topic: Rge Rd 82 Guardrail Design

Date: October 16, 2024

Background

In 2022, ATCO Electric constructed its 7LA65 transmission line project (Grizzly Bear project) southeast of Mannville. One structure (2 power poles) on the line is located adjacent to a curve on Rge Rd 82, south of Hwy 16 and north-west corner of NW 23-50-8-4.

The installed poles are located within the roadside desirable clear zone, posing a hazard that requires traffic barriers to mitigate, contain, and redirect an errant vehicle and protect the poles from potential impacts while adding a visual barrier for motorists to exercise care while travelling on this road curve.

ATCO Electric engaged an engineering consultant, Allnorth Consultants, to review the scope and provide recommendations for roadside protection of this structure. Roadside improvements are required to prepare the site for the installation of concrete barriers; these include re-grading road shoulder, ditch relocation and regrading, and culvert lengthening – all costs borne by ATCO Electric. In both options and due to the proximity of a Telus line, pre-cast concrete barriers would be installed at 0.6m from the edge of the ditch and 4m from the shoulder edge pursuant to Policy PDS 7004-02. Speed limit (80 km/hr) will not be altered with either option.

Information for the Committee

Option 1: North Roadside Improvement

- north roadside will be regraded to accommodate the new roadside slopes
- existing culvert will be extended approximately 5.5m on the north side
- most cost-effective option
- this is the preferred option as there is no change to the existing road geometry or gravel structure and doesn't present any illusion of road widening

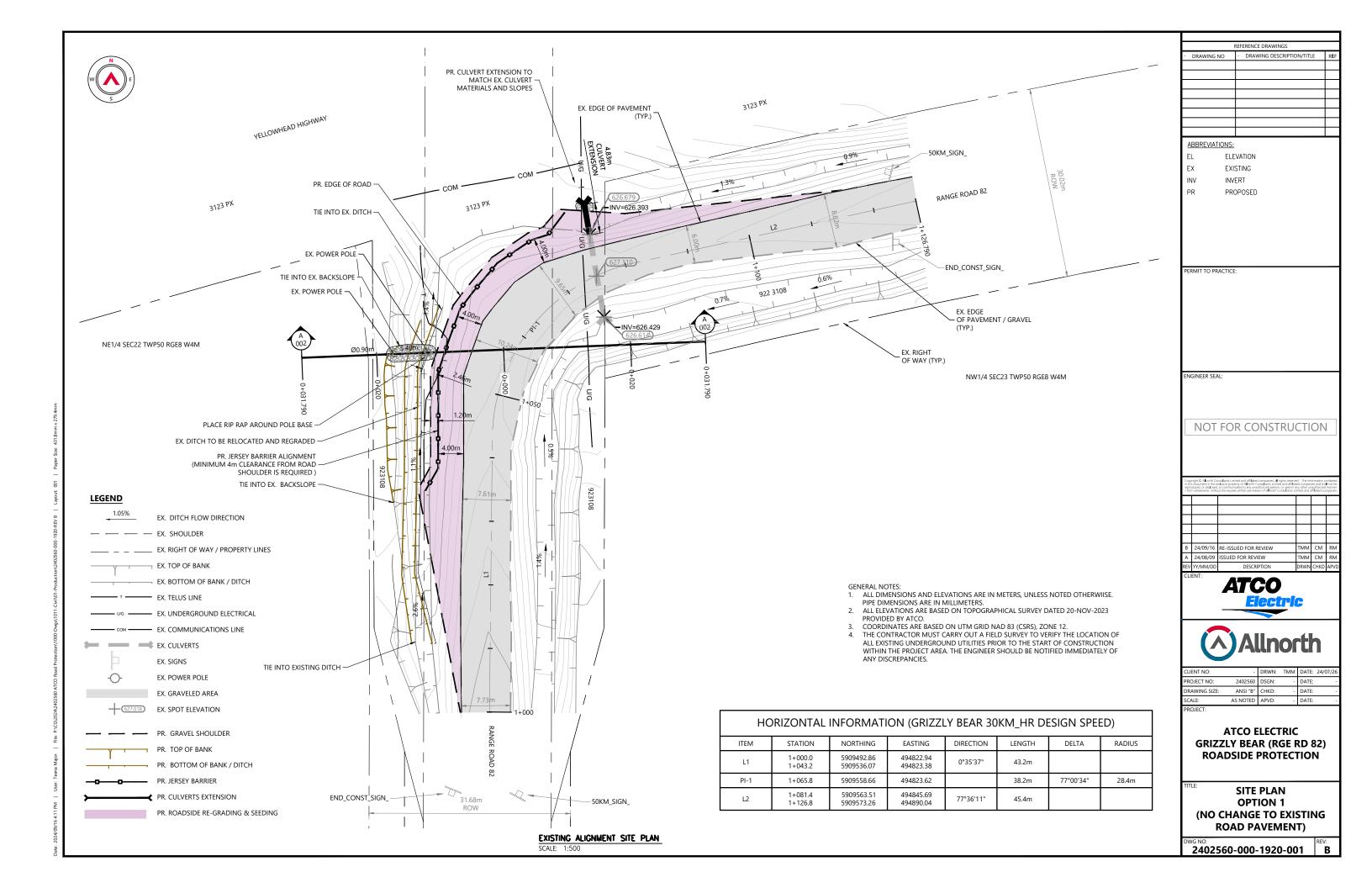
Option 2: Road Widening on the South Side

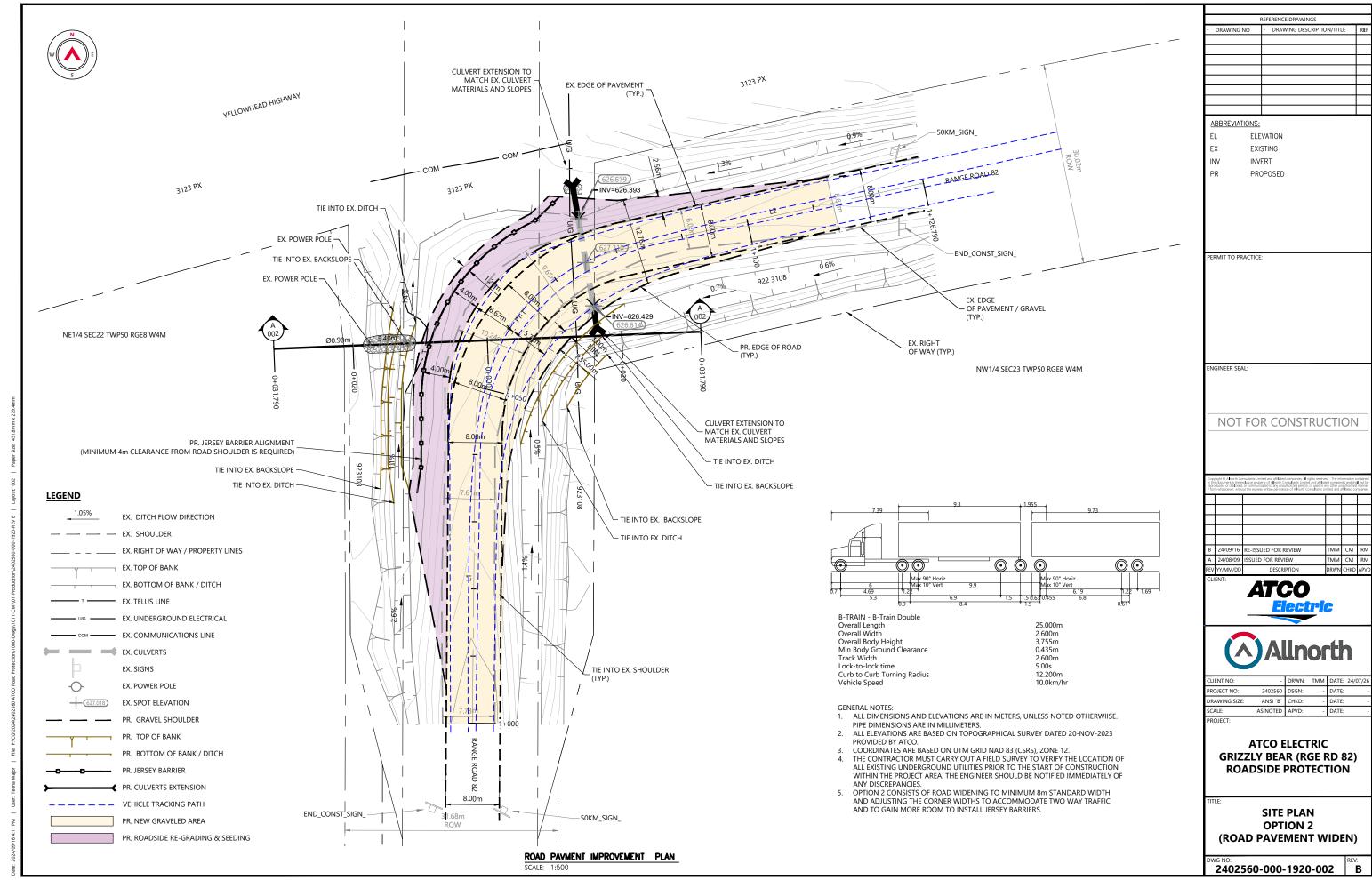
- road will be widened a minimum of 1m on the south shoulder and 4m on the north
- existing culvert will be extended approximately 5.5m on the north side and 4m on the south side
- the existing gravel road surface would be increased by 4m on the south side at the curve
- this option creates a wider section of road which is not desirable

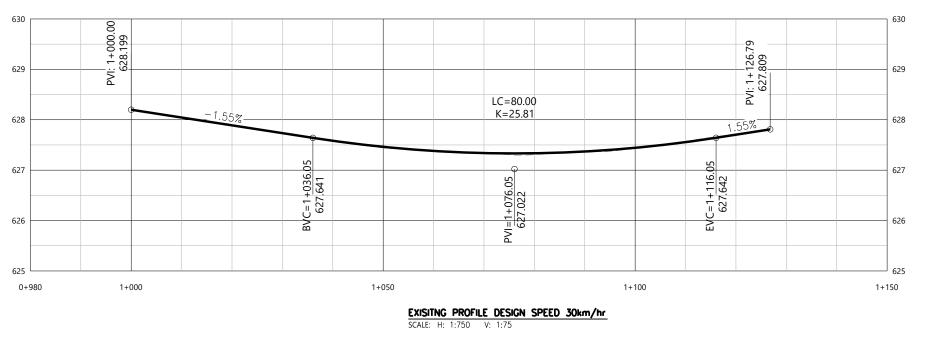
Recommendation

THAT Council endorse Option 1 for Rge Rd 82 guardrail design.

Attachment: Conceptual Design Drawings







630 630 630 629 629 629 629 0.60m 0.60m 5.40m 5.40m 628 628 628 628 EXTENSION ELEV = 627.234 6.67m MIN. ELEV = 627.184 PILE CAP ELEV = 627.233 ELEV = 627.183 EXCESS FILL TO BE REMOVED FROM THE PILE CAP FOR A MINIMUM — CLEARANCE OF 250mm EXCESS FILL TO BE REMOVED FROM THE PILE CAP FOR A MINIMUM –

CLEARANCE OF 250mm 627 627 627 627 PR. 3:1 BACKSLOPE -4.54m PR. 3:1 BACKSLOPE 626 625 -40 625 625 -20 PR. NEW DITCH PR. 4.0m WIDENING FOR PR. NEW DITCH (MATCH EXISTING ELEVATION) - JERSEY BARRIER 1.3% CROWN (MATCH EXISTING ELEVATION) EX. ELEV = 626.459 — (MATCH EXISTING) PR. 4.00m WIDENING FOR JERSEY BARRIER 1.3% CROWN — ► PR. 3:1 SIDESLOPE - PR. JERSEY BARRIERS PR. LANE SHIFT (MATCH EXISTING) (MATCH EXISTING) ► PR. 3:1 SIDESLOPE PR. 6.67m LANE 1.3% CROWN (MATCH EXISTING) - PR. ELEV = 626.719

SECTION OPTION 1 : JERSEY BARRIER A 001

∽ EX. ELEV = 626.472

REFERENCE DRAWINGS

- DRAWING NO

- DRAWING DESCRIPTION/TITLE
REF

ABBREVIATIONS:

EL ELEVATION
EX EXISTING
INV INVERT
PR PROPOSED

PERMIT TO PRACTICE:

ENGINEER SEAL:

NOT FOR CONSTRUCTION

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CLIENT NO:	-	DRWN:	TMM	DATE:	24/07/26
PROJECT NO:	2402560	DSGN:		DATE:	.1
DRAWING SIZE:	ANSI "B"	CHKD:	-	DATE:	í
SCALE:	AS NOTED	APVD:	,	DATE:	

ATCO ELECTRIC GRIZZLY BEAR (RGE RD 82) ROADSIDE PROTECTION

TITLE:

SECTION OPTION 2 : JERSEY BARRIER (001)

EXISTING PROFILE AND SECTION

DWG NO: 2402560-000-1920-003



Topic: Sale of Undeveloped Road Allowance – File #01-2024

Date: October 16, 2024

Background

Policy PDS 7005-02 was approved at the August 19 Council meeting, granting Council the opportunity to decide on the value of land subject to road closures. At the August 19 meeting, Council directed Administration to initiate the process of the County's intention to dispose of the undeveloped road allowance on Road Closure Application #01-2024 for less than fair market value (FMV).

Administration advertised the sale of this land for less than FMV in accordance with Sections 70 and 606 of the MGA and as of October 10, 2024, no petitions have been filed. Although we are unable to transfer the land prior to the expiration day of the 60-day petition period (November 3, 2024), we can start the process of passing the road closure bylaw/registration at Land Titles Office prior to transferring the land. As a result, we may now proceed with the sale of land subject in file #01-2024 for less than FMV.

Information for the Committee

- Policy PDS 7005-02 Principle #7 states: FMV shall be determined by County Council in consultation with the Assessor. County Council's FMV is final. However, the rate shall be agreed upon prior to the bylaw reading first reading.
- The value of land as determined by the Assessor for the 3.32 acres is \$4,700
- Costs incurred as part of the sale <u>below FMV</u> is \$1,305 (\$720 advertising, \$585 legal)
- Administrative time = 3.0 hours
- Once Council determines the FMV, administration will prepare an Offer to Purchase and Sales agreement for execution.
- Administration will prepare the Road Closure Bylaw for First Reading consideration at the October 21 Council meeting.

For Council Discussion:

What FMV does Council want to apply to the 3.32 acres of land within Road Closure Application #01-2024?



Topic: Mechanical Assessment – Administration Building

Date: October 16, 2024

Background

As part of the 2024 Budget Council conditionally approved a decision paper that involved a comprehensive review of the mechanical and electrical components of the Administration Building. The budget for this work was \$52,500. The condition imposed by Council was that they would have the ability to endorse any proposal before proceeding. The goal of this work was to have an Engineering company do an exhaustive review of the inner workings of the building so that the County has a clear idea of the scope of work that would be required to ensure the building remains operational for years to come. This work would also include a high-level cost estimate that more accurately reflects the order of magnitude costs that would be required to complete the work.

In discussions with a local contractor, it was recommended that we consider working with TWS Engineering as they were familiar with their work. Administration requested a proposal for the mechanical portion of the work and is attached. Based on the pricing received, a secondary request was made to also include electrical. While it is not included, their ability to also do this aspect of the work and price will be presented on the day of the meeting. It is expected that both should fall under the budget amount.

Recommendation

THAT Council endorse the proposals and request that Administration proceed with the work so that a more exhaustive report can be presented at a future COW meeting.

Attachment:

TWS Engineering - Mechanical Assessment Proposal



Edmonton

9918 - 75 Avenue NW Edmonton, AB T6E 1J2 T: 780.468.5477

E: office@twsengineering.com

Abbotsford

Unit 2300 203-32615 South Fraser Way Abbotsford, BC V2T 1X8

T: 780.468.5477

October 10, 2024 Rev 1

County of Minburn No. 27

Phone: 780-632-2082

Email: jwarawa@minburncounty.ab.ca

Attention: Jason Warawa, CPA, CMA

Dear Jason:

Re: Mechanical Consulting Services - R1

Minburn Administration Building - Mechanical Assessment, 4909 50 Street Vegreville AB

We are pleased to submit to you our proposed Mechanical Engineering Fee for the Minburn Administration Building – Mechanical Assessment project, located at 4909 50 Street in Vegreville AB. We have reviewed the preliminary information provided to date and we understand that Minburn County requires an engineering/assessment report as requested in the building condition assessment to handle the immediate and imminent repair work required to the distributed piping systems found at the Minburn Administration building.

Scope of Services

A. The Mechanical Engineering Fee Includes

- 1. Complete a detailed review of the building condition assessment report provided including life expectancies and recommendations for mechanical systems.
 - Based on "Building Assessment Report Roth 2022".
- 2. Complete an on-site review of the existing building mechanical systems. Specifically, the distributed piping systems including:
 - a. Domestic water Piping.
 - b. Hydronic heating water piping.
 - c. Steam piping.
 - d. Condensate piping.
- 3. Provide an engineering study/assessment report outlining:
 - a. Current overview of building piping systems and installation.
 - b. Recommendations on building heating replacement if required (hydronic versus steam).
 - c. Current state of piping, each piping material and piping system.
 - d. Recommendations for replacement including.
 - i. Prioritization of which piping system replacement shall be completed.
 - ii. Significance of the building renovations required for piping replacement.
 - iii. The staged construction approach recommended to reduce costs and invasiveness of pipe replacement project throughout the building as well as limiting impacts to occupants while undergoing replacement.
 - iv. Provide rough order of magnitude cost estimate (Class D budget +/- 30%).
 - 4. Includes up to five (5) design meetings (virtually).





Fee Breakdown and Summary

1. Mechanical

	Total Mechanical	\$ 12.000
Cost Estimate		\$2,500
Assessment Report		\$8,500
Initial Site Review		\$1,000

Services Not Included

- 1. No drawings for piping replacement are required. TWS can provide drawings as part of a second phase of the project.
- 2. No third-party testing considered. If required to test piping material or asbestos, it can be provided for the following:
 - a. NDT testing to determine wall thickness of condensate and steam piping: \$2,500 (10 locations).
 - b. Asbestos testing of insulation: \$1,500 (10 locations).
- 3. Additional site reviews and/or site meetings If required can be completed at \$1,000 per visit, per discipline.
- 4. Owner initiated changes to report once TWS is asked to proceed with stamping final report.
- 5. Water quality testing and sampling.
- 6. Completion of site as built.
- 7. Printing and/or distribution of drawings and/or specifications.
- 8. Disbursements and expenses as incurred shall be billed as per our attached Disbursement Rate Guide.
- 9. GST.





October 10, 2024_Rev 1

Should you accept the above offer, please sign this fee letter, or provide an alternate form of acceptance and return by email or fax.

If you have any questions with regards to the above, or require further clarification, please do not hesitate to contact the undersigned.

Yours truly,

TWS ENGINEERING LTD.

Jason Lukan

Principal, Senior Mechanical Project Manager

JL/dlb

Attachment

L:\Opportunities\County of Minburn\Minburn Administration Building\Fee Letter (M) Minburn Administration Building - Mech Assessment - October 10, 2024 Rev 1.docx







Topic: Committees and Boards Review

Date: October 16, 2024

Background

The Organizational Meeting of Council will be held on October 16, 2024. Administration brings the Committee and Boards appointments to the Organizational Committee meeting on an annual basis.

Information for the Committee

Administration would like to confirm the list of Committee and Boards for 2024-2025 prior to its presentation at the Organizational meeting.

Recommendation

- 1. Administration would like to recommend that School Liaisons be eliminated from the Council appointments to external boards and committees. We have contacted both EIPS, EICS and Buffalo Trail and they were unaware that we had someone appointed. We have requested the school boards send the monthly and or quarterly updates for Council information. The biggest concern we have seen in the school districts is bussing and that is being handled by the school divisions Transportation department and our Operations department.
- 2. Administration would like to recommend that we add Regional Recreation Feasibility Study (RRFS) as a Council appointment to external boards and committees.

Attachment:

Current Council Boards and Committees appointments

COUNTY COUNCIL

Reeve Roger Konieczny Deputy Reeve Tara Kuzio Councillor Joey Nafziger Councillor Carl Ogrodnick Councillor Eric Anderson Councillor Kevin Bentley

11. Vegreville & District

Ogrodnick

12. Vegreville Region

Chamber of Commerce

Physician Attraction and

Retention Committee

Vegreville Community

Awareness meetings)

(member attends

Health Services

Kuzio

13. Vegreville Tourism

Bentley

Advisory Board

14. Vermilion Physician

Anderson

Watershed Alliance

Recruitment

15. Vermilion River

Bentley

Councillor Cliff Wowdzia

All of Council:

- 1. Committee of the Whole
- 2. Subdivision Authority
- 3. Agricultural Service Board Anderson Chairperson, Wowdzia Vice Chairperson

Council Committees and Board Members

- 1. CAO Performance Evaluation Committee
 - Konieczny
 - Kuzio
 - Ogrodnick
- Community Progress Scholarship Committee Division 4 Councillor
 - Wowdzia

Division 6 Councillor

- Ogrodnick
 Division 7 Councillor
- Bentley
- 3. Soil Conservation Appeal Board
 - Konieczny (C)
 - Kuzio
 - Bentley
- 4. Wapasu Committee
 - Kuzio (C)
 - Anderson
 - Wowdzia
- 5. Intermunicipal Committees

Vegreville

- Konieczny
- Anderson
- Wowdzia

Innisfree

- Konieczny
- Anderson
- Wowdzia

Mannville

- Konieczny
- Anderson
- Nafziger

Rural

- Konieczny
- Anderson
- Bentley
- 6. Regional Emergency Management Advisory
 - Nafziger
 - Bentley Alternate

Council Appointments to External Boards and Committees

- Alberta Central East Water Corporation Zone 1 Director
 - Wowdzia

(3 year term expires Nov. 2025)

- 2. Alberta HUB
 - Nafziger
 - Anderson Alternate
- 3. Crossroads Economic Development Alliance
 - Nafziger
- 4. East Central 911
 - Anderson
 - Nafziger Alternate
- 5. FCSS
 - Nafziger –Mann/Inn.
 - Wowdzia Vegreville
- 6. Minburn Foundation
 - Kuzio
 - Ogrodnick
- 7. Northern Lights Library System
 - Konieczny
 - Nafziger Alternate
- 8. School Liaison
 - Nafziger Buffalo Trail
 - Ogrodnick–Elk Island Public
- 9. Seed Cleaning Plant Liaisons

<u>Innisfree</u>

- Anderson
- Konieczny

<u>Vegreville</u>

- Wowdzia
- Bentley
- 10. St. Joseph's Hospital Board
 - Kuzio

Public at Large Appointments

- Composite Assessment
 Review Board
 - Rachel Pichoch
- 2. Local Assessment Review Board
 - Rachel Pichoch
- 3. FCSS Advisory Board
 - Brenda Patterson
- 4. Pest Control Appeal Board
 - Bob Logan
 - Sal Anweiller
 - Brian Litwin
 - Brent Wyllie (Alternate)
- Subdivision and Development Appeal Board
 - Bob Logan
 - Ron Maher
 - Sal Anweiller
- 5. Weed Control Appeal Board
 - Bob Logan
 - Sal Anweiller
 - Brian Litwin
 - Brent Wyllie (Alternate)



Name:	Division:		
For Presentation at	Committee of the Whole Meeting		
From Date:	To Date:		



Name:	Division:		
For Presentation at	Committee of the Whole Meeting		
From Date:	To Date:		



Name:	Division:		
For Presentation at	Committee of the Whole Meeting		
From Date:	To Date:		



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For Presentation at	Committee of the Whole Meeting		
From Date:	To Date:		



Name:	Division:		
For Presentation at	Committee of the Whole Meeting		
From Date:	To Date:		

D	Commellion Name	D	2	B		Response	
Request #	Councillor Name	Request Title	Request	Responding Dept	Response	Date	Status
					Looking to meeting with a few board		
CR24-09	Councillor Ogrodnick	EIPS	Inquire on Liasion meetings	Office of the CAO	members in Fall 2024.		In progress
					Received response from RMRF and will		
CR24-10	Reeve Konieczny	Contact Legal about Asset Management	Is there a liabilty to the County of deferring roadwork to future years	Office of the CAO	be shared with Council	24-Sep-24	Completed
CR24 -27	Deputy Reeve Kuzio	Doctor Recruitment	Deputy Reeve requested help to look into funding for new Physicians	Office of the CAO	Looked for history of past contributions to Physician recruitment. Worked with Town of Vegreville to develop contract for new doctor and grant allocation for moving expenses.	30-Sep-24	Completed
CR24-28	Councillor Nafziger	Resident Concern about roaming pig in the hamlet of Minburn	A pig was being kept in the back yard in the Hamlet of Minburn and was getting out of the cage on multiple occassions.	Planning and Community Services	Letter was sent to resident advsing the Land Use Policy and their non-compliance as a resident in a Hamlet. Research was completed and	9-Oct-24	Completed
CR24-29	Councillor Nafziger	NAAGO membership	Check into the conditions of membership and the groups purpose.	Office of the CAO	information is being brought to the October COW	9-Oct-24	Completed