



LAC STE. ANNE COUNTY

MINUTES

County Council Municipal Planning Commission and Regular Meeting

Lac Ste. Anne County held a County Council Municipal Planning Commission and Regular County Council Meeting, May 1<sup>st</sup>, 2019, commencing at 9:39 a.m., in the Council Chambers of the County Administration Building at 56521 Range Road 65, Sangudo, Alberta.

Councillors Present: Joe Blakeman, Reeve  
Nick Gelych, Deputy Reeve  
George Vaughan, Councillor  
Steve Hoyda, Councillor  
Lorne Olsvik, Councillor  
Ross Bohnet, Councillor  
Lloyd Giebelhaus, Councillor

Administration Present: Mike Primeau, County Manager  
Robert Osmond, Assistant County Manager/Chief Financial Officer  
Joe Duplessie, General Manager of Infrastructure and Planning  
Trista Court, General Manager of Community and Protective Services  
Mathew Ferris, Planning and Development Manager  
Greg Edwards, Director of Infrastructure  
Randy Schroeder, County Fire Chief  
Carole Peacock, Safety Director/Fire Services Admin. Assistant  
Dallas Choma, Community Peace Officer  
Cindy Suter, Recording Secretary  
Stacey Wagner, Communications/FOIP Coordinator  
Sean Mellis, Tangent Civic, Lac Ste. Anne County Communications

Members of the Public Present: 67 members of the public were present for the meeting.

CALL TO ORDER

Reeve Blakeman called the meeting to order at 9:39 a.m.

A moment of silence was recognized for Fallen Firefighter Joshua Pare White of Lac Ste. Anne County Fire Services.

ADDITIONS TO AGENDA

- 10. A. 1 Petition - Bylaw 11-2019
- 10. A. 2 Petition - Bylaw 12-2019

ACCEPTANCE OF AGENDA

283-19 MOVED BY Deputy Reeve Gelych that County Council accept the February 28<sup>th</sup>, 2019, County Council Meeting Agenda as amended. Carried.

ADOPTION OF MINUTES

284-19 MOVED BY Councillor Giebelhaus that County Council adopt the meeting Minutes from the April 3, 2019, Regular County Council and Municipal Planning Commission Meeting, as presented. Carried.

DELEGATIONS & PRESENTATIONS

An Attendance List for the May 1<sup>st</sup>, 2019, County Council Municipal Planning Commission and Regular Meeting was recorded and submitted to form part of these minutes as Schedule "A"

Introduction

Reeve Blakeman provided an introduction to the Public Hearing outlining the process and informed those present that the results would be accepted for Information by Council. Reeve Blakeman made note that recording devices, and or cameras are not permitted. Be respectful of those talking.

There are two separate Public Hearings, and both will be presented at separate times.

**Public Hearing 9:45 a.m. - Establishment of Municipally Controlled Corporation - Onoway Regional Medical Clinic Inc.**

285-19

MOVED BY Councillor Vaughan that the Public Hearing for Establishment of Municipally Controlled Corporation - Onoway Regional Medical Clinic Inc., be opened at 9:45 a.m. for the purpose of establishing a Municipally Controlled Corporation, to operate the medical clinic located in Onoway and work to grow the access and variety of medical services available to area residents within Lac Ste. Anne County and the municipalities within its boundaries

Carried.

**ADMINISTRATION PRESENTATION**

R. Osmond, Assistant  
County Manager/Chief  
Financial Officer  
Brad Javorsky  
LSAC Resident

Presentation to be added to the agenda. - Establishment of Municipally Controlled Corporation - Onoway Regional Medical Clinic Inc.

- We need a concentrated in effort economic development,
- It's not responsibility of LSAC to entice doctors,
- The clinic is not economic development,
- This is proposal is out of step with the delivery system,
- Not a lot of literature put out to the public,
- I believe doctor retention is a problem,
- They wont stay, there is not enough population for 3 doctors,
- There is no hospital, we are too close to stony plain, some people don't use the doctors in Onoway,
- There is a shell game being played here,
- There is a retention problem, there is a lack of doctors to recruit,
- There is false information on facility cost problem, twice as much space for double the cost, double the payment, ORMC is structured so the politicians can further pad their pocketbooks,
- The profit model is why we are against it,
- Events on the weekend collecting petitions and signatures, peace officers deployed to intimidate the people signing, there is no law denying this process, we were forced into submission by force,

Dale Johnson  
LSAC Resident

- Information made by Robert Osmond should have been available prior to this meeting. This would have answered a lot of the questions and helped us to understand.
- The more I dug the more I found out. This is what the County needs to do with Alberta Health Services,
- I talked to the landlord of the current clinic the costs per square foot for rental property are fair.
- The public information should have been made public prior to the meeting.
- The body representing people, should not be talked about prior to the meeting.
- The new information should have been shared.
- We need healthcare, respects that.
- Corporation he understands, but why the need for two corporations.
- The ratepayer will have little to say, but the ratepayer can talk to the Councillor on the board. But won't have the opportunity to have say in the corp.
- Concerned about doctors, deficits break even 7.6 years to get back to zero at the increase with one doctor.
- No financial statements, financial synopsis. Are these figures correct?
- Ratepayers want to understand what's going on.
- Landlord was in the dark didn't know anything until Monday. Bought the second part for the clinic. Not interest from the landlord.
- The partners make no difference in the landlord.
- There needs to be more consultation, correct information needs to be made available,
- Retired director, what's the process to get a doctor? Is there difficulty getting one?
- How can we say our financial figures are correct?
- Why would anyone want to invest our money? Its our money.
- Where is it going, building plan, business plan? Show the ratepayers the plan.
- When we don't understand that's when there is questions.
- Added services, Onoway and area needs more services, I agree with this..
- Stony Plain has difficulty adding services.

- Give us a plan, talk to AHS, before you spend the money.
- Thank you for permitting me to speak on this issue.
- Slow down the process. Make the right decision. Take our concerns into consideration.

Bernie Poulin Mayor  
of the Silver Sands,  
and the Chair of  
12 Summer Villages  
Committee

- We began this process many years back because we needed the clinic.
- Physician Recruitment and Retention Committee from 2011 to 2016
- Silver Sands monetary contribution is half a percent of their total tax revenue. This shows commitment to the clinic.
- Furthest away from the clinic and may have the least direct benefit, but we continue support anyways. Our annual contribution doubled but it cut out the middle man. This was a risk but it was worth takin. This is a success story, and we are proud to be part of the success. municipal subsidize profit forming without subsidize,
- there has been good leadership,
- we are all risk takers,
- There are merits in controlling the venture and allocating the money into a capital asset.
- No tangible cost, strong regional partnerships have developed,
- Many relationships have been revitalized and even stronger partnership,
- There have been practical solutions from the province,
- We address matters that make sense to us, continue to forge forward, and Silver Sands will continue to support.
- All the best on this endeavor and future endeavors.

Judy Tracy,  
Mayor of the Town of  
Onoway

- Historically when the local doctor retired however left a hole in the community.
- We thank the County that they took the lead role to establish the committee and eventually this lead role.
- Every community was involved in the physician recruitment committee except Mayerthorpe.
- The Town of Onoway paid \$7000/year then it doubled however eventually didn't have to pay anything. This is a win.
- Onoway paid \$15255 in 2017 with is roughly 1.5% of the municipal tax dollars collected.
- The success of this the initiative is the profit, subsidy was reduced due to the success.
- This is a business opportunity. This will help drive the economy.
- The Town will continue to walk with the County on this initiative. We are working along side them about possible locations, and other future needs.
- A new facility with expanded hours, new doctors, projected new revenue, we will make money and it wont cost us money.
- This is a vital service, whether this is an Alberta Health Services or private mandate, its apparent LSAC and communities deem it as a priority.

Larry Horncastle  
Resident of Ross  
Haven, Economic  
Development  
Professional

- 30 years as an Economic Development Officer, applauds County Council and their partners for this initiative.
- This is an economic development initiative.
- More essential services keep residents spending local.
- Working on a community, need a hair dresser, town built a new town office hairdresser in the basement, ladies didn't leave town but shopped local, helped to keep the town spending locally,
- Strong partnerships, must work together, collaborate, for the better of all of us.
- Better off for residents, schools, medical care, this attracts more residents and businesses, proven track record, sound business plan, expand access, more professional services.

Wendy Wildman,  
LSAC Resident and  
CAO Town of  
Onoway, and Summer  
Villages in LSAC

- Speaking on behalf of Lynne Tonita as a representative from the Committee LSAP group and the Town of Onoway. I am the CAO for the Town of Onoway and 6 summer villages
- LSAP collectively 2012 excited to integrate the partnership with the healthcare strategy.
- Meaningful investment, sustainability, communities will survive and thrive in an evolving Alberta, diversification.
- Acknowledge the benefits, endorse the bylaws,
- Medical clinic principal is right, the effort will bear fruit.
- Regional to call home, work play and build a community,
- Not easy to take rural investment every dollar is precious, difficult task
- We all have our causes.
- The partnership we hope to attract other services to the area. As the clinic grows so will the need for these other services.
- Shame on the County for not sharing information prior,
- 3 of my 4 kids go to the clinic,
- As a resident and taxpayer, I don't support being approached with a petition at a landfill or a firehall or a library, not the venue to is a County owned property for the petition.
- As a taxpayer of 23 years I fully support this initiative and hope you can continue this initiative and other future initiatives.

- Condolences to Lac Ste. Anne County Fire Services.
- Daryl Friesen  
LSAC Resident
- Not against the initiative, I believe in medical care
  - I am against the corporation,
  - against needing the money,
  - opposed to the debt,
  - no responsibility to the debt,
  - leave it the way it is if it is successful,
  - no competition with the landlords,
  - doesn't believe in the debt,
  - I don't agree with government owning everything,
  - Who is making the decisions?
  - if you would put your money in it then do it but if not don't do it.
  - Thank you for allowing me to speak.
- Leanne Krysh  
LSAC Resident
- I was not going to speak however feel compelled to
  - In favor or are partners in the
  - Talk about industry and labor, running at a profit, commercially rate is 50%.
  - When building the new office Council argued that it would help to sell homes in the region, however that didn't happen,
  - 82% is our investment,
  - I am worried about our partnerships,
  - Why can't we work with them still, the partners that pulled out?
  - Why a corporation?
  - Show of hands in how many use the clinic in Onoway, maybe 10% of population use the clinic, none of my family uses the clinic, I know others do but why change it?
  - I am not saying its not important, there is no need for the corporation.
- Tracy Ainsworth,  
LSAC Resident
- Who are the stakeholders in the Onoway LSAP group, why do they need to form a corporation themselves? Why does the County need to help?
  - Who are the directors?
  - If it makes money? Are you going to be payed again?
  - Who is drawing the dividends?
  - Who is drawing from the County? Does it go into the pool?
  - There is way more going on then what is being presented.
  - No building plan yet, how do you know how much its going to cost?
  - Why hasn't this information been presented?
- Reeve Blakeman
- This is not a question and answer period. Please submit your questions and we will respond to your questions.
- Cliff Cottingham,  
LSAC Resident
- Written submissions added to the agenda.
- Reeve Blakeman
- Reeve Blakeman thanked everyone for their participation, being respectful and professional, and called for a motion to close the Public Hearing if there were no other questions.

#### CLOSING THE PUBLIC HEARING

- 286-19
- MOVED BY Deputy Reeve that the presentations in the Public Hearing be accepted for information and further that the Public Hearing for Establishment of Municipally Controlled Corporation - Onoway Regional Medical Clinic Inc., at 10:53 a.m. now be closed.

Carried.

Recess from 10:53 a.m. to 11:10 a.m.

#### Public Hearing 11:00 a.m. - Establishment of Municipally Controlled Corporation - Legacy Municipal Land Corporation.

- 287-19
- MOVED BY Councillor that the Public Hearing for Establishment of Municipally Controlled Corporation - Legacy Municipal Land Corporation, be opened at 11:10 a.m. for the purpose of establishing of a Municipally Controlled Corporation Legacy MLC, is to use a wide range of innovative entrepreneurial approaches to commercial and residential real estate development, property management and infrastructure advancement, to achieve outcomes beneficial to the needs and desires of residents.

Carried.

## ADMINISTRATION PRESENTATION

R. Osmond, Assistant  
County Manager/Chief  
Financial Officer  
Reeve Blakeman

**Presentation to be added to the agenda. - Establishment of Municipally Controlled Corporation - Onoway Regional Medical Clinic Inc.**

Reeve Blakeman reminded those in attendance of being respectful and professional, and will call upon those that are on the agenda and if time permitting those not on the agenda will have an opportunity to speak for or against the proposed bylaw.

Brad Javorsky,  
LSAC Resident

- I will be brief, there is too much risk,
- Why isn't private business doing this?
- There must have documents and building plans to get us,
- This has already cost us money as a taxpayer,
- Concerned on how this will be managed,
- There is no way Legacy MLC has ratepayer input,
- Its going to fast,
- Why wasn't it out to a plebiscite? Why weren't ratepayers given a chance to vote on it
- What if Legacy MLC becomes insolvent?
- Business plan, page 9, market impact analysis not required investment is too low to attract private. Where is the market analysis?
- Not complying with MGA regulations #4, business plan 7.1.e business plan item H, must is stated.
- Competition with the private sector, no guarantee that the ORMC will lease that building, violation of the MGA,
- Which is it, for profit or not profit?
- Hats off to LSARA to research this?
- Rescind Legacy MLC bylaw proposal,
- Start over and be clear through the process,
- Legacy can up and start any business it wants. It can develop anything it wants.
- This is a red herring around our necks if this moves forward.

Dale Johnson,  
LSAC Resident

- Clear one thing up the start of the Legacy MLC is redundant,
- ORMC and allows them to complete the project, you are just adding another layer. If you start the ORMC Corporation,
- Economic Development is high priority in the executive summary. You need to create an incentive to start business.
- Empty quarter section small tax base,
- The sand corporation is great,
- The County needs tax free incentives because initial start up costs to start the corporation is high,
- The only sure thing is the loan for one million.
- The County can't manage the corporations without spending more money. The CAO says you are short staffed now this just adds another layer, more staff required to help manage.
- Why the second layer? Need to see the board and the information on the Legacy MLC.
- Future clarifications be sent out prior to the date of the appeal.
- Thank you.

Larry Horncastle,  
Resident of Ross  
Haven, Economic  
Development  
Professional

- I have been in Economic development with lots of experience,
- Residents want more services and less taxes, with the creation of Legacy this is a step in the right direction,
- This is investment into the future,
- This will provide support for future other projects,
- The downfall of tax incentives is that they run out,
- This revolving fund can help future projects,
- St. Albert developed lands the costs went from \$3700.00 to \$20,000.00 an acre. It was only then that private developers got interested, St. Albert got their money back from the land, diversified economy, payback will go into other projects,
- Encourage to proceed.

Daryl Friesen  
LSAC Resident

- Clear thoughts on crown corporations, you have great intentions,
- What happens after this is over?
- What happens next?
- When does it end?
- Consider that.

- Leo Blais,  
LSAC Resident
- Legacy MLC, not against critical facilities within our community.
  -
- Anita Blais
- Legacy MLC, what other projects are considered? Do we have a tax base to support these projects, these services?
  - This puts more weight on the ratepayers of LSAC, not the summer villages, or the Town of Onoway. No risk to them.
- R. Osmond
- Written Submission by Cliff Cottingham added to the agenda.
- Reeve Blakeman
- Thank you for attending and being respectful. The proposed bylaws, Bylaw 11-2019 and Bylaw 12-2019 will not be decided upon today as we have received two petitions regarding the proposed same bylaws. The petitions need to be verified. Please follow the upcoming agendas.
- 288-19
- MOVED BY Deputy Reeve that the presentations in the Public Hearing be accepted for information and further that the Public Hearing for Establishment of Municipally Controlled Corporation - Onoway Regional Medical Clinic Inc., at 11:43 a.m. now be closed.
- Carried.
- Recess for lunch from 11:45 a.m. to 1:10 p.m.
- One member of the public was present for the meeting.
- DELEGATIONS AND PRESENTATIONS**
- Onoway Grade Six Class**
- 289-19
- MOVED BY Councillor Olsvik that County Council receive the presentation of the Onoway Grade Six students and staff as information.
- Carried.
- ADMINISTRATION**
- Mayerthorpe Funding**
- 290-19
- MOVED BY Councillor Vaughan that County Council receive the discussion about the funding for the Town of Mayerthorpe, for information.
- Carried.
- BYLAWS AND POLICIES**
- Bylaw 11-2019**
- 291-19
- Moved by Deputy Reeve Gelych that County Council defer Bylaw #11-2019 the Medical Clinic Facility Borrowing Bylaw until further review of the submitted petition
- Carried.
- Bylaw 12-2019**
- 292-19
- MOVED BY Councillor Vaughan that County Council defer Bylaw #12-2019 the Medical Clinic Facility Loan Bylaw until further review of the submitted petition.
- Carried.
- Bylaw 18-2019 Special Events and Vendor Bylaw**
- 293-19
- MOVED BY Councillor Bohnet that County Council first reading to Bylaw 18-2019 Special Events and Vendor Bylaw.
- Carried.
- 294-19
- MOVED BY Councillor Hoyda that County Council give second reading to Bylaw 18-2019 Special Events and Vendor Bylaw.
- Carried.
- 295-19
- MOVED BY Councillor Giebelhaus that County Council give unanimous consent to Bylaw 18-2019 Special Events and Vendor Bylaw.
- Carried.

296-19 MOVED BY Councillor Olsvik that County Council give third and final reading to Bylaw 18-2019 Special Events and Vendor Bylaw. Carried.

**Bylaw 21-2019 Public Works Fee Bylaw**

297-19 MOVED BY Councillor Giebelhaus that County Council give Bylaw 21-2019 Public Works Fee Bylaw first reading and directs Administration too add custom snow plowing and grading. Carried.

298-19 MOVED BY Councillor Vaughan that County Council give Bylaw 23-2019 Lac Ste. Anne County Sewer Utility Bylaw first reading. Carried.

**CLOSED SESSION**

Roll Call  
Joe Blakeman, Reeve  
Nick Gelych, Deputy Reeve  
George Vaughan, Councillor  
Lloyd Giebelhaus, Councillor  
Ross Bohnet, Councillor  
Steve Hoyda, Councillor

Administrative Support:  
Mike Primeau, County Manager  
Robert Osmond, Assistant County Manager/Chief Financial Officer  
Trista Court, General Manager of Community and Protective Services  
Joe Duplessie, General Manager of Infrastructure & Planning  
Cindy Suter, Recording Secretary

299-19 MOVED BY Councillor Giebelhaus that County Council enters a Closed Session pursuant to Section 197(2) of the Municipal Government Act, at 2:14 p.m. to discuss:  
• Third Party Contract  
• Privileged Information

subject to Sections 21 to 24 of the Freedom of Information and Protection of Privacy Act (FOIP).

Carried.

300-19 MOVED BY Councillor Giebelhaus to adjourn the Closed Session at 3:00 p.m.

Carried.

301-19 MOVED BY Councillor Olsvik that County Council accept the discussion about the Onway Public Library, as information.

Carried.

Adjournment of County Council Regular Meeting at 3:02 p.m.

Approved on June 5<sup>th</sup>, 2019.

  
\_\_\_\_\_  
County Manager  
  
\_\_\_\_\_  
Reeve

