

Agenda
Village of Carmangay
Special Council Meeting
Carmangay Library
November 12, 2019
6:30 p.m.

1. Call to Order
2. Guests: Blake Termeer Manager, Projects
3. Approval of Agenda for November 12, 2019 Special Council Meeting
4. Minutes will be tabled to the November 19, 2019 Regual Council Meeting
5. Business Arising
6. Old Business
7. Public Works Report - None
8. Administrator Report - None
9. Correspondence - None
10. Financial Reports - None
11. New Business
 - A. Water Infrastructure Go Forward Plan
 - B. Telus Tower Lease Agreement
 - C. Library Roof
12. Reports - None
13. Closed Session - None
14. Adjournment.

11.New Business

A. Water Infrastructure Go Forward Plan

Suggested Motion: Motion to direct the CAO to progress with an Alberta Municipal Water/Wastewater Partnership (AMWWP) grant application in support of a new water distribution plant in the northeast section of Carmangay.

Staff have been working with the engineer to understand the options moving forward to address the upgrades that are imminently required for the water plant and water infrastructure. The current plan was designed to upgrade the deficient items mostly to do with the water plant as well as the CP crossing. The report identified that a new plant on the east side of the tracks would be approximately the same cost as repairing the old plant. Attached to this agenda is a presentation that provides details about this.

There are ongoing issues that need to be addressed soon as identified by the engineer such as:

- The distribution and flow of water are well below the requirements for fire suppression.
- The current water reservoir does not meet the guidelines for the current population nor would it provide sufficient water for fire suppression for the largest building in Carmangay. The existing water reservoir was built in 1986 and has already seen cracks. The water plant is built on top of the reservoir.
- The line under the tracks needs a replacement and it appears that a line would need a steel case inserted as per the construction of the TVRWC line.

B. Telus Tower Lease Agreement

Suggested Motion: Motion to direct the CAO to progress with the required MPC application and sign the Telus lease agreement.

Staff have been working with representatives of Telus to secure a long term lease agreement whereby Telus would pay an annual lease to the Village for a tower to be constructed on Village owned land on Pacific Avenue.

The lease agreement is provided under separate cover.

ORRSC have reviewed the zoning and provided the following information:

"It could actually stay zoned as Residential, and dealt with as a discretionary use going before the MPC and notice given to village residents. Telecommunication towers are included in the definition of "Utility" and "Utility" is listed as a discretionary use.

However, there is a separate application form and "Protocol Check List" at the back of the bylaw that applies to this type of development. The Village will actually issue a "Letter of Municipal Concurrence", not an actual development permit (the Federal government actually approves the permit), or a "Letter of Concern" (instead of a refusal).

A "Letter of Municipal Concurrence" means the village confirms in writing the zoning and use conforms to the land use bylaw, and that the village does not oppose the development."

C. Library Roof

Motion to direct the CAO to spend not more than \$10,000 from operational funds to put a new metal roof on the library.

The Carmangay Library building is owned by the Village of Carmangay and has been leaking for some time. A new roof would be the best long-term solution. The Village has received 3 quotes and would like to progress with getting the roof replaced.