Leduc County



MINUTES OF THE CAPITAL REGION SOUTHWEST WATER SERVICES COMMISSION TO BE HELD THURSDAY, JUNE 19, 2025 DINNER AT 5:30 P.M., MEETING AT 6:00 P.M., BLACKJACKS ROADHOUSE, 2110 SPARROW DR, NISKU, AB T9E 8A2

1. CALL TO ORDER

Vice-Chairman Lewis called the meeting to order at 6:07 p.m.

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Councillor Catherine McCook City of Beaumont Councillor Kelly-Lynn Lewis Leduc County Councillor Rick Smith Leduc County Councillor Krista Gardner Town of Calmar Councillor Don Faulkner Town of Calmar Councillor Beverly Beckett City of Leduc Councillor Paul Patterson Village of Hay Lakes Village of Hay Lakes Councillor Ron These Mayor Doug Peel Town of Millet Councillor Mathew Starky Town of Millet Councillor Doug Lyseng Camrose County Mayor Bill Daneluik City of Beaumont Councillor Jordon Banack Camrose County

ALSO PRESENT:

Shawn Olson, Commission Manager City of Leduc Rick Sereda, Operations Manager City of Leduc Gerard Del Rosario, Treasurer City of Leduc Elie Tymchyshyn, Accountant City of Leduc Melanie White, Project Manager City of Leduc Kyle van Steenoven, Project Manager City of Leduc Cheri Andres, Recording Secretary City of Leduc Roger Steele, Manager EIA Mark D'aoust, Commission Technician City of Leduc

Des Mryglod, Director, Engineering & Utilities

WITH REGRETS:

Katherine O'Dwyer, Recording Secretary
Pam Regier, Project Manager
Deputy Mayor Clifford Heinz
Councillor Lars Hansen
Kris Johnson, General Manager
Councillor Steven vanNieuwkerk
Councillor Don Simpson

City of Leduc
Village of Hay Lakes
City of Leduc
City of Camrose
City of Camrose
City of Beaumont
Camrose County



2. ADOPTION OF AGENDA

19-25

Motion: It was **Moved** by Councillor Krista Gardner that the agenda for the June 19, 2025, Capital Region Southwest Water Services regular meeting be approved as circulated.

Motion Carried Unanimously

3. APPROVAL OF MINUTES

A. Minutes of the Regular March 20, 2025 Meeting.

20-25

Motion: It was **Moved** by Mayor Doug Peel that the meeting minutes of the March 20, 2025 Meeting of the Capital Region Southwest Water Services Commission regular meeting be approved as circulated.

Motion Carried Unanimously

4. PUBLIC COMMENTARY

There was no public commentary.

5. REPORTS OF OFFICERS

A. Manager's Report

Recommendations:

- 1) It is recommended that the CRSWSC Board of Directors receive this report as information.
- 2) It is recommended that the CRSWSC Board of Directors conditionally approve new service connections to the City of Beaumont's St.Vital Reservoir and Leduc County's New Sarepta Reservoir Connection, subject to submission and CRSWSC Administration approval of all required documentation.

Nisku Booster Station



Construction

There are ongoing vibration issues with the pump systems at the Nisku Booster Station. The 30-day run test cannot be completed until the vibration issues are resolved. All other work is complete and ready for the run test. Due to these issues, the grand opening of the booster station has been delayed, and an update will be provided once the grand opening is rescheduled.

Several steps have been taken to try to remedy the situation, including grouting the pump base plates, fabricating pump saddles to stiffen the base plates, re-tuning and adjusting the VFDs (Variable Frequency Drives) and a number of laser re-alignments of pumps and motors. These steps have reduced the band of frequencies that are causing excessive vibration down to a small band of frequencies, but the problem remains. At this time, the pump systems can be operated safely at most frequencies, but not all.

Responsibility for rectifying the vibration issue lies with the contractor (Maple Reinders) who continues to work diligently with the various suppliers, manufacturers and subcontractors to find a solution. Once the motors and pumps are within tolerance, the 30-day run can commence.

Municipal Developments

Administration received 7 notifications of subdivision developments/extensions (2 from City of Beaumont, 3 from Town of Calmar and 2 from City of Leduc), 2 Land Use Bylaw Amendments (City of Beaumont) and 4 Amendment to Area Structure Plans (3 from City of Beaumont, 1 from Town of Calmar). Administration had no concerns with the documents provided and no comments were provided back to the members.

Regional Water Customer Group

The Regional Water Customer Group met on April 29, 2025, where EPCOR reviewed Health Canada's guidelines and screening values for perfluoroalkyl and polyfluoroalkyl substances (PFAS). The objective value is 30 nanograms per liter (ng/L) for the sum of 25 identified PFAS. EPCOR has been monitoring and has no detectable PFAS in 2024 and 2 ng/L in 2025 from their sampling in the raw side. Sampling is required annually but is being done quarterly in the raw water and in the distribution systems.

Information about a water availability study by the Government of Alberta (GOA) was presented and included the following key points:

- Water allocation and transfer: GOA wants to maintain first in time, first in right, but use it or lose it. EPCOR's response was that future allocation for municipal/drinking water is the most important and those should not be clawed back as growth will



require that water. They do support the development of a transparent process to identify what licenses and allocations are out there.

- Water efficiency: Better data is needed to determine water conservation measures.
 While allocation is known, actual usage is not currently measured. GOA wants municipalities to mandate water meters.
- Inter-basin transfers: GOA recommendation is to only consider in situations where there are robust in stream flows and no other options before drawing from other basins. They do not support diverting raw flows to southern Alberta.
- Measuring and reporting: Propose to standardize reporting so it is residential per capita not water consumption per total population as this can skew the data for varying levels of industrial developments.
- Water authorizations: Propose to eliminate restrictions on stormwater re-use for irrigation.

The RWCG discussed the RainWise Stormwater Rebate Program which is an incentive program in the City of Edmonton that aims to slow the release of rainwater from properties to the municipal system which reduces the flood risk in the community. Incentives are for downspout disconnection (\$100/downspout), rain barrel (\$0.25/liter of storage), landscaping (\$11/square meter of directly connected impervious surface run through a rain wise feature like a rain garden). The program just started this April and will be a 3-year pilot program.

Water demand management was reviewed and will be discussed further at the technical subcommittee meeting.

The cost of service subcommittee shared that they are meeting with EPCOR on the final element of the methodology around not paying for fire protection where pipes are artificially larger than needed. The proposal is to maintain the previous split from 2013/14 and not increase the percentage of small diameter pipes that are included in the methodology for a cost split. An industry scan will occur to see what amount of small diameter pipes should come off for in-city fire protection. That will wrap up the cost of service work for the time being. Overall, the cost of service review has resulted in a negligible change to the rates.

The rate discussions will be covered in the financial report.

Minutes for this meeting are not yet available, however the minutes from the previous meeting are attached.



City of Beaumont Elan Subdivision

The consultant (Invistec), on behalf of the Elan subdivision developer in the City of Beaumont, has been working with administration to obtain a crossing agreement for work over the CRSWSC water transmission main. This location is on the primary feed line to Beaumont and is a PCCP pipe which is a material that has been shown to be easy to damage and is difficult to repair. Construction has started on the site outside of the Commission right-of-way, and the crossing agreement is expected to be finalized any day now. To mitigate the risk associated with this work, the CRSWSC now has spare parts on hand in case an emergency repair is needed and has signed a Memorandum of Understanding with GS Construction which states that the contractor will respond immediately to an emergency to complete repairs. Construction activities within 10 m of the water line will be monitored for compliance by a Commission representative on site.

City of Beaumont Line Extension to St. Vital Reservoir

City of Beaumont Administration submitted a draft drawing set of a proposed water transmission line connecting the St. Vital Reservoir to the CRSWSC water transmission line to Beaumont. Administration and Associated Engineering reviewed the drawings and provided comments back to the City of Beaumont in a letter (attached). CRSWSC Administration understands that Beaumont plans to construct a temporary water transmission line from their Main Reservoir to their St. Vital Reservoir. Once in place, they plan to perform repairs / upgrades to the Main Reservoir, then will return to operating with the Main Reservoir as the primary connection to CRSWSC.

Important Points covered in the letter:

- CRSWSC has confirmed that the Commission and EPCOR are unable to provide high enough pressure to feed the St. Vital Reservoir during Peak Day Demand (PDD) due to the elevation change from Main to St. Vital. The Commission is able to meet Average Day Demand (ADD) water pressure on the proposed temporary line. This means that the proposed maintenance on the Main Reservoir would need to take place over the winter months (outside of higher demand seasons) or else the City of Beaumont would not have adequate water supply. CRSWSC Administration is not involved in the existing Beaumont reservoir project, as it is not a Commission asset, so administration is not able to weigh in on the suitability of the temporary fill solution.
- In order for this plan to work, EPCOR has agreed to maintain pressure for the short term.
- There are significant implications should Beaumont be unable to complete the work outside the PDD timing window, or if there were any situation throughout construction in which demand surpassed available supply. The risk for this project



falls on the City of Beaumont to find a way to provide water to their residents, at their cost, should the water pressure be inadequate to meet demands (i.e. trucking to supplement available flow).

As per Section 4 of the CRSWSC Water Supply Policy, all new connection requests must be presented to the Commission's Board for review and acceptance at the next regularly scheduled board meeting. The next scheduled board meeting is not until September 18, 2025, due to the summer break. At the time of this report, formal submission of the new connection application and required submittals as outlined in Section 4 of the Water Supply Policy have not been received. However, in light of the tight timeline for the City of Beaumont's planned maintenance on their Main Reservoir, and considering ongoing communications with Beaumont, administration is recommending that the Board approve the connection at today's meeting subject to review and approval of required documentation by administration. This would allow the City of Beaumont to advance with construction of the transmission line this summer which opens up the possibility of maintenance on the Main Reservoir in Winter 2025-2026.

<u>Leduc County – New Sarepta New Connection</u>

Administration has been communicating with Leduc County Administration and supporting consultants (Stantec) to discuss a potential new connection. The proposed connection would tie in to the CRSWSC water supply line at the New Sarepta Reservoir to feed an additional reservoir at the same site. Requirements for the new connection application have been discussed with the consultant and the Commission is awaiting the application package with required submissions as per Section 4 of the Water Supply Policy. Similarly to Beaumont above, administration is recommending that the Board approve the connection at today's meeting subject to review and approval by administration in order to expediate the possibility of construction this summer.

Water Master Plan

Administration and Associated Engineering (AE) held the kick-off meeting for the Water Master Plan on May 15, 2025. AE has started data collection (Bylaws and Policies). AE will be sending out a letter to members requesting their water demands, growth projections, etc. It was recommended that the water modeling portion of the study wait until the Nisku Booster Station comes online, in order to have the most accurate data. This timing also aligns with strategic planning, which is proposed to occur once the new board has been introduced following municipal elections. Administration and AE will continue to work together over the coming months on this project.



Hazardous Building Material Assessment

At the January 16, 2025 board meeting, administration was directed to conduct hazardous materials testing at facilities used by the Commission for operations. The testing was in response to an incident in December 2024 in which a City of Leduc employee was inadvertently exposed to asbestos containing vermiculite insulation inside the Leduc County West facility. Hazardous Building Material testing took place in February 2025. A copy of the inspection reports is attached.

The reports indicate that action is required in facilities like Calmar, EIA Reservoir #1 and Leduc County West for asbestos, and lead paint in many other facilities. In response to the assessments, CRSWSC Operations is working to update the Commission's Standard Operating Practices (SOPs) which will then be shared with members' operations groups. In addition, signage will be installed at the entrance to all buildings warning employees that there may be hazardous materials on site and to reference the SOPs prior to completing any work in the facility. In select buildings, actions as simple as hammering a nail into the wall to hang a calendar can cause exposure to asbestos in the walls, so it is important to communicate the risks.

Administration will be following up with members to ensure that the critical actions are completed.

Board Policies

There are two board policies that must be reviewed this year: (1) Board and Administration Training and Development, and (2) Investment Policy. Administration is seeking board members to volunteer to review the policies, with recommendations to be presented to the board in the fall. Volunteers can voice their desires during the meeting or submit an email to Katherine O'Dwyer in the week following the board meeting, to facilitate setting up a sub-committee meeting.

Thank You

CRSWSC received a thank you email from Glenrose Rehabilitation Centre for the donation of \$2,000 which was made in lieu of payment to GS Construction, who graciously declined payment for speaking at the AGM in April. The Glenrose offered to provide a tour for any CRSWSC board members that may be interested. A copy of the thank you email along with contact information for the Glenrose is attached for any board member who may wish to tour the facility.



Regional Water Customer Group Technical Committee

No upcoming RWCG Technical Committee meeting is scheduled as of the start of June.

CRSWSC Technical Committee Meeting

Will schedule CRSWSC Technical Committee meeting to go over what we have so far for possible changes to our water demand measures, and discuss hazardous materials found at Commission stations.

Emergency Planning

Repair parts for the Beaumont transmission line and the 750 mm supply line have been received. A sea can has been procured to house the parts and protect them from the elements.

Preliminary quotes from Wescan have been received for the installation of a lightning rod and grounding wire at the Highway 21 Booster Station.

Commission Facility Locates

Commission operators completed 163 Utility Safety Partner locates as of June 2025 on Commission facilities, as compared to 158 as of May of 2024. Locates are 1 month behind due to the change in the board meeting date that usually happens in May.

Professional Development Opportunities

Some Board Members and administration attended the American Water Works Association's Annual Conference and Exposition (ACE) from June 8-11. Attendees are invited to share some of their experience with the Board.

Administration attended a virtual engagement on proposed amendments to the Water Act to improve water availability which was hosted by Alberta Environment and Protected Areas on May 26, 2025. Information from the presentation is available on their website at https://www.alberta.ca/water-availability-engagement. The key point relevant to CRSWSC is the change in approval requirements for low-risk inter-basin transfers, which now require approval from the Lieutenant Governor or Cabinet, rather than from the Legislature. The transfer of treated drinking water from one major basin to another is considered low risk. This may have a positive impact on the current feasibility study to supply water to the City of Camrose.

Additional opportunities are listed in Attachment vii.



21-25

Motion: It was **Moved** by Councillor Rick Smith that the Capital Region Southwest Water Services Commission Board of Directors receives as information the Manager's Report as presented by Shawn Olson, Commission Manager, CRSWSC.

Motion Carried Unanimously

22-25

Motion: It was **Moved** by Councillor Beverley Beckett that the CRSWSC Board of Directors conditionally approve new service connections to the City of Beaumont's St.Vital Reservoir and Leduc County's New Sarepta Reservoir Connection, subject to submission and CRSWSC Administration approval of all required documentation.

Motion Carried Unanimously

B. Treasurer's Report

Recommendation:

1) It is recommended that the CRSWSC Board of Directors receive this report as information.

2025 Financial Update

The financial reports have been prepared up to May 31, 2025. After five months of operations, there should be approximately 42% of the budget spent/earned. Overall, the Commission is on track with respect to expenses with an overall budget spent of 41%. Management expenses are under budget with 30% of the budget spent and operating expenses are on budget for the year with 42% of the budget spent.

Water sales and purchases

Water sales and purchases are on budget with 44% of the budget spent/earned.
 To date the Commission has recorded a line loss of 3.09%.

Revenue Variances

 Interest earned exceeds the budget due to higher bank balances earning interest. As the Nisku Booster Station nears completion, bank balances will lower resulting in less interest earned, but interest will be higher than projected for 2025.



Expenditure Variances

- Management and Operating contracts are on budget with 42% of the budget spent.
- Debenture payments are paid in June and December.
- Other Professional Fees are over budget at 136% because of the Hazardous Building Material Assessment.
- Honorariums are under budget at 26%. More of this budget will be utilized on a yearly basis starting this year as part of the policy review process.
- Seminars and Conferences is under budget at 24% but will incur additional costs as registrations and travel for AWWA ACE (Annual Conference & Expo) get expensed.
- Power is under budget at 18% as the budget includes use for the Nisku Booster Station
- Instrumentation & Mechanical is slightly under budget at 34%. Additional meter testing and conversion of existing meters for more accurate remote reads will occur later in the year.
- Computer & Comm. Maintenance, Supplies, Licenses is under budget at 24%.
 \$20K of this budget relates to the VTSCADA license which is currently not operational.
- Insurance is over budget due to annual costs (premiums) incurred early in the year. Additionally, the budgeted amount includes coverage for the Booster Station.
- There are several line items that are well under budget (cathodic protection, infrastructure maintenance, etc.) due to the timing of when work is completed, and expenditures occur.

Capital Expenditures

Capital expenditure is below budget with 7% of the overall budget spent.

2017.002 Air Release Manhole Rehab

• Currently working with the City of Leduc procurement team to draft an RFP.

2021.001 Nisku Booster Station & Beaumont Piping Upgrades

 Details as presented in the Manager's Report, ~\$1.2 million in holdbacks are to be released once deficiencies are resolved.

2024.002 Scada Upgrade

 Still in development and dependent on VECTOR who is also working on the Booster Station. Projected to be completed closer to the end of the year.

2025.001 Water Master Plan & Strategic Plan

• In progress, startup meeting and preliminary work have begun. Further details as provided in the Manager's Report.



2025.002 Emergency Planning

 Spare parts have been acquired and a sea can has been procured. Quotes have been acquired for a lightning rod installation at Highway 21, we are also working with the vendor on other potential sites. Pre-emptive hydrovac services have not been utilized yet, this will be used as required based on locate requests.

2025.003 Camrose Feasibility Study

Work on this project is expected to begin in July.

2024 Audit

The Commission Auditors, MNP LLP, completed and presented the audit findings at the AGM. The Audited Financial Statements and the Financial Information Return have been submitted to the Province prior to the May 1, 2025 deadline.

Regional Water Customers Group

At the April 29, 2025, RWCG meeting, preliminary findings indicated the 2023 actual water rate was \$0.95/m3. From January to June, the Commission purchased at a rate of \$1.01/m3, later reduced to \$0.90/m3 for the remainder of the year. While the 2023 settlement is still pending, the mid-year rate reduction will minimize any overpayments that would have further contributed to the balancing fund.

In 2024 the actual water rate was \$0.98/m3, while the Commission continued to purchase water at \$0.90/m3. This underpayment was an intentional strategy to draw down the balancing fund, which is projecting to be an impact of \$3 million. Despite this, the fund will still be over the maximum threshold. The 2025 water rate forecast is \$1.04/m3, we are currently purchasing at a rate of \$1.00/m3.

The RWCG intends to continue with the current strategy of drawing down the fund rather than releasing payments to the individual members. EPCOR is working on procedures to better track the impact of tariffs but have not implemented any findings in the development of these forecasts.



Statement of Operations to May 31, 2025

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Statement of Financial Position as at May 31, 2025

Financial Assets				
Bank			\$	4,074,422
Accounts Receivable			\$	1,334,357
Accrued Receivables			\$	-
Investment Interest Receivable			\$	84,794
GST Receivable			\$	12,891
Short Term Investments			\$ \$ \$	7,884,583
Total Financial Assets			\$	13,391,046
Liabilities				
Trade Accounts Payable			\$	1,912,411
Accrued Accounts Payable			\$	17,544
Accrued Interest on Debentures			\$	1,202
Deferred Revenue - Gov't Grant			\$	
Debenture 4000845 - 2010				546,366
Debenture 4002395 - 2018			\$	83,279
Total Liabilities			\$	2,560,802
Net-Financial Assets			\$	10,830,245
Non-Financial Assets				
Land			\$	208,298
Machinery & Equipment			\$	405,377
Accum. Depreciation - Mach & Equip			\$	(396,881)
Engineering Structures			\$	25,935,158
Work in Progress - Buildings			\$	-
Work in Progress - Equipment			\$	127,542
Work in Progress - Eng Structure			\$	-
Accum. Depreciation - Eng Stru			\$	(5,719,575)
Work in Progress - Nisku Booster Station			\$	20,028,552
Total Non-Financial Assets			\$	40,588,471
Accumulated Surplus				
Rate Stabilization Op Reserve	\$	168,664		
Emergency & Operations - Op Res	\$	200,000		
General Reserves - Op Reserve	\$	1,041,464		
Equipment - Cap Reserve	\$	1,995,572		
Future Water Capacity - Cap Reserve	\$	4,406,363		
Total Reserves for Future Use			\$	7,812,063
Unrestricted Surplus			\$	2,431,508
Investment - remeasurement gains/losses Equity in Fixed Assets			\$	39,599,931
Current Earnings (Net surplus (deficit) + add back debenture principle)			\$	1,575,214
Total Accumulated Surplus			\$	51,418,716



2024 Capital Summary to May 31, 2025

2017.002 Air Release Manhole Rehab	
2025 Budget	171,700
2025 Expenditures	-
Budget Remaining	171,700
2021.001 Nisku Booster Station & Beaumont Piping Up	agrado
2025 Budget	4,205,400
2025 Expenditures	(248,583)
Budget Remaining	3,956,817
budget Kemaning	3,530,617
2024.002 SCADA upgrade	
2025 Budget	182,500
2025 Expenditures	(52,500)
Budget Remaining	130,000
2025.001 Water Master Plan & Strategic Plan	
2025 Budget	230,000
2025 Expenditures	-
	230,000
2025.002 Emergency Planning	
2025 Budget	160,000
2025 Expenditures	(57,542) 102,458
2025.003 Camrose Feasibility Study	
2025 Budget	250,000
2025 Expenditures	-
	250,000
2025 Total Capital Budget	5,199,600
2025 Total Capital Expenditures	(358,625)
Budget Remaining	4,840,975
Budget Spent	7%

23-25

Motion: It was **Moved** by Mayor Bill Daneluik that the Capital Region Southwest Water Services Commission Board of Directors receive this report as information.



6. <u>UNFINISHED BUSINESS</u>

There was no unfinished business.

7. IN-CAMERA BUSINESS

A. Water for Life Grant (In-Camera Item) (FOIP 21)

24-25

Motion: It was **Moved** by Councillor Rick Smith that the Capital Region Southwest Water Services Commission Board of Directors move to In-Camera at 6:43 p.m. to discuss the Water for Life Grant (In-Camera Item) (FOIP 21).

Motion Carried Unanimously

25-25

Motion: It was **Moved** by Mayor Bill Daneluik that the Capital Region Southwest Water Services Commission Board of Directors move In-Public at 6:45 p.m.

Motion Carried Unanimously

26-25

Motion: It was **Moved** by Councillor Jordan Banack that the Capital Region Southwest Water Services Commission Board of Directors receive this report as information.

Motion Carried Unanimously

8. NEXT MEETING

The next meeting of the Capital Region Southwest Water Services Commission will be the Regular meeting, scheduled for September 18, 2025.

9. ADJOURNMENT

27-25

Motion: It was **Moved** by Vice-Chairman Lewis to adjourn the meeting at 6:46 p.m.



Motion Carried Unanimously

CHAIRMAN

MANAGER