

MINUTES
MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17
DELEGATION COUNCIL MEETING – SANDY LAKE
JULY 23, 2025

The delegation meeting of the Municipal District of Opportunity Council was held on Wednesday, July 23, 2025 at the Sandy Lake Community Hall.

MEMBERS PRESENT:	Marshall Auger (Reeve) Leo Alook Louis A. Cardinal Robin Guild	Brendan Powell (D/Reeve) Darlene Jackson Gerald Johnson Tahirih Wiebe
MEMBERS ABSENT:	Larry Cardinal Cheri Courtorielle Roy Yellowknee	
IN ATTENDANCE:	Chad Tullis Earl Gullion Angela Lightning Trina Mineault Ryan Musch Kimball Newberry Katelyn Alook Lynda Gray	Chief Administrative Officer Director of Utilities Director of Recreation & Culture Chief Financial Officer Acting Director of Finance Director of Public Works Manager of Planning & Development/Planner Recording Secretary
MEMBER OF PUBLIC:	Pearl Lorentzen	Lakeside Leader
Call to Order:	The meeting was called to order at 10:03 a.m. by Reeve Marshall D. Auger	
Adoption of Agenda:	<u>0416-2025-17MDC</u> Moved by Louis A Cardinal that the agenda be adopted with additions. 7a. Special Council Meeting 7b. Update on Chipewyan Lake 8b. Wabasca Super Plant 18b. MD Development CARRIED UNANIMOUSLY	
Approval of Minutes (July 9, 2025):	<u>0417-2025-17MDC</u> Moved by Brendan Powell that the minutes of the regular meeting of council held on July 9, 2025 be approved as presented. CARRIED UNANIMOUSLY	
Rescind Motion 0397-2025-17MDC:	<u>0418-2025-17MDC</u> Moved by Gerald Johnson that motion 0397-2025-17 MDC be rescinded, which was to extend the lease for one year to Calling Lake Community Society and Historical Project. CARRIED UNANIMOUSLY	
Lease Extension Request:	<u>0419-2025-17MDC</u> Moved by Gerald Johnson that the request from Calling Lake Community Society and Historical project for a lease extension be approved for 5 years. CARRIED UNANIMOUSLY	

Special Council Meeting:**0420-2025-17MDC**

Moved by Brendan Powell that the request from administration to schedule a special council meeting for the purpose of awarding the I.T. Services Contract and to discuss the Family & Community Support Services (FCSS) Organizational Structure & Terms of Reference be on July 29, 2025 at 10:30 a.m. in Wabasca be approved.

CARRIED UNANIMOUSLY

Chipewyan Lake Update:

There is a bus tour planned for the evacuees within the next 2-3 weeks. There is a volunteer group that is meeting with people that can do the clean up and sift through the ashes to see if there is anything of value that the homeowner can keep. Residents that have their homes can return within a month.

**Award Wabasca Meter Vault
A Upgrades Contract:****0421-2025-17MDC**

Moved by Tahirih Wiebe that administration be authorized to award the Wabasca Meter Vault A Upgrades contract to AGS Ltd. Contracting for \$280,000.

CARRIED UNANIMOUSLY

**Canada Housing Infrastructure
Fund Application for Wabasca-
Desmarais Raw Water System
Upgrade Project:****0422-2025-17MDC**

Moved by Darlene Jackson that administration proceed with the Canada Housing Infrastructure Fund (CHIF) application for the Hamlet of Wabasca-Desmarais Raw Water System Upgrade project at a 50/50 cost-share arrangement.

CARRIED UNANIMOUSLY

**Repeal Borrowing Bylaw
2024-01 and Replace with
Borrowing Bylaw 2025-12:**

Being a Bylaw of the Municipal District of Opportunity No. 17 to allow Borrowing for Municipal Expenditures.

First Reading:**0423-2025-17MDC**

Moved by Darlene Jackson that Bylaw 2025-12 be given first reading.

CARRIED UNANIMOUSLY

Second Reading:**0424-2025-17MDC**

Moved by Brendan Powell that Bylaw 2025-12 be given second reading.

CARRIED UNANIMOUSLY

Unanimous Consent:**0425-2025-17MDC**

Moved by Robin Guild to seek unanimous consent that third reading of Bylaw 2025-12 be given.

CARRIED UNANIMOUSLY

Third Reading:**0426-2025-17MDC**

Moved by Brendan Powell that Bylaw 2025-12 be given third reading.

CARRIED UNANIMOUSLY

**Review and Approval of the
2024 Audited Financial
Statements of MD17:****0427-2025-17MDC**

Moved by Tahirih Wiebe that the 2024 Audited Financial Statements review be tabled until the MNP delegate has presented the audited financial statements.

CARRIED UNANIMOUSLY

**PLS 150015 Lions Club
Campground Appraisal:**

0428-2025-17MDC

Moved by Leo Alook that administration be authorized to purchase Lions Club Campground for \$460,000 and that administration is to respond to Alberta Environment and Parks to arrange a survey of the Lions Club Campground and proceed with budgeting as a capital project for the 2026-2027 acquisition.

CARRIED UNANIMOUSLY

**DC – Direct Control District
Request from ECC to Reopen
RV Park:**

0429-2025-17MDC

Moved by Darlene Jackson that the Development Permit Application 25-DP-056 as a discretionary use under LUB Section 9.26 (2) 'Public or quasi-public uses' listed in the DC – Direct Control District be approved and that standard conditions apply.

CARRIED UNANIMOUSLY

**Red Earth Creek MD Yard
Fencing Contract:**

0430-2025-17MDC

Moved by Brendan Powell that administration be authorized to award the Red Earth Creek M.D. Yard Fencing contract to Ruel Concrete for \$137,232.48 with funds from GL 4-32-00-38-620-01.

CARRIED UNANIMOUSLY

**Wabasca Cemetery Fencing
Contract:**

0431-2025-17MDC

Moved by Robin Guild that administration be authorized to award the Wabasca Cemetery Fencing contract to Nordic Industries for \$58,927.00 with funds from GL 4-32-00-31-610-90.

CARRIED UNANIMOUSLY

Recess/Reconvene:

The meeting recessed at 10:44 a.m. and reconvened 10:57 a.m.

Delegation:

Qube Investment Management Inc. – Wyatt Lynds

(10:58 a.m.)

Round Table Introductions

The delegate was in attendance to present and give an introduction to Qube Investment Management Inc. Qube is an investment company that has provided investment advice across Western Canada for over 24 years. They are registered with the ASC as a Portfolio Manager.

Not specific to MD of Opportunity but others, there are significant market losses with an average of 3-4%. Interest rates fluctuate.

Council and administration can monitor investments and Qube sends out statements quarterly. There is no locked in contract. They have in-depth understanding of the MGA, section 250.

He went over the objectives which would be to protect the MD's principal investment, outperform inflation to provide an increase in purchasing power and create a tailored investment strategy that reflects the MD's risk tolerance, cash needs, and investment goals.

He went over the Investment Policy Statement and sample portfolio. MD of Opportunity would receive: a) a tailored portfolio of investments that reflects the MD's risk tolerance, b) crafted portfolio of safe, MGA approved securities compliant with the MD's investment policy. Compliant with the MD's Investment Policy, c) competitive expected return (3.56%) and d) partnering with an Alberta Based Firm.

They currently work with two municipalities with one being Spirit River and will be presenting to other municipalities/counties in August. Their goal is to have 6 or 7 by fall.

Council thanked the delegate for his attendance and presentation. Delegate left at 11:16 a.m.

**Delegation:
(11:18 a.m.)**

MNP – Tahner Bowers
Round Table Introductions

The delegate was in attendance to present the 2024 Audit Review. He went over the following:

- independent auditor's report
- consolidated statement of financial position
- consolidated statement of operations
- consolidated statement of change in net financial assets
- consolidated statement of cash flows
- consolidated schedule of changes in accumulated surplus schedules 1 to 7

He also went over the notes to the consolidated financial statement and audit findings report. He recommended that the Chief Financial Officer and Acting Finance Director present the following to MD of Opportunity directors: management findings document, describe issues and steps to fixing things, mitigation and addressing them.

Council thanked the delegate for his attendance and presentation. Delegate left at 12:17 p.m.

**Review and Approval of the
2024 Audited Financial
Statements of MD17:****0432-2025-17MDC**

Moved by Brendan Powell that the 2024 Audited Financial Statements be approved as presented; and the Municipal Financial Information Return (MFIR) can be filed based on these statements. The surplus transfer to the Capital Reserve is approved.

CARRIED UNANIMOUSLY

Recess/Reconvene:

The meeting recessed at 12:19 p.m. and reconvened 1:00 p.m.

Council Round Table:**0433-2025-17MDC**

Moved by Brendan Powell that the Council Round Table discussions be accepted as presented.

CARRIED UNANIMOUSLY

**Isaiah Alook Memorial Golf
Tournament:****0434-2025-17MDC**

Moved by Darlene Jackson that council be authorized to enter six (6) teams for the Isaiah Alook Memorial Golf Tournament at Eagle Point Golf Course in Wabasca on August 2, 2025.

CARRIED UNANIMOUSLY

Request from Chyna Steele:**0435-2025-17MDC**

Moved by Leo Alook that the request from Chyna Steele for funding support be tabled for more information.

CARRIED UNANIMOUSLY

Information/Correspondence: 0436-2025-17MDC

Moved by Leo Alook that the information/correspondence items be accepted as presented.

CARRIED UNANIMOUSLY

**Change September Delegation
Meeting Date:****0437-2025-17MDC**

Moved by Darlene Jackson that the delegation council meeting scheduled for September 24, 2025 be changed to Monday, September 22, 2025.

CARRIED UNANIMOUSLY

Calendars:

0438-2025-17MDC

Moved by Tahirih Wiebe that the calendars be accepted as presented.

CARRIED UNANIMOUSLY

Closed Session:

0439-2025-17MDC

Moved by Brendan Powell that council move into a closed session at 1:17 p.m. with the Chief Administrative Officer, Chief Financial Officer, Manager of Planning & Development/Planner, and Recording Secretary to discuss item: a) Development Agreement (458 Holdings), b) Tax Grants Review and c) MD Development, as per section 16 of the Freedom of Information Privacy Act (FOIP).

CARRIED UNANIMOUSLY

Manager of Planning & Development/Planner left at 1:42 p.m.

Chief Financial Officer joined at 1:43 p.m. and left at 1:57 p.m.

0440-2025-17MDC

Moved by Leo Alook that council return to open meeting at 2:12 p.m.

CARRIED UNANIMOUSLY

Development Agreement (458 Holdings):

0442-2025-17MDC

Moved by Robin Guild that administration proceed with the counter offer with 458 Holdings for 10 units for 10 years with 100% security.

CARRIED UNANIMOUSLY

Next Meeting Dates:

Special Council Meeting
July 29, 2025
10:30 a.m.
Wabasca Council Chambers

Regular Council Meeting
August 13, 2025
10:00 a.m.
Wabasca Council Chambers

Delegation Council Meeting
August 27, 2025
10:00 a.m.
Calling Lake Community Complex

Adjournment:

0442-2025-17MDC

Moved by Brendan Powell that the meeting be adjourned at 2:13 p.m.

CARRIED UNANIMOUSLY



Marshall D. Auger, Reeve



Chad Tullis, Chief Administrative Officer