



PEACE RIVER REGIONAL DISTRICT

COMMITTEE OF THE WHOLE MEETING MINUTES

October 17, 2024, 10:00 a.m.

Pomeroy Hotel and Conference Centre
11308 Alaska Road, Fort St. John, BC

Directors Present:

Chair Sperling, Electoral Area C
Vice-Chair Hiebert, Electoral Area D
Director Courtoreille, District of Chetwynd
Director Dober, City of Dawson Creek
Director Hansen, City of Fort St. John
Alternate Director Graham, Electoral Area B (via Zoom)
Director Krakowka, District of Tumbler Ridge
Director Quibell, District of Hudson's Hope
Director Rose, Electoral Area E
Director Taillefer, District of Taylor
Director Veach, Village of Pouce Coupe
Director Zabinsky, City of Fort St. John

Staff Present:

Shawn Dahlen, Chief Administrative Officer
Tyra Henderson, Corporate Officer
Roxanne Shepherd, Chief Financial Officer
Kari Bondaroff, General Manager of Environmental Services
Kevin Clarkson, General Manager of Community Services
Ashley Murphey, General Manager of Development Services
Joanne Caldecott, Deputy Corporate Officer
Kari Barber, Financial Services Manager
Ryan Kirkham, Protective Services Manager
Trevor Ouellette, IT Manager
Annette Andrews, Communications Manager
Jody Schmidt, Investment Officer
Olivia Lundahl, Electoral Area Officer
Carmen Willms, Legislative Services Clerk/Recorder

Delegations:

TC Energy/Coastal GasLink

Heather Desarmia, Team Lead, Community Relations
Sian Weaver, Manager of Socio-Economics

PSD Citywide

Israr Ahmad, Director, Integrated Product Development
Peter Paine, Senior Manager, Financial Advisory Services

1. **CALL TO ORDER**

The Chair called the meeting to order at 10:00 a.m.



2. ADOPTION OF AGENDA

CW/24/10/01 (17)

MOVED Director Hansen

SECONDED Director Krakowka

That the Committee of the Whole adopt the October 17, 2024 meeting agenda:

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. GALLERY COMMENTS OR QUESTIONS

4. DELEGATIONS

4.1 TC Energy/Coastal GasLink Re: Update on Coastal GasLink and Review of Socio-Economic Impacts in the Region

4.2 PSD Citywide Re: Asset Management Update

5. REPORTS

6. MEDIA QUESTIONS

7. ADJOURNMENT

CARRIED

Director Hiebert, Electoral Area D and Director Courtoreille, District of Chetwynd joined the meeting at 10:01 a.m.

3. GALLERY COMMENTS OR QUESTIONS

4. DELEGATIONS

4.1 TC Energy/Coastal GasLink Re: Update on Coastal GasLink and Review of Socio-Economic Impacts in the Region

Director Veach, Village of Pouce Coupe joined the meeting at 10:04 a.m.

Heather Desarmia, Team Lead, Community Relations and Sian Weaver, Manager of Socio-Economics for TC Energy delivered a presentation titled "Coastal GasLink Socio-economic Overview" which included the following information:

- Introduction of Scott Priddle, Area Manager, NEBC for TC Energy
- About TC Energy
- About South Bow
- Project Overview
- 2024 Peace Region Summer Construction
- Coastal GasLink Public Awareness and Operations
- SEEMP Implementation 2024 Highlights Socio-Economic E M Plan.
- Education and Training
- Contact information for Coastal GasLink and TC Energy

A question-and-answer period ensued and included:

- Whether health services were eligible for the scholarships provided by TC Energy. The presenters explained that the scholarships were mainly focused on Science, Technology, Engineering and Mathematics (STEM) nationally. They noted that several bursaries are available for northern post-secondary institutions, which include nursing and other specialties.

4.1 TC Energy/Coastal GasLink Re: Update on Coastal GasLink and Review of Socio-Economic Impacts in the Region (Cont'd)

- The capacity of the Coastal GasLink pipeline when it is fully operational. The presenters explained that the capacity would be 2.1 billion cubic feet (f³)/day.
- What effect the Cedar LNG floating terminal in Kitimat would have on pipeline capacity when it came online. The presenters explained that Cedar LNG would increase the flow by 0.5 billion f³/day which would require additional compression. They further explained that TC Energy would construct a compression station in the area which would require a 400-metre pipeline component and metering facility in late 2025.
- The maximum capacity of the Coastal GasLink pipeline. The presenters explained that the maximum capacity of the pipeline was up to 5.1 billion f³/day. They noted that when all of Phase One, Phase Two, and the Cedar LNG project were completed, the flow would equal approximately 5 billion f³/day.
- The engagement between TC Energy and other pipeline companies to facilitate apprenticeship opportunities. The presenters explained that TC Energy works through associations with unions and construction, but not in an organized fashion with other companies.
- The lack of compensation for the long-term effects in communities after the Coastal GasLink construction, including roads, infrastructure, and water systems.
- The timeline of Phase Two of the Coastal GasLink project. The presenters explained that TC Energy was waiting on LNG Canada for the final investment decision and were undergoing basic consultation to support regulatory requirements. They explained that the construction timeline would depend on whether construction was staggered, and that one facility takes approximately two years to construct.
- An update on taxation provided to British Columbia and the Peace River Regional District. The presenters explained that approximately \$5 million would be allocated to the Peace River Regional District out of the \$26 million to be paid in property taxes, once the Coastal GasLink is in operation.

The Chair thanked the TC Energy Delegation for their presentation, and they left the meeting.

4.2 PSD Citywide Re: Asset Management Update

Israr Ahmad, Director, Integrated Product Development and Peter Paine, Senior Manager, Financial Advisory Services of PSD Citywide delivered a presentation titled "Corporate Asset Management Plan 2024" which included the following information:

- Project Overview
 - Project Background and Process
- Key Findings from the Asset Management Plan
 - Asset Classification
 - Replacement Cost

Directors questioned the number provided for the replacement cost of the Solid Waste Department. The presenter explained that the replacement cost was for the physical assets (infrastructure) on site and not an evaluation of the land.

4.2 PSD Citywide Re: Asset Management Update (Cont'd)

The presentation continued with the Key Findings from the Asset Management Plan – Asset Condition:

- Asset Condition
- Forecasted Replacement Needs

Directors questioned whether the municipalities used as examples in the Forecasted Replacement Needs were from British Columbia. The presenter explained that the municipalities shown were from Ontario, as they are the only province that mandates local governments to report on their asset management.

The presentation continued with the Key Findings from the Asset Management Plan – Financial Analysis and Strategy:

- Financial Analysis and Strategy
- Infrastructure Backlogs

Directors questioned whether the Closing Annual Deficit included the annual operating figure of a facility or simply the asset. The presenter explained that the dollar figure referred solely to the needs of the infrastructure, such as rehabilitations, replacements, maintenance and life-cycle activities. The presenter confirmed that only assets with a deficit were included in the Closing Annual Deficit list.

The presentation continued with Recommendations.

Directors questioned the amount of investment needed to keep the Asset Management Plan relevant. The presenters explained that municipalities may need to hire staff to update asset management data. Directors questioned whether being a forerunner with Asset Management was a disadvantage financially compared to local governments who were slower to adopt an Asset Management Plan. The presenters explained that the Asset Management field had grown substantially in the past 10 years and that relying on government grants to fund them was unsustainable, that adoption of Asset Management may require infrastructure levies and taxes, and that the level of adoption was up to the Board. They also explained that there was required legislative reporting from the province of British Columbia and that there was a risk that the province would take away funding which could cause an immediate impact on taxpayers who did not have a sustainable stream of funding.

The Recommendations portion of the presentation continued and finally ended.

After the conclusion of the presentation, a question-and-answer period ensued and included:

- The origin of Asset Management. The presenters explained that in the 1950s and 1960s, governments were able to spend a lot of money building up infrastructure and expectations of residents but did not set aside money for replacement due to a lack of long-term thinking and forecasting technology.
- The importance of communication with constituents regarding Asset Management. The presenters explained that elected officials needed to have important conversations with constituents regarding the levels of service they were accustomed



4.2 PSD Citywide Re: Asset Management Update (Cont'd)

to receiving, the costs of the assets that provided those services, and whether there were any compromises acceptable to them.

- The disadvantages of upgrading assets. The presenters explained that replacing an asset with something bigger and better would increase the level of service and the funding needed to manage that asset.
- Whether the infrastructure of the health care within the Peace River Regional District, such as hospitals, were included in the portfolio. The presenters explained that they were not, but the health care infrastructure could be added in the scope of a future Asset Management Plan if the Board requested it.

The Chair asked staff what the next steps regarding the Asset Management Plan were. Staff explained that the Asset Management Plan report would come forward at the next Board Meeting, and would be a living document that would help make the Regional District's infrastructure sustainable and affordable.

The Chair thanked the PSD Citywide Delegation for their presentation.

7. ADJOURNMENT

The Chair adjourned the meeting at 11:35 a.m.

CERTIFIED a true and correct copy of the Minutes of the Peace River Regional District's Committee of the Whole meeting held on October 17, 2024 at the Pomeroy Hotel and Conference Centre, 11308 Alaska Road, Fort St. John BC.

Brad Sperling, Chair

Tyra Henderson, Corporate Officer