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## Meeting Minutes

**Meeting Name:** Elkford Community Effects and Advisory Committee  
**Date:** Sept20, 2021  
**Time:** 6:00 – 7:00 PM  
**Location:** Zoom  
**Next Meeting:** November 15, 2021, 6:00 – 7:00 PM, Zoom

### Attendees:

- Kevin Atherton, Chair, Elkford Resident
- Tammy Ogden, Community Liaison, Teck
- Steve Fairbairn, DOE Councillor, Elkford Resident
- Sylvia Johnson, Assistant Manager, Elk Valley Lodge
- Mariah Besplug, Social Responsibility Coop, Teck
- Debby Tomich – Unit Chief, Elkford BC ambulance
- Ken Timlin, Lodge Manager, Elk Valley Lodge
- Rob Rowe, Manager of Projects, Teck
- Rory O'Connor, Manager Social Responsibility, Teck
- Barry Duff, Lead Facilities, Teck

### Agenda

Time	Item	Responsible
6:00 PM	Welcome and Introduction	Kevin Atherton
6:05 PM	Approval of Previous Meeting Minutes	Kevin Atherton
6:10 PM	Update on the Lodge	Ken Timlin/Barry Duff
6:20 PM	Update – Outcome of TUP Application	Rory O'Connor/Robert Rowe
6:25 PM	Round Table: Conversation about the future direction of the ECEAC committee	Kevin Atherton/All
7:00 PM	Adjournment - Next meeting, November 15,2021	Kevin Atherton

**Action Items:**

Item	Responsibility	Timing
Make a plan for advertising committee meetings in consultation with Kevin Atherton	Tammy, Rory, and Mariah	Before next meeting – November 15, 2021.

**Meeting Minutes**

**Introduction**

Kevin: Welcome and introductions

Meeting minutes for March 15<sup>th</sup> approved. Meeting minutes for May 17<sup>th</sup> approved. Meeting minutes for July 19<sup>th</sup> approved.

**Update on the Lodge**

Ken: The lodge is currently supporting 10 projects. The current occupancy is 358+. The largest project is Fording River AWTF-S with 177 staying at the lodge, followed by Fording River Eagle 4 project with 85 contractors staying at the lodge. Covid-19 protocols are in place and following provincial guidelines, covid rapid testing being conducted. Full capacity is 400 bedrooms.

Rob: Feedback from public open house – parking lot has unfinished wood surfaces. Recommended to paint or stain.

There is a gap in the berm under the power lines. Recommended to explore filling the gap in the berm under the power lines at the south of the property. Doing so would improve aesthetics from the highway. Will need to apply for variance so in discussions with BC hydro and will submit it for their review. Their review process may take 12-14 weeks so will work with district staff and internal BC Hydro contact to try to accelerate that review.

A lot of elk in the area, they seem to be around the lodge a lot. Looking at different plantings to improve esthetics of area. Continuing to work with District of Elkford staff and will update everyone on this as it moves forward.

Barry: One of the concerns from the District of Elkford was the dust when there was a lot of activity in the lodge parking lot. Had two coats of calcium chloride solution applied to parking lot to cut down on dust. They also applied a coat to the parking lot at four corners.

Rory: We received one piece of feedback from a resident that they thought dust control was effective – good to hear this feedback and hopefully others feel the same way.

Brian: A new fence has been erected by a local company to block the view of the kitchen waste bins. The old fence line was a concern because of the posts and hardware remaining. These were removed and the holes were filled.

**Overview of Atco community investment:**

2019 – provided hot lunches to children for tree planting program, provided hot snacks (Burgers/hotdogs) at lodge open house.

2020 – donated 3000 pounds of produce to Crowsnest Pass food bank, participated in community cleanup, cleaning around lodge area and neighbouring areas.

2021 – provided food and equipment (toaster, cereal dispenser) for breakfast program at Elkford Secondary School, donated n95 masks to school, were going to provide an ozone generator and a supply of spray bottled to aid in sanitation efforts at the school, as well as training but the school was

unable to accept because it does not fall within their protocol.

Ken: They are extending breakfast/lunch program from secondary school to elementary school.

Barry: Upcoming Atco community investment includes the Elkford bike park, meals on wheels, and gym (workout) equipment for Elkford secondary. Atco is working with the schools and community on an art contest. The contest will be a four-part series that will encompass each season. It will be open to school aged children. More details will be provided once this is organized. Home-schooled students can also sign up and participate. When the tiles are done, a committee will vote on winners and Atco will provide prizes. When they are completed, the tiles will be installed in the camp.

Ken: In regard to meals on wheels, we will need to work with someone with a medical background to make sure liability, well-being, and welfare is taken into consideration.

No further questions.

#### **Update – outcome of TUP Application**

Rory: Update on temporary use permit no: 18-02. On July 26<sup>th</sup> a public hearing was held. Thank you to the businesses and residents of Elkford for their support. We received 8 letters of support for the extension. Council unanimously approved the renewal of the TUP for a period of three years after the hearing. Teck has been working with the District of Elkford on satisfying commitments.

There are 7 new updates. (1) Teck is providing financial support for a housing study with core funding from the province. (2) Teck has commitment to comply with the new conditions of the TUP renewal and implement social impact assessment mitigation measures. (3) Teck suggested establishing a housing committee together with the District of Elkford to collaboratively develop long-term workforce accommodation solutions. Participation would include senior Teck leaders. (4) Teck has begun holding discussion with third parties interested in addressing the housing challenges in the district. (5) Teck must submit intentions for future plans for the site by June 2023. (6) In the next three years Teck will have greater certainty regarding permitting of future projects and associated workforce number. (7) Any potential rezoning will require extensive planning, community engagement, and plan development plus submission.

Rob: They are reviewing commitments with the team and want to follow through in a timely manner

No further questions.

#### **Round Table**

Kevin: What is the future of the committee? Lately there has been a decrease in participation – what are committee members thoughts on where they think it should go?

Steve: The expected or anticipated citizen concerns have not come to be true – we're not seeing many complaints (doesn't mean there aren't any, just not hearing them). Don't need to ever meet ourselves, but the committee does have role to exist and if nothing else for the operators and Teck people to report back to at least council. It is a compliment to the camp that it's come to pass as just part of town now.

Debby: The committee itself is a good thing for Elkford. Meetings every two months are good, doesn't need to be every month. Have heard of complaints when it first started but most have been taken care of. Committee should remain so that residents know we are trying to rectify any concerns.

Kevin: In 2019 there were concerns from local businesses and the Chamber of Commerce about the potential impact on local businesses, but Teck responded and haven't heard more from them. There is an effective feedback mechanism for the lodge to respond to dust at the camp which is good. Glad to see there are several modes of communication that are working between the town, Teck, and the lodge (including the open house). Happy to continue the committee. Asked what Teck or Atco people

Comment [MB1]: Not sure if I heard this correctly.

think for the future of the committee.

Rory: Doesn't want people to feel obligated to meet. Some feedback from the community had suggested the committee wasn't as relevant now as some of these other feedback mechanisms – maybe they could attend council meetings more to give updates. However, Teck comes to these to listen or provide updates, not to lead so we will take direction from others on this.

Barry: This time together to discuss issues and plan for how to move forward has been enjoyable. Teck is here to listen and come up with a solution to any challenges – focus on the community and the community needs.

Ken: Some of the fear and uncertainty was warranted because this is people's home. Having a good means of communication and responding can put people's minds at ease.

Debby: Open houses helped a lot to get concerns addressed.

Steve: This committee that is open to any Elkford resident is a good thing because it is an unfiltered opportunity for residents to talk to camp operators and Teck people directly. It's a good direct channel.

Kevin: The fact that meetings are online makes it a little less accessible in that they need to know its there and get sent the link.

Debby: We need to advertise it – come join us if you have a concern – many people don't know the committee exists. Should consider putting it in the paper or on Facebook so that people eventually will join us. The display board on the old office, the District of Elkford website, the library, the focus, etc.

Rob: The committee in the beginning was very useful to get info about concerns, identify gaps and think about how to address them. The lodge wouldn't be as successful if we didn't have it. Going forward it would be great to communicate it better (advertising). Could also consider changing the frequency. Open for what everyone wants to suggest.

Tammy: The committee is a great bridge between the community and Teck. It is great to keep offering that bridge and be available to citizens. In favour of continuing.

Kevin: Frequency – we currently meet every two months. What are thoughts on that frequency?

Rob: Suggested 4 times a year. Noted that summer can be a difficult time to get everyone together.

Steve: Agreed and noted that demand for beds is lowering and Kevin can always call a meeting if things arise.

Kevin: Quarterly meetings seem to be consensus. No other suggestions so will change to quarterly schedule (November, February, May, August).

Rory: Mariah, Tammy, and Rory will get some ideas and work with Kevin on advertising.

Tammy: Reminder that if you have agenda items reach out to Tammy or Kevin

Reminder from Steve/Safety Share: Have your winter tires on by October 1<sup>st</sup>.

**Adjourned at 6:57 pm**

**Next meeting is November 15, 2021.**

