

**THE TOWN OF GRANDE CACHE  
SPECIAL MEETING  
January 23, 2007 at 12:00 noon  
Council Chambers**

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**Present:** Mayor Louise Krewusik  
Deputy Mayor Terry Coray  
Councillor Paul Bailey  
Councillor Jackie Dube  
Councillor Gordon Frentz  
Councillor Tony McCormick  
Darren Ottaway, Chief Administrative Officer  
Carolyn Ferraby, Chief Financial Officer  
Kelly Smith, Director of FCSS  
Lisa Brown, Executive Assistant

**Regrets:** Councillor Vic Beland

**Delegates:**

Pastor Cliff Newbury, Ministerial Association  
Mr. John Pray, Shepard's Care Foundation

**1. CALL TO ORDER**

Mayor Krewusik called the meeting to order at 12:05 pm.

**2. ADOPTION OF THE AGENDA**

**Moved by Councillor McCormick and seconded by Councillor Coray  
12/07 RESOLVED THAT** the agenda is adopted as presented.

**CARRIED**

**3. BUSINESS OF THE SPECIAL MEETING**

**3.1 Shepard's Care Presentation**

Mayor Krewusik welcomed the delegates and thanked them for attending this meeting. Pastor Newbury introduced himself and Mr. John Pray from Shepard's Care Foundation. Mayor Krewusik asked that Council and Administration introduce themselves and identify their positions with the Town of Grande Cache.

Mr. Pray gave a verbal background on Shepard's Care Foundation, that they were established in 1970 by three Edmonton Pentecostal churches. Originally, the group provided assistance to immigrant families coming to Alberta by helping to find accommodations and employment. The Board of Directors consists of thirteen people from various positions within the churches.

Mr. Pray told Council that their three basic core directives are: 1) the Christian factor; 2) Age-in-place care for Seniors; and 3) affordability for seniors. He went on to explain that the age-in-place directive covers housing and levels of care for senior citizens. The Foundation became involved when they realized many seniors were either not receiving the level of care required, or that when one of a couple became ill or incapacitated, both would often end up in a nursing home. The foundation wanted to establish a system that allowed seniors to gradually move from independent living to assisted living, and eventually to a long term care facility.

### **3.2 Shepard's Care Presentation (con't)**

The Foundation is not in a growth phase at this time, but is available to assist groups or communities by providing expertise and sharing their experiences in establishing facilities for seniors. Mr. Pray described the newest facility the Foundation has been involved with, and that it recently opened in the community of Barrhead. He told Council how the Town of Barrhead gave the facility property tax exemption, the Aspen Health Region provided the land, and the Foundation helped apply for grants to build the facility. Mr. Pray told Council that the concept used in the facility in Barrhead provides apartments for independent living; assisted living, that provides 24 hour care which means there is not necessarily registered nurses on shift, but someone is always available; and the nursing home, which is a long term care facility. All of these services are provided in one complex, which is located next to the hospital. There is a contract with the Province of Alberta where they will pay the taxes for 25 years.

Mr. Pray said that to date, the Foundation is involved with several facilities in Edmonton including a complex in Millwoods with 74 apartments and a 147-bed nursing home; Kensington which houses approximately 700 seniors; Southside Manor; and two south Edmonton Alzheimer facilities. He said the facilities cater to seniors on a fixed income, and charge rent based on 30% of that income. Rates vary, based on the facility – whether they rent an apartment (independent), assisted living (with meals), or long-term care, and the Province pays for costs above the base charged to the seniors.

Mr. Pray explained that the Foundation prefers to construct or renovate existing facilities with studio or one-bedroom apartments, as they found it is more difficult to fill a larger unit. The units are approximately 400 sq.ft. in size, with a kitchenette and large bathroom.

Mayor Krewusik asked if there are many communities in need of this type of facility.

Mr. Pray said they have found there are many seniors in our communities living independently but need assisted living and are not ready for long-term care. Often they are sent to a long-term care facility because there is nowhere else to go. There are also many seniors living independently who need a home care service, but not assisted living services.

Mr. Pray told Council that the facility in Barrhead was built in four wings. They received most of the money through various grants, both provincially and federally. He said the Foundation has applied for many of the grants to renovate or construct facilities, and he feels that they are usually successful because of their long time commitment to such projects. He said with the changes in the cabinet, this community might be more successful in obtaining funding from the Province.

Mayor Krewusik said that the new Minister is very aware of the situation in Northern Alberta. She said that a local developer applied for grant money to build a seniors complex in Grande Cache and has been turned down twice. The land was purchased from Peace Country Health near the existing Whispering Pines Lodge, and is available to construct a facility.

Mr. Pray said it may be easier for a non-profit organization to get funding.

Councillor Frentz told Mr. Pray that AWN has received money for the last two years to purchase mobile homes, fifteen each year, and that they will probably receive more money for next year. These units are for the local co-ops, not necessarily seniors housing. He asked if there are specific requirements to get this funding.

### 3.1 Shepard's Care Presentation (con't)

Mr. Pray said that the facility in Barrhead was granted tax exemption from the Town, and that the Aspen Health Region donated the land. It depends on the community to decide the details, whether the Town donates land or provides tax exemptions, and local groups getting involved.

Mayor Krewusik asked Mr. Pray what he would suggest for a plan of attack to get this type of project started.

Mr. Pray said that the Foundation has dealt with Alberta Seniors extensively, and the people in that department are aware of the process required for this type of project. He suggested speaking directly to them, and they can provide information on grants that are available and the requirements for applying.

Mayor Krewusik asked if Shepard's Care would initiate this, or would the Town of Grande Cache.

Mr. Pray reiterated that the Foundation is not looking to expand at this time, but are willing to offer assistance and expertise. There are no plans for the Foundation to build a facility in Grande Cache at this time.

Ms. Smith asked Mr. Pray if Shepard's Care would convert existing apartments. Mr. Pray said that the Foundation works with a very good architect group, and they have converted existing buildings into facilities designed for their specific requirements. He said there are many options available, and they attempt to cost share projects whenever possible. Mayor Krewusik said that the Lodge and hospital were cost sharing for laundry and food services through Peace Country Health. However, due to problems, the food services are now facilitated at the Lodge for residents.

Mr. Pray told Council they may want to solicit the new Minister to expand the existing Lodge in Grande Cache. He explained how Shepard's Care managed the self-contained (independent living) units, and that residents pay a maximum of 30% of their income for rent.

Mayor Krewusik asked Ms. Smith what units are presently available in Grande Cache. Ms. Smith said there are houses, but they are used for women/children in crisis situations. Councillor Frentz said there are three houses in town under this program, and he did not think they were restricted for women in a crisis situation or native families.

Mayor Krewusik said that if this type of project is pursued, a partnership with Peace Country Health and/or the Whispering Pines Lodge should be considered.

Councillor McCormick asked Mr. Pray what the timelines for the Barrhead project were from the identification of community need until the residents were able to move into the facility. Mr. Pray said the entire process took approximately twelve months, but this was under unusual circumstances, as they were able to get a contractor to build the facility immediately. He also told Council that once they opened the facility, Aspen Health Region began referring seniors and most of the units are filled. Mayor Krewusik said that the Whispering Pines Lodge has been open for nearly a year and it is not full at this time.

Mr. Pray commended the work done on the housing study, and said it provides good information about the community. He asked if the study has been submitted to the provincial government. Ms. Smith was not sure whether it has been sent. Mr. Pray told Council that Mr. Don Squire, Manager of Alberta Community Support would be the person to contact for additional information and guidance.

Councillor Frentz said he understands why the provincial government would lean away from private developers and help not-for-profit groups, especially established organizations like Shepard's Care.

**3.1 Shepard's Care Presentation (con't)**

Pastor Newbury said he wanted to bring Shepard's Care back before Council so that the Foundation could better explain their directives and vision for affordable seniors housing. Mr. Pray told Council that although the Foundation is not looking to take on additional projects at this time, there may be grants available under the Razzle program. Mayor Krewusik asked Mr. Pray if he would be willing to contract Mr. Squire and find out if there are any grants or funding available for Grande Cache. Mr. Pray said he would speak with Mr. Squire and contact Council to report his findings.

Mayor Krewusik thanked Mr. Pray and Pastor Newbury for attending the meeting and providing Council with this information.

**4. ADJOURNMENT**

**Moved by Councillor Coray and seconded by Councillor McCormick  
13/07 WHEREAS** the business of this meeting has now been completed;

**BE IT RESOLVED THAT** Council does now adjourn.

**CARRIED**

The meeting concluded at 12:56 pm.

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Louise Krewusik  
Mayor

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Darren Ottaway  
Chief Administrative Officer