



**Olds Fibre Ltd. Public Meeting  
for Tuesday, November 5, 2024, at 3:00 p.m.  
to be held in Council Chambers at the,  
Municipal Office at 4512 – 46 Street, Olds, AB**

This Public Meeting will be conducted in Council Chambers at the Municipal Office at 4512 – 46 Street in Olds, with the public body present at meeting location and will be live streamed out via the Town of Olds website through Microsoft Teams.

**1. CALL TO ORDER**

**2. PRESENTATION on MATERIAL CHANGES TO OFL LTD.**

**3. PUBLIC INPUT OPPORTUNITY**

**4. CONCLUDING REMARKS**

**5. ADJOURNMENT**

## Chylla Nault

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**From:** Andrew Dawson [REDACTED] FOIP 17.1  
**Sent:** Tuesday, October 1, 2024 3:46 PM  
**To:** CAOadmin  
**Subject:** O-Net sale

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

As the town is the shareholder and has a major amount of debt owed by O-Net, will taxpayers in Olds be given the financial information to know if we're collectively on the hook for a loss?

Regards,  
Andrew

## Chylla Nault

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**From:** Alexandra Waldren [REDACTED] FOIP 17.1  
**Sent:** Tuesday, October 1, 2024 2:04 PM  
**To:** CAOadmin  
**Subject:** Re: Telus Communications to buy O-NET

**Follow Up Flag:** Follow up  
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To whom it may concern,

I will not be available to speak at your meeting but felt my feelings as a resident and home owner in Olds should still be brought to light.

I hope this email finds you well. I am writing to express my deep concern regarding the impending sale of O-Net (officially known as Olds Fibre LTD.) to Telus Communications. As a resident of our community, I believe it is crucial to voice our collective sentiments about this matter.

**1. Impact on Town Identity and Local Choice:** The sale of O-Net represents more than just a business transaction; it strikes at the heart of our town's identity. O-Net has been an integral part of our community for years, providing reliable internet services and fostering a sense of local pride. By allowing this sale to proceed, we risk losing a piece of what makes Olds unique. Furthermore, it undermines our ability to choose local businesses over large corporate entities—a choice that should remain within our community's hands.

**2. Duopoly Concerns:** Telus's acquisition of O-Net exacerbates an already established duopoly in the telecommunications industry. With limited options, residents may find themselves at the mercy of two major players, leaving little room for competition or innovation. Our community deserves more than a binary choice; we deserve a vibrant marketplace that encourages growth and diversity.

**3. Impact on Elderly Residents:** O-Net has been a lifeline for many elderly residents who rely on its services. The personalized support they receive—a "white glove" service, if you will—has made a significant difference in their lives. Losing O-Net means losing this crucial support system, which is especially concerning for those who may not be as tech-savvy or mobile.

**4. The Finality of the Decision:** While I understand that decisions like these are often made behind closed doors, I implore our municipal leaders to consider the long-term consequences. Even if our comments during this forum seem futile, we owe it to ourselves and future generations to advocate for what is right. Instant cash gains should not come at the expense of our community's long-term well-being.

**5. The Last Chance for Local Prosperity:** O-Net represents our last chance to nurture a local ISP that could thrive and expand. By supporting O-Net, we invest in our own future—a future that includes sustainable capital growth and opportunities for our town. Let us not squander this chance in favor of short-term gains.

**6. The David vs. Goliath Struggle:** Companies like Telus often seek complete control, pushing out smaller players in the process. O-Net, as the little guy, has fought hard to serve our community. O-Net isn't just an internet service provider; it's a community lifeline. Let us not forget that a large portion of our town relies on

O-Net's services for TV, Phone, and Internet not just homes but businesses too—a testament to its value. Beyond our homes and businesses, it extends its digital embrace to our parks, business centers, and public spaces through "O-Net Public." Picture it: families enjoying picnics in the park, students studying under the shade of a tree, and entrepreneurs brainstorming their next big idea—all connected seamlessly, courtesy of O-Net's free Wi-Fi. It's not just about convenience; it's about fostering community bonds and ensuring that everyone, regardless of their means, can stay connected.

**7. Service Quality Comparison:** Lastly, it is essential to remind everyone that Telus does not provide comparable services to what O-Net currently offers. We risk sacrificing quality for convenience, and that is a trade-off our community cannot afford.

In closing, I urge our municipal leaders to reconsider this sale and explore alternative solutions that preserve O-Net's legacy and benefit our community in the long run. Our town's identity, local choice, and the well-being of our elderly residents hang in the balance. So, when we talk about O-Net, we're not merely discussing cables and routers; we're celebrating a shared resource that knits us together. Telus may have deep pockets, but O-Net has heart—a heart that beats in sync with our town's rhythm.

Thank you for your attention to this matter. I trust that you will consider the voices of the people who call Olds home.

**Chylla Nault**

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**From:** Robert McLachlan [REDACTED] FOIP 17.1  
**Sent:** Tuesday, October 1, 2024 8:47 PM  
**To:** CAOadmin  
**Subject:** ONet

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**We are requesting a spot at your meeting on Nov 5. we would like to understand your reason for this change as you always promote buy local!**

**We installed ONet when we moved here three plus years ago as it is LOCAL!**

**We had TELUS at our previous residence and the service was not ideal. Trying to rectify any concerns with them was almost impossible, as you were on hold for hours. If you even got thru .**

**Also they kept raising their rates without any explanation and as I said speaking with TELUS is almost impossible !! Our time with ONet has been absolutely wonderful and the staff are all amazing !! Also have questions about our email transfer to TELUS does TELUS automatically do this for all of the ONet customers?**

**Thank you**

**Robert & Heidi McLachlan**

[REDACTED]

**Sent from my iPhone**

## Chylla Nault

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**From:** [REDACTED] FOIP 17.1  
**Sent:** Monday, October 7, 2024 4:32 PM  
**To:** CAOadmin  
**Subject:** Statement submission for PUBLIC FORUM REGARDING MATERIAL CHANGE TO OLDS FIBRE LTD.

**Follow Up Flag:** Follow up  
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To Whom It May Concern:

We are seniors on a modest fixed income, and have to be quite conscious about cost. Just over a year ago, we switched from Shaw Internet to O-Net because of the significant reduction in cost. Along with that, we were quite happy to support the concept of "community-owned and operated."

Note that we do not subscribe to television service.

If we had to guess what the outcome of the sale to Telus will be, it would be to say that Telus will promise to continue the current rates in the short term, but after a short period Telus will increase the rates to match what other providers are doing.

If that is indeed what happens, so much for any savings we have experienced, and so much for affordable quality Internet service. Perhaps Telus will offer a bundle with cell phone service which might save us some money overall, but I am not optimistic about that. They seem to be focused on television service in their bundles and, as noted, we do not require that.

We realize that there are likely valid financial reasons for this proposed sale, but please note the impact it will likely have on those on low and fixed incomes.

Regards,

Rick Shea and Linda Frank,

[REDACTED]

FOIP 17.1  
disclosure harmful  
to personal privacy

## **Chylla Nault**

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**From:** Sara Leydon [REDACTED] FOIP 17.1  
**Sent:** Monday, October 21, 2024 5:07 PM  
**To:** CAOadmin  
**Subject:** Nov. 5 O-Net public forum

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**Good day**

**I have a few questions I would like to submit ... What happens to the current fibre optic infrastructure that was put in place by O-Net and how will the fibre optic residential lines be affected by the purchase of O-Net by Telus? To clarify, will Telus be managing those same lines? Can Telus provide a rate \$\$ amount to the current subscribers?**

**Can an O -Net subscriber keep the current service after the purchase of O-Net by Telus.**

**Thank you**

**Sara Leydon**

**S.G.L.**

One further question, is the Fibre Optic infrastructure accessible to other entities, for instance, Bell ?

Thanks again

Sara Leydon

S.G.L.

## Chylla Nault

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**From:** Matt Prizeman [REDACTED] FOIP 17.1  
**Sent:** Tuesday, October 22, 2024 10:15 AM  
**To:** CAOadmin  
**Subject:** Response to the Sale of O-net to Telus

**Follow Up Flag:** Follow up  
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Good morning,

My name is Matt Prizeman, and I would like to express my utter disappointment in the town administration's decision to sell O-net to Telus. Much like the dissolution of the Olds Institute, I find this decision to be a short sighted slap in the face to the innovative, passionate volunteer community we have here.

While I understand that a choice such as this would certainly make sense to an accountant, one who only sees the world in black and white terms, assets and liabilities, such a person is incapable of seeing the "soft values" of a project like O-net. A locally owned and operated internet service provider, committed to providing local employment, reinvesting in local concerns, and making Olds the first community in the country to be a gigabit networked town put our community on the map. We became a beacon, a shining example of a town that fostered innovation and entrepreneurial pursuits that would benefit us all.

As O-net was being created, the volunteer committees involved approached the large telecom companies in hopes of fostering a partnership. They all refused unequivocally to join with us in our project. While I understand the fiscal responsibility in freeing up the town's credit to fund unavoidable and necessary infrastructure repairs and upgrades in the near future and beyond, selling this valued utility at any price, let alone one that doesn't cover the project's debt seems like a ill-considered, knee-jerk response to the situation.

Rhetorically, I would ask: Where was Telus when we, the residents and businesses in Olds were putting this project together? Has Telus committed to reinvesting profits from this service here in our community, or will our service fees simply line the pockets of shareholders and executives in Vancouver? Has Telus committed to keeping the jobs O-net provides here locally? What will happen to our installers, our sales people, our IT support team? The cynic in me already knows the answer. I fully expect these jobs to end up dispatched from Calgary, maybe my consumer inquiries will go to a call centre in who knows where, and the consumer experience for our local residents will suffer for it.

There were other paths we could have considered besides this one. We could have sold equity to individuals in the area. This could've kept ownership local while freeing up some of the Town's credit. Instead, this administration has decided to destroy yet another thing that makes this town unique, to the detriment of us all.

This concludes my rant, and I thank you for your time.

If it would be beneficial to present these comments in person, I am willing to do so, but I think I've said all I can in this email.

Wildly disappointed in this decision,  
Matt Prizeman

## Chylla Nault

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**From:** Ian Conklin [REDACTED] FOIP 17.1  
**Sent:** Tuesday, October 22, 2024 8:55 PM  
**To:** CAOadmin  
**Subject:** O-net/telus

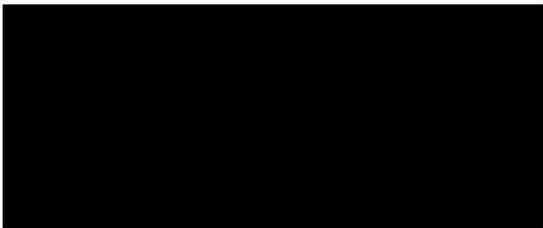
**Follow Up Flag:** Follow up  
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I would like to know what the plans are for the operations center. Is it going to continue or close? What are the plans for businesses that have server colocation at the facility.

I don't need to speak if these questions are addressed.

Please advise.



## Chylla Nault

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**From:** [REDACTED]  
**Sent:** Wednesday, October 30, 2024 3:58 PM  
**To:** CAOadmin  
**Cc:** [REDACTED]  
**Subject:** [Possible Impersonation] Fw: Opposition to O-NET Sale to TELUS and Concerns on Town Leadership

**CAUTION: This Email is from an external sender. Be alert for Phishing. Do not click links if you do not know the sender.**

Dear Town Council,

I'm Nikolaus Nieder, owner of INOX Fabrication in Olds, and I must voice my strong opposition to the sale of O-NET to TELUS. This network was built with over \$18 million of taxpayer-backed investment and extensive community effort. To sell it off now, just as it begins to thrive, reflects a short-sightedness that raises serious concerns about the direction of our town's leadership.

We're not just giving up a service—we're selling a symbol of Olds' resilience, independence, and vision. Instead of capitalizing on this asset to generate local revenue, leadership is ceding control to a corporate giant that has failed our community before. TELUS consistently disappointed me with rate hikes and lackluster service, forcing me to pay more for O-NET because I believe in supporting local. If O-NET is sold, I'll be forced to look to alternatives like Starlink, and I'm certain I won't be alone.

This decision reflects a concerning trend in our town's governance—a willingness to abandon local progress rather than explore options that protect our community's hard work. We need leadership that will seek partnerships aligning with Olds' values, not those that strip away our community assets. This sale doesn't reflect a solution; it signals weak leadership unwilling to preserve the local identity that residents and business owners like me have worked so hard to build.

I urge the council to halt this sale and truly explore alternatives that keep O-NET—and Olds' future—in the hands of those who live and invest here.

Sincerely,  
Nikolaus Nieder

## Questions : Regarding O-Net sale

1. Are the Telus funds going to be used to retire the O-net debt?
2. Is there a penalty for early payment, if so how much is the penalty.
3. Does the rest of the debenture need to be paid immediately?
4. If so where will the funds come from?
5. If not what is the amortization timeframe on the remaining debt?

Written submissions to Olds Town Council regarding sale of O-Net to Telus

My name is Judy Wahlstrom and my husband, Jim, and I are both residents and taxpayers in the Town of Olds. We subscribe for O-Net services. The telephone and internet services have been superior to other service providers we have used in the past. The television service has at times had some problems, but the overall service is very good, and the features are better than offered by other providers we have used in the past and by other providers some of our friends and relatives are currently using.

When O-Net first started up, we did not immediately sign up. Jim is inclined to stay with what he is familiar. That being said, he is very progressive in computer technology and uses the internet frequently. The decision to switch to O-Net came about when we got frustrated by the poor internet connections and download speeds we had with Telus. Our grandchildren live in Saskatchewan and we often use Skype to keep in touch. We were unable to hold a conversation without losing the video, audio or both. Some of the programs we were running on the computer required a higher download speed than we had. At the time Telus was advertising a few choices of internet packages, and Jim made a call with the intent of upgrading our internet service. To our dismay, he was advised that Telus internet infrastructure in the Town of Olds did not enable Telus to provide us with the **slowest** internet package being advertised. The next day we subscribed to O-Net, which provided a substantially higher internet speed than the **highest** speed being advertised by Telus at a price competitive with Telus.

I know from firsthand knowledge that Telus had fiber optics cable to the Town of Olds over 25 years ago. It was not the agenda of this corporate giant or any of its competitors to provide fiber to the business or residential premises to Olds or the surrounding small towns until some very dedicated men from our community made it their mission to look at ways to expand our community and its services. These people, mostly entrepreneurs who had retired, gave endless time, years in fact, and resources to bring high speed internet to Olds. Olds Institute for Community and Regional Development was created with a view to developing strategies to encourage new business to locate in Olds and to install high speed internet services to businesses and residents in the Town. **The Town of Olds was the beneficial owner of Olds Institute for Community and Regional Development.** When the internet services were installed, it made national news and was reported as the fastest high-speed internet in Canada at that time. Was it expensive? Yes. Was it understood this would be a long-term debt to be paid over a period of many years? Yes. Did it bring new business to Olds? Yes. (I was personally told that by business owners years ago.) Did it help the business owners in Olds? Yes, speaking with business owners in Olds, it expedited services and was cost effective. No surprise, once O-Net was up and running, the corporate media

giants were falling all over themselves to provide high speed internet services to the surrounding small towns.

Fast forward to late 2021 and into 2022, the Olds Town Council decides to call the loan of Olds Institute for Community and Regional Development, although there was no default under the loan repayment, and Olds Institute for Community and Regional Development was forced into bankruptcy. Effectively this transferred control of the O-Net business from the local non-paid volunteers to paid positions of the Town Council or persons appointed by it. Unless someone with expertise in this field was hired, the person or persons would not likely have knowledge of the technology involved. The media reporting at that time indicated O-Net would become a municipal corporation under the Town of Olds, and the Town would network with FourNetworks Inc. on the basis of a sharing of information to assist in the management of O-Net at no cost to the Town. At the time all this took place, there was speculation amount many residents that the action taken on the part of the Town was in large part a power struggle for control over the operation of O-Net by the past Mayor and council. Given that the Town was already the ultimate owner of O-Net, and these steps did not change the debt situation, I surmise this may well be the case. At that time, the reported debt was \$18,000,000.00. The Town incurred no small sum in legal fees and bankruptcy trustee fees, which added to the debt, the volunteers who worked tirelessly for over a decade were kicked to the curb with a note in the paper as a by-line to the takeover which, if you could find it, said “thanks” and the Town Council and staff were now in the driver’s seat. In my opinion, the past Mayor and Council have a lot to account for in respect of their handling of this matter. Is the Town Council prepared to disclose the actual cost of the bankruptcy proceedings?

Over the past two years there has been a substantial upgrade to the O-Net television service and equipment. With the new equipment, service is provided by WIFI, and we have found this to be very good. What were the costs of this upgrade?

Fast forward again to the last round of events in October 2024. Notice was given in the Albertan that the Town of Olds is proposing to sell O-Net to Telus as the “town could not justify the continued and growing cost to maintain and upgrade the network to the standard required to compete in the telecommunications space while providing quality service to O-NET customers”. As the current debt is reported to be \$18,000,000.00 (the exact same amount as reported at the time Olds Institute for Community and Regional Development was forced into bankruptcy in late 2021/early 2022), legal and bankruptcy costs were incurred, upgrades were made to the television service and interest on the loan would have been paid, it appears things are not all negative.

I have many concerns with the proposed sale of O-Net. The article in the Albertan states the proposed sale to Telus will not retire the entire indebtedness owing (\$18,000,000.00), but the Town will not be making a disclosure of the particulars of the sale, nor will it make a disclosure as to the unpaid balance of the debt until the financial statements are issued next spring. If O-Net is sold to Telus (and given that the projected closing date is November 6, it leaves little doubt that the deal has already been made), the outstanding balance becomes what I will refer to as “bad debt”. It will now become a debt owing by the taxpayers of the Town of Olds, for which they will receive no benefit and for which there is no way to service it but direct taxation. We have no idea as to how much it will increase our taxes and over what period of time it will be amortized.

As long as O-Net is an asset of the Town of Olds, there is the potential the debt can be serviced on a “user pay” basis, and ultimately that it can become a source of income to the community. While the Town has decided it “could not justify the continued and growing cost to maintain and upgrade the network to the standard required to compete in the telecommunications space while providing quality service to O-NET customers”, what steps have been taken to make it more viable and expedite the debt reduction? Some of my thoughts are as follows:

- What about rate increases for the services provided? In particular, a few of the business owners I spoke with indicated the internet/telephone services when they subscribed to O-Net cost less than half what it cost from their previous providers, but O-Net has been providing superior services.
- What steps has the Town taken to attract new customers? To my knowledge the O-Net services are bundled (telephone landline, television and internet). Younger people in particular are moving away from landlines. Is O-Net providing internet and television services without telephone services?
- Does the Town require developers to install fiber to the premises in new developments? If not, why not? You require developers to provide water and sewer; O-Net is also a service of the Town. It doesn't mean the owner has to subscribe to the O-Net services, but chances are much greater that the owner will do so if the service is readily available.
- What about promotional introductory sales?

Lastly, why was this matter not brought to the taxpayers in a plebiscite? For those of us who have subscribed to O-Net, a sale to Telus means we will have to pay for this service from Telus or another provider. For those who are not subscribers, those who use such services are also paying another provider. **In both cases, they are going to pay the outstanding balance in taxes.** **IF** O-Net was not sold to Telus, a plebiscite would canvas the possibility

as to whether those who are not already subscribers of O-Net would like to pay for the debt on a “user-pay” basis by signing up, rather than paying twice – once for a service they are receiving elsewhere, and once for a debt for which they are receiving no benefit.

Given that Telus is prepared to buy O-Net, and other internet providers have invested in the surrounding smaller communities, it would appear there is a profit to be made in providing internet services to Olds. I suggest the decision of this council and staff is short-sighted without first reviewing all options and that it is not necessarily in the best interests of the residents and taxpayers without first having consulted with them. Once the deal is made there is no turning back.

Judy Wahlstrom

[Redacted signature block]

FOIP 17.1

## **Chylla Nault**

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**From:** cheryl bernadette [REDACTED]  
**Sent:** Friday, November 1, 2024 12:37 PM  
**To:** CAOadmin  
**Subject:** Question for Nov 5 O Net

**Follow Up Flag:** Follow up  
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**Why do people who are making the decisions for me without my input get to increase my taxes by 19% in one year?**

**Cheryl Newton**

**Sent from my iPhone**

## **Chylla Nault**

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**From:** Bill Tufts [REDACTED] FOIP 17.1  
**Sent:** Friday, November 1, 2024 12:40 PM  
**To:** CAOadmin  
**Subject:** Onet question

**Follow Up Flag:** Follow up  
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Question?

What will be the taxation impact of picking up the debt from Onet

Who are the board of directors of the private corporation?

Bill Tufts  
Olds Alberta

## Chylla Nault

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**From:** Janey Olson [REDACTED]  
**Sent:** Friday, November 1, 2024 1:48 PM  
**To:** Chylla Nault  
**Subject:** Re: O-net sale

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I was referring to the public forum date of November 5<sup>th</sup> as being too late to publicly address the council and CAO directly as the sale is slated to go thru the following day. I don't need to ask this question as long as it will be answered at the meeting. I was under the impression all questions would be submitted for the meeting. The second part of my question has not been answered... Is the meeting simply a formality or will our voices make a difference? Why take feedback if nothing changes as a result. I am also concerned about the sale purchase price. Why does Telus get to keep that information a secret? How can we formulate intelligent questions without the facts to do so? Telus is not a preferred service for many people in Olds. Did public consultation happen to see if the townspeople had a solution to allow Onet to continue? October 1<sup>st</sup> was the announcement but what about gaining input from the town earlier? Who was on the board? How many townspeople were consulted by the town representatives on the board?

Sent from [Outlook](#)

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**From:** Chylla Nault <CNault@Olds.ca>  
**Sent:** November 1, 2024 1:30 PM  
**To:** Janey Olson [REDACTED]  
**Subject:** RE: O-net sale

Good afternoon, Janey,

This is to confirm your email has been received. Regarding your below question, the Town of Olds posted on its website and various social media the Public Form on October 1. Please see link.

<https://link.edgepilot.com/s/70894a58/XFkVCJNnyUqYsEaG0tewrg?u=https://www.olds.ca/engagement%23PUBLIC%2520FORUM%2520REGARDING%2520MATERIAL%2520CHANGE%2520TO%2520OLDS%2520FIBRE%2520LTD>.

The feedback that is given with a deadline of today gets included in the agenda package for November 5<sup>th</sup> O-net Forum.

Do you wish to be registered to ask a question at the November 5<sup>th</sup> Forum?

Thanks



Chylla Nault  
Executive Support CAO & Council

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📍 4512 – 46 Street, Olds, AB  
📞 M: 403.556.6981

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**From:** Janey Olson [REDACTED]  
**Sent:** Friday, November 1, 2024 12:42 PM  
**To:** CAOadmin <caoadmin@Olds.ca>  
**Subject:** O-net sale

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Question:

Why did the town wait until the day before the sale is to go through, to engage the public? Is the deal slated to go through regardless of the feedback you receive today? In other words is this simply a formality or do our voices matter?

- Janey Olson

Sent from [Outlook](#)

## **Chylla Nault**

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**From:** Cheryl Bb [REDACTED] FOIP 17.1  
**Sent:** Friday, November 1, 2024 12:43 PM  
**To:** CAOadmin  
**Subject:** Question Nov 5 ONet meeting 3.00 pm

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### **Question**

**What are the tax implications for the residences of Olds, what will the residence be responsible for / how is the town managing the debt?**

**David Fleming**

**Sent from my iPhone**

## Chylla Nault

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**From:** [REDACTED] TJ Wenc [REDACTED]  
**To:** CAOadmin  
**Subject:** Speaking at meeting.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I would like to ask questions regarding the taxpayer money that was used for ONet

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Dr. Tara-Jean Wenc Ph.D., M.Phil., M.Ed.

[REDACTED]