

TOWN OF RIMBEY

TOWN COUNCIL AGENDA

**AGENDA FOR REGULAR MEETING OF THE TOWN COUNCIL TO BE HELD
ON MONDAY, JANUARY 23, 2012 AT 6:30 PM IN THE COUNCIL CHAMBERS
OF THE TOWN ADMINISTRATION BUILDING**

1. **Call to Order Regular Council Meeting
& Record of Attendance**

2. **Public Hearing**

3. **Agenda Approval and Additions**

4. **Minutes**
 - 4.1 Monday, January 9, 2012, Council Meeting Minutes 3-5

5. **Delegations**
 - 5.1 SJC Development, Stan Cummings

6. **Bylaws**

7. **New and Unfinished Business**
 - 7.1 Recreation Board Appointment Application 6-9
 - 7.2 Subdivision & Development Appeal Board Appointments 10
 - 7.3 Art Club & Nursery School Agreements 11

8. **Reports**
 - 8.1 Department Reports
 - 8.1.1 Finance
 - 8.1.1.1 Council Expenses 12-14
 - 8.1.1.2 Accounts Payable Cheque Run Jan 19, 2012
 - 8.2 Council Reports
 - 8.2.1 Mayor's Report 15
 - 8.3 Board/Committee Reports
 - 8.3.1 Recreation Board Minutes – Dec 5/11 & Jan 4/12..... 16-22
 - 8.3.2 Rimoka Board Minutes – Dec 12/11 & Nov 16/11 23-29

9. **Correspondence**
 - 9.1 SJC Development Letter – January 17, 2012..... 30-40

10. **In Camera**

11. **Adjournment**

Summary of Agenda Items for January 23, 2012:

Delegation:

SJC Development, Stan Cummings

New and Unfinished Business:

- 7.1 **Rec Board Vacancy** – Council appoint one individual to fill the vacancy spot.
- 7.2 **Development Appeal Board Vacancy** – Council to present potential names of candidates to fill the vacancy
- 7.3 **Art Club & Nursery School Agreements** - Recommendation from the Recreation Board that Town Council set the 2012 Nursery School lease at \$2,800 and the 2012 Art Room lease at \$1,700, which would cover approximately 90% of their costs..

Reports:

8.1 Department Reports

8.1.1 Finance

8.1.1.1 Council Expenses

8.1.1.2 Accounts Payable Cheque Run –January 19/12

Council pass a resolution to accept Finance Reports as presented.

8.2 Council Reports

8.2.1 Mayor's Report

8.3 Board/Committee Reports

8.3.1 Recreation Board Minutes – Dec 5/11 & Jan 4/12

8.3.2 Rimoka Board Minutes – Dec 12/11 & Nov 16/11

Council pass a resolution to accept Council and Board/Committee Reports as presented.

Correspondence:

9.1 SJC Development Letter – January 17/2012

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE REGULAR MEETING OF TOWN COUNCIL HELD ON MONDAY, JANUARY 9, 2012, IN THE COUNCIL CHAMBERS OF THE TOWN ADMINISTRATION BUILDING

1. Call to Order Mayor Ibbotson called the meeting to order at 6:30 pm, with the following in attendance:
- Mayor Sheldon Ibbotson
Councillor Jack Webb
Councillor Gayle Rondeel
Councillor Joe Anglin
Councillor Paul Payson
CAO - Tony Goode
Assistant CAO – Ryan Maier
Director of Finance – Danita Deal
Community Services Director - Rick Kreklewich
Recording Secretary - Melissa Beebe
- Public:
Rimbey Review – Trena Mielke
FCSS – Peggy Makofka
3 members of Public
2. Public Hearing None
3. Adoption of Agenda Mayor presented an addition to the agenda under the following:
Delegation - Peggy Makofka, FCSS.
- Motion 01/12
- Moved by Councillor Payson to approve the agenda as amended.
- CARRIED
(5-0)
4. Minutes 4.1 December 12, 2011, Council Meeting Minutes
- Motion 02/12
- Moved by Councillor Rondeel to accept the December 12, 2011, Council Meeting minutes as amended.
- CARRIED
(5-0)
5. Delegation Peggy Makofka, FCSS, attended the Emergency Management Summit on behalf of the town and provided an update of the following information:
- Slave Lake was the case study.
 - Non-governmental agencies presented what resources they offer.
 - Need for a provincial plan for reception centres.
 - Registration of people that were evacuated.
 - Managing donations, volunteers, etc.
 - Individuals are responsible to prepare a 72-hour Emergency Kit.
 - On line training and workshops that are available.
- Council asked about the emergency kit. Peggy advised that information can be found on the Government website under Alberta Emergency Management Agency. Mayor asked for if there were any other questions and thanked Ms. Makofka for attending and updating council on the information.
- Peggy Makofka withdrew from the meeting at 6:40 pm.
6. Bylaws None
7. New and Unfinished Business 7.1 Recreation Board Vacancy
Recreation board currently has one vacant position which has been advertised and no applications have been received. Recommendation presented that Town Council recruit potential Rimbey residents to apply for the vacant position and present potential candidate(s) at January 23 meeting. Council discussed to

recruit potential candidates and bring back names to next meeting.

7.2 Subdivision & Development Appeal Board Vacancy

Subdivision & Development Appeal Board currently has one vacant position which has been advertised and no applications have been received. Recommendation presented that Town Council recruit potential Rimbey residents to apply for the vacant position and present potential candidate(s) at January 23 meeting. Council discussed to recruit potential candidates and bring back names to next meeting.

7.3 Budget Deliberation Dates

Council discussed dates for scheduling Budget Deliberations and all Council agreed to hold budget talks on Friday, February 3 starting at 9:00 am.

7.4 Community Events Grant Program

Recreation presented the Recreation Boards recommendations as a revised version of the Grant In Aid Policy #5402 for Council's approval. Council reviewed and amended 2(c) to events only in Rimbey, 2(d) and 3(b) replace non-religious with non-partisan.

Motion 03/12

Moved by Councillor Rondeel to accept the Community Events Grant Program Policy 5402 as amended.

CARRIED
(5-0)

7.5 Tabled Motion Regarding SJC Development

At the November 14 meeting, motion 285/11 was tabled to first meeting in January 2012. Councillor Anglin amended the motion on the table. Council discussed the amended motion presented.

Motion 285/11

Moved by Councillor Anglin that the Town of Rimbey enter into an agreement with SJC Development to contribute 50% of the costs of constructing 46th Ave west to 55th Street. The contribution of the town shall be limited to, and shall not exceed a maximum contribution of \$200K. The agreement once executed must nullify and invalidate the town's contractual obligation with Cavalier Construction to pay for the 54th street intersection, and the agreement must stipulate an expiration date for non-performance.

DEFEATED
(1-4)

8. Reports

8.1 Department Reports:

Director of Finance presented a summary of the following reports:

- 8.1.1.1 Bank Reconciliation
- 8.1.1.2 Cash Position
- 8.1.1.3 Consolidated Financial Statement
- 8.1.1.4 Accounts Payable Cheque Run – December 31/11

Motion 04/12

Moved by Mayor Ibbotson to approve the Accounts Payable Cheque Run for December 31, 2011, except the cheque for Vendor No. 10434, Rimbey Foods.

CARRIED
(5-0)

Mayor Ibbotson declared pecuniary interests regarding Vendor No. 10434, Rimbey Foods, Accounts Payable Cheque and turned the meeting over to Deputy Mayor Rondeel and withdrew from meeting at 7:24 pm.

Motion 05/12

Moved by Deputy Mayor Rondeel to approve the Accounts Payable Cheque Run Cheque for Vendor No. 10434, Rimbey Foods.

CARRIED
(4-0)

Mayor Ibbotson re-entered the meeting and Deputy Mayor Rondeel turned the meeting over to Mayor Ibbotson.

Motion 06/12

Moved by Councillor Rondeel to accept the financial reports as presented.

CARRIED
(5-0)

9. Correspondence 9.1 Urgent Care Facility Support Letter Request
Mayor Susan Samson, Sylvan Lake, is seeking letters of support from surrounding communities in their efforts to secure an Urgent Care Facility.

Motion 07/11

Moved by Mayor Ibbotson to have Administration write a letter of support for the Urgent Care Facility for Sylvan Lake.

CARRIED
(5-0)

9.2 2011 MSI Operating Funding Allocation Approval

9.3 Rimoka Foundation Minutes for November 16, 2011

9.4 Alberta Municipal Affairs Letter

Minister Doug Griffiths advised that he is looking forward to visiting as many of Alberta's municipalities as possible in the months ahead. Council would like Administration to send an invitation to the Honourable Minister Doug Griffiths.

9.5 ATCO Gas Letter Regarding Implementation of AMR's

Motion 08/11

Moved by Mayor Ibbotson to accept correspondence as information.

CARRIED
(5-0)

10. In Camera None

11. Adjournment Council adjourned the meeting at 7:30 pm.

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Council Recommendation

Date: January 23, 2012
Title: Recreation Board Vacancy
Presenter: Rick Kreklewich

Background:

One Town resident position on the Recreation Board is currently vacant. The member who is leaving her position is still active on the Board until a replacement can be found.

Discussion:

Administration has received interest from 2 individuals: they are Mr. Allan Tarleton and Ms. Sharla Hull for the vacant position on the Recreation Board.

Recommendation:

That Council appoints one individual to fill the vacancy on the Recreation Board

January 10 2012

Tony Goode, CAO
Town of Rimbey
Box 350
Rimbey, AB
T0C 2J0

Dear Mr. Goode,

While attending the Town Council Meeting January 09 2012 I discovered that the Rimbey Recreation Board was looking for people to fill a vacant position.

I would like to let my name stand to fill that position.

I am a member of the Royal Canadian Legion (Rimbey), Rimbey Historical Society, Rimbey Masonic Lodge, Al Shamal Shrine (Edmonton) and seasonally belong to Rimbey Curling Club(Seniors).

I have resided in Rimbey for nearly nine years and am semi-retired, my wife and I travel and camp quite a bit during the summer months, and occasionally I am offered work which may see me leaving Rimbey for some periods of time.

Sincerely



Allan Tarleton
Rimbey Resident
Box 1952

403-843-4515

APPLICATION FOR CITIZEN APPOINTMENTS TO BOARDS, COMMISSIONS AND AUTHORITIES

The City of Wetaskiwin is collecting the information on this form for the purpose of Citizen appointments to Boards, Commissions and Authorities, under the authority of the *Freedom of Information and Protection of Privacy Act*, Section 33 (1)(g)(l). For more information contact Town Office

This application form provides background information on those who wish to serve on the various Boards, Commissions and Authorities.

NAME: Hull Sharla
(Surname) (First Name)

ADDRESS: Box 1928 Rimbey POSTAL CODE: T0C 2J0

TELEPHONE NUMBER: 438430016
(Home) (Business)

BOARDS, COMMISSIONS AND AUTHORITIES INTERESTED IN SERVING ON:

Recreation

WHY ARE YOU INTERESTED IN SERVING ON THE ABOVE BOARDS, COMMISSIONS AND AUTHORITIES:

Passion for recreation, past employment & schooling in recreation field.

BACKGROUND INFORMATION (education, work, volunteer positions, previous board experience, etc.)

Town of Rimbey - Recreation Programmer
SIAT - Recreation Mgmt Diploma
On gymnastics & pre-school boards at present

PERSONAL GOALS AND OBJECTIVES (what would you like to see accomplished on the Boards, Commissions and Authorities for which you are submitting your name).

Best for our community

OTHER COMMENTS AND INFORMATION that you would like to provide to Council.

PRESENT EMPLOYMENT At home Mom / Student

HOW LONG HAVE YOU LIVED IN WETASKIWIN? Rimbey almost 9 yrs

Application must be submitted to:

**Town of Rimbey
Box 350
Rimbey, AB T0C 2J0**

TOWN OF RIMBEY

DATE: January 23, 2011

TITLE: Subdivision & Development Appeal Board Vacancy

FROM: Melissa Beebe, Executive Assistant

BACKGROUND:

After advertising for the one vacant position on Subdivision and Development Appeal Board, no applications have been received to date.

Council is to present potential names of candidate(s) to fill the vacancy position for the Subdivision & Development Appeal Board.



Council Recommendation

Date: January 23rd, 2012

Title: Art Club & Nursery School Agreements

Presenter: Rimbey and Area Recreation Board

Background:

The Art Club and Nursery School Agreements have reached the end of their term. The Art Club agreement was \$1,500 per year for a two year term. The Nursery School agreement was \$2,100 per year for a two year term.

Discussion:

The Recreation Board is proposing an increase to both organizations that would cover approximately 90% of their costs (mainly utilities). It was considered to move both organizations to 100% of their operating costs, however, the data provided is not exact. Therefore, it was recommended that the fees be allocated based on 90% of operating costs.

The last increase for the Art Club was in 2006 when the rate was increased from \$1,300 per year to the current rate of \$1,500 per year. The last increase for the Nursery School was in also in 2006 when the rate increased from \$1,800 per year to the current rate of \$2,100 per year. The proposed increases would be \$200 per year for the Art Club (\$1,700) and \$700 per year (\$2,800) for the Nursery School. Neither organization has been made of aware of the proposed changes at this time.

Recommendation:

Recommendation from the Recreation Board that Town Council set the 2012 Nursery School lease at \$2,800 and the 2012 Art Room lease at \$1,700, which would cover approximately 90% of their costs.



Town of Rimbey
Mayor & Councilor Fees

Name: Jack Webb

Month Ending: Jan 15, 2012

Meeting Honorariums:

Date	Particulars	Hours	Amount	Kilometers
	No Claim			

Total Honorarium: _____

Expenses (attach receipts):

		Total
Mileage:	_____ Kilometers @ \$0.52	_____
Meals:	_____	_____
	_____	_____
	_____	_____
	_____	_____
Hotels:	_____	_____
Other:	_____	_____
	_____	_____
	Total Expenses:	_____

Signature: _____

Mayor Approval:



Town of Rimbey

Mayor & Councilor Fees

Name: Sheldon Hibberson

Month Ending: Jan 15, 2012

Meeting Honorariums:

Date	Particulars	Hours	Amount	Kilometers
	No claim			

Total Honorarium: _____

Expenses (attach receipts):

	Total
Mileage: _____ Kilometers @ \$0.52	_____
Meals: _____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Hotels: _____	_____
Other: _____	_____
_____	_____
_____	_____
Total Expenses:	_____

Signature: _____

Mayor Approval: _____



Town of Rimbey

Mayor & Councilor Fees

Name: Gayle Pandoel

Month Ending: Jan 15, 2011

Meeting Honorariums:

Date	Particulars	Hours	Amount	Kilometers

No Claims

Total Honorarium: _____

Expenses (attach receipts):

		Total
Mileage:	_____ Kilometers @ \$0.52	_____
Meals:	_____	_____
	_____	_____
	_____	_____
	_____	_____
Hotels:	_____	_____
Other:	_____	_____
	_____	_____
	_____	_____
Total Expenses:		_____

Signature: [Handwritten Signature]

Mayor Approval: [Handwritten Signature]

Mayor's Report

December 1. Bylaw committee reviewed Traffic Bylaw.

December 5. Met with Kathy Howe Area Director with AHS for Brazeau, Ponoka and Wetaskiwin counties. One of the issues is maintaining sufficient staff at the hospital. Currently AHS is recruiting staff across the country. A pilot project to commence providing underwater births is being implemented.

December 22. Bylaw committee reviewed Traffic Bylaw

December 22. Met with Vern and Tony to discuss snow removal from Main Street.

January 17. Met with Tony, Vern, Susan, Robert Perrault and Dustin about the leak in the North East Lagoon. The repair of the lagoon is to begin in the Spring and is to be completed in the Summer. The repair work is on warranty.

January 18. The FCSS Board retreat, held in December, resulted in a Strategic Plan with four goals First, to "focus on the client and what is best for the community". Secondly, for the board to remember philanthropy is the focus of the FCSS. Thirdly, to host the second Annual Charity Golf Tournament and fundraise for FCSS activities. Last, the funding for the Volunteer Centre ends on March 31 so an evaluation of the program will be completed by March 1.

Peggy Makofka wants to follow up on the Disaster Services seminar she attended by providing training to volunteers and a tabletop exercise to practice setting up a reception centre. This function does not fall directly under the FCSS mandate and would require funding by the Town.

MINUTES

Rimbey and Area Recreation Board January 4 2012

DRAFT

Rimbey Community Centre Lions Room

In Attendance:

Gail Stuart-County Resident, Alex Waldron-Lions Representative, Dawna Providenti-Town Resident, Gayle Rondeel-Town Councillor, Christine Makofka- Town Resident, Rick Kreklewich- Resident Director of Community Services, Derry Armstrong-County Resident

Meeting commenced at 730 p.m

Amendments for Minutes from Dec 5 Meeting are as follows:

4.2 Trail costs are \$100/meter

4.10 Recreation Board vacancy will be advertised until it is filled.

Motion to adopt agenda from Christine, Gayle seconded.

Alex motioned to adopt the minutes as amended and Christine seconded

New and Unfinished Business

4.1 Off-Leash Dog Park

Board discussed requirements for a Dog Park (fencing, proximity to livestock) and potential locations in the community. It was agreed that the best choice may be town land north of the Recycle Depot. The site needs to be investigated to identify suitability and requirements for improvements with potential costs. Rick is to assess the site and provide the Board with a report.

4.2 Grant in Aid Policy (Community Events Grant Program)

Gail S made a motion that the board recommend to council the amended Community Events Policy and that it is effective immediately.

4.3 Community Center Contracts

The community center subcommittee has analyzed the 2011 budget costs of the center and allocated costs to the individual rooms. Although they recommend moving the exclusive tenants towards a rent that covers 100% of their operating costs, they do not feel the data is exact and recommend that the exclusive tenants have their 2012 rents set at 90% of the allocated amounts. The increase in rent for the Nursery school would be \$700, which has them paying \$2800 for the year which includes utilities. The increase in rent for the Art Club would be \$200 having them pay a total of \$1700 per year including utilities. Curling Club lease remains as is as they pay utility costs which are the majority of their operating costs. Currently the Curling Club is covering their costs because of their fundraising activities. By 2013 an issue may arise as they will have a shortfall of \$22000 approximately.

Derry made a motion that the Town be charge tenants who have exclusive use of their room a lease that covers 100% of their operating costs and we work towards that. All agreed, but there was some concern that the Town may have reasons for providing subsidy that we are unaware and that it should be up to them to decide.

Gail S motioned that the Recreation Board makes a recommendation to Town Council to set the 2012 Nursery School lease at \$2800 and the 2012 Art Room lease at \$1700 which would cover approximately 90% of their costs.
Christine seconded.

4.4 Lions Club Meeting Report

Derry and Rick both attended the meeting in conjunction with the Lions Club on December 8 2011. Derry explained to the Lions Club the purpose of the Recreation Board. He explained to them about some of our current projects such as the BMX Park, Trail Expansions that are in development. Some of the Lions members were concerned that they were being undermined and not being approached with their own recommendations. Overall Derry felt that there will always be objections from some of the members but overall the meeting was a success in that it explained the recreation boards objectives and goals.

4.5 Trail Plan Landowner Contact

Tony recommended that the landowners are contacted. Rick gave Derry a list of names that are a priority to contact (such as Earl Giebelhaus, Carey Anderson). Derry and Rick are to contact the individual land owners in the near future.

4.6 Update on Capital Budget Submission

Proposed Recreation Department items for the Town's 2012 Capital Budget include the following:

Trail Extension \$100,000

BMX Park Playground & Hockey Pad \$150,000

46th Avenue Park \$20,000

Air Handling Unit Controller \$15,000

LED Lighting for the Arena \$60,000

Soft Starters for Arena Compressors \$35,000

New Used Truck \$15,000

Zero Turn Mower-estimated by Rimbey Implements \$20,000

It was recommended that money be budgeted for the replacement of the Lions Park equipment.

4.7 BMX Park Meeting Preparations

The meeting will be held in the Upper Auditorium on January 18 at 7pm at the Community Center. The meeting was advertised in over 600 school newsletters. The Lions Club was invited to attend. Rick is to call Nick Bamford 403-843-1147 and invite him to the meeting. Rick is to print up a list of expenses associated with the development of the park and prepare written response forms as well. Bronwen Jones will be attending to answer questions in regards to the presented ideas and concepts. Derry will be chairing the meeting to define the objections of what the park plans are to be.

Alex wants to see an ad in the Rimbey Review for upcoming events for the various recreational activities. It was recommended in a previous Rec Brd meeting.

4.8 Fortis Meeting Update

On November 9 2011, the Community Center sub-committee met with Stan Orlesky from Fortis Alberta. The intent of the meeting was to understand electrical costs and opportunities for cost reduction. Stan had recommendations based on his experience with other communities such as soft-start on the ice making generators, LED Lighting, ice surface temperature, ect. These changes to operating procedures or capital equipment are being explored further by Recreational Services.

5. Recreation Report

Rick reported that there is a staff opening at the Community Center in the evenings. Arena bookings have increased. There has been an increase in the usage from the schools. Running, Basketball, Volleyball Clubs have also been using the facilities at the High School. Recreation Board recommends that before any ball sports are allowed that caging for the spot lights and projector is needed. Rick will be looking into this. Winter Fest is approaching and is scheduled for February 4 and 5th. Activities include Outdoor Hockey and Ball Hockey, Cross Country Skiing and Cutter Parade

Meeting was adjourned at 11pm

Next meeting is scheduled for **February 6 2012 at 730 in the Lions Room.**

MINUTES

Rimbey and Area Recreation Board Monday December 5 2011

Rimbey Community Centre Kinsmen Room

In Attendance:

Gail Stuart-County Resident, Laverne Oberhammer-Lions Representative, Dawna Providenti-Town Resident, Gayle Rondeel-Town Councillor, Christine Makofka- Town Resident, Rick Kreklewich- Resident Director of Community Services, Paul Payson-Town Councillor, Derry Armstrong-County Resident

Meeting commenced at 730 p.m

Motion to adopt agenda from Gayle R, Christine Seconded as amended

Derry asked Rick if he had received a response from the Swim Club. They have told Rick that they are still interested in running a program during swim lane times.

Gayle R motioned to adopt the minutes and Gail S seconded.

New and Unfinished Business

4.1 Rick asked Bronwen Jones if she would be available for the community presentation on the BMX park proposal. She has suggested that she would be there as support but has suggested that Derry lead the meeting. Gail asked if the BMX Park was the only thing that could be presented or do we present other concepts or proposals? Rick is to confirm with Bronwen Jones if she is available for January 18. Laverne said that some of the Lions have reservations about the use of the parks and recreation in town since the new council. They are questioning the objectives of the recreation board. Some feel that perhaps the Lions should have more say in the development of the parks since they were the ones to introduce into the community the first arena, recycling and the playground equipment. Laverne says that he has explained too many of the Lions that the rec board is trying to work along with the Lions. Derry said that in the past there was a rec board and that the concept is not new and it is common for any community to have one. Laverne said that the Lions are in support of the BMX Park and moving the skateboard park. Laverne asked Derry if he would meet with the Lions to explain the position of the rec board. He then suggested that Derry attend the December 8th meeting at 7:30 in the Lions Room. Derry asked Rick if he would attend and Rick agreed. Gail suggested that the schools are invited to the BMX meeting in January. Rick will send out the invites to the schools.

4.2 Trail Concept Plan

There was a review on the Trail Concept Plan by Derry.

It would be a 2 trail system.

The Primary trail would allow access from the 4 quadrants of the developed areas of the town. It would be 2 1/2 meter paved trail. Good for walking, strollers, scooters. It would be connected to the town sidewalks. It would go all around the town. Some parts of the trail can be developed by the land owners themselves or by developers. Derry said that an average paved trail costs around \$100,000 per kilometre or \$1000 per meter.

The Secondary trail would extend from town to attractions such as the racetrack, golf course, blindman river valley. It would be 1 meter wide. Its primary uses would be for running, walking, hiking and possibly cross country skiing. He said it is a less sophisticated type of trail than a paved one.

Derry asked for a motion to present the trail concept plan for approval to town council for community consideration.

Derry explained how the trail system is different than the Taggish Report which is more of a report on infrastructure. Derry suggested that Taggish see the Trail Concept because the sidewalks are a top priority. Derry suggested a digital map would be good for presenting the trail plan to town council and possibly the community. Derry suggested calling the landowners and inviting them to a town council meeting.

4.3 RV Park Overflow Area Development

Derry said he likes Earl Giebelhaus's idea on expanding the Nesting Place area and incorporating it into the trail system but was concerned about the liabilities.

Frank Hull has spoken to some of the members of the rec board and he told them that he is open to the idea that part of his land be used for times such as baseball tournaments or possibly for the trail system. Derry said that the provincial standard for baseball parks is 80 meters long and 5 meters wide. Derry is concerned that the area that Earl is clearing for potential use is not big enough for such things as 35 & 40' recreational trailers. Rick said that the only time that the Nesting Place is really full is for baseball tournaments. Derry says that there are insurance & liability issues with using Frank Hull's property as well. There are currently 41 stalls available at the Nesting Place. Gayle R says that the area that Earl has been clearing is really rocky and needs a lot of work. Derry said it was relatively flat. Rick has reservations on taking what is essentially a sewage field and turning them into camp grounds. The overall conclusion was that if the Nesting Place is to be expanded that more land is required.

Derry said that we are not actively pursuing an expansion of the Nesting Place at this time. Private individuals can do what they see fit.

4.4 Grant in Aid Policy

Changes were made to the Grant in Aid policy by Rick and Gayle. It is now called a Community Events Grant Program. Derry suggested that Rick and Gayle review the applications from this past year to see if the new policy applies. Rick will reword the policy with changes and email a copy to the rec board members. It is due for December 31 to present to the town council. It was recommended at this time by the rec board to make it available all year as opposed to a one time deadline.

4.5 Off Leash Park for Rim West

Tabled for January meeting

4.6 Curling Rink Portable Flooring Estimates.

Gail S expressed her concerns about the cost of the flooring not including any labour to install it. Rick is to get an official position from the curling club. Board felt that the community center already has enough unutilized space.

Recommendation to the town council that the new flooring; considering the high costs and anticipated limited use (low revenue) does not justify the expense.

4.7 Community Centre Contracts

The Nursery school lease is \$2100 per month. The Art Club lease is \$1500 per month. Rick said that they paid all capital expenses to renovate their rooms. The nursery school sublets for such things like birthday parties. Derry suggested that these contracts need to be presented to the community center subcommittee for review.

4.8 Capital Projects for 2012 Budget

The budget for capital projects is approximately \$50,000-100,000 per year. This money is to be used for such things as playgrounds, playground equipment, trails, BMX Park, Community Center improvements or repairs.

Derry said that some provincial funding can be used for Capital planning.

Rick told the board that there is still money left over for finishing up the renovations in the gym.

Derry suggested hiring a professional to do up a Master Plan for the Recreational Facilities would help the community in determining what their needs are.

Gail S mentioned that one of the renovations that could be done at the community center is expanding or relocating the weight room to the mezzanine area above the stands in the arena. Access issues were discussed. Some repairs in the woman's washroom were suggested by Gayle R. Derry suggested more windows to allow for natural light would be beneficial throughout.

4.9 Board Procedures

Derry suggested that the agenda is sent out a week ahead of the scheduled meeting. This would allow the members to review it and possibly submit any new items.

4.10 Rec Board Vacancy

Position has to be kept open until the position is filled. It will be continuously advertised until it is filled.

4.11 Snow Removal

Derry made a recommendation to review the snow removal for the community center and Dawna seconded.

5. Recreation Report

Rick said that the Best Western contract was terminated because of the difficulty in obtaining a lifeguard. The playground sand removal will be waiting until the spring. The remaining playground equipment will be removed in the spring as well. Rick has obtained his Playground Certification. The racquetball and squash courts will be closed from December 16 to the 20th due to the floors being refinished. There was a new coat put on in 2003 as per Rick. Renovations will be completed in the woman's washroom in the near future.

Meeting was adjourned at 11pm

Next meeting is scheduled for **January 4 2012 at 730.**

MINUTES

In Attendance	Legion	D. MacPherson (regrets)	
	Town of Ponoka	L. Henkelman (regrets)	J. Jacobs (regrets)
	Town of Rimbey	J. Anglin - Chair	J. Webb
	County of Ponoka	K. Beebe	P. McLauchlin
	The Bethany Group	D. Beesley M. Wideman - Recorder	D. Buist - CAO

1.	CALL TO ORDER The meeting was called to order at 0914 hours by J. Anglin.
2.	ADOPTION OF THE AGENDA The Board meeting agenda was adopted with the following additions: <ul style="list-style-type: none"> • Under Old Business 'Previous CAO Settlement'. • Under New Business 'Integrated Seniors Housing' and 'Board Chair Expenses'.
3.	APPROVAL OF MINUTES RHF 11-12-01 MOVED by P. McLauchlin that the Board accept the minutes of the November 16, 2011 meeting as distributed. CARRIED
4.	2012 PROPOSED LODGE BUDGET <ul style="list-style-type: none"> • Big issues are the non-recurring expenses and utilities. Looking past these items, the budget is actually less than last year. • County will approve requisition, but do not want this to be a reoccurring thing. • Discussion regarding roof repairs. Roof will be assessed for short term and long term repairs. RHF 11-12-02 MOVED by J. Webb to approve the 2012 Lodge Budget as presented. CARRIED
5.	PREVIOUS BUSINESS
	a. Former CAO Settlement Liability Issue is resolved. A copy of the cheque will be obtained to meet the legal requirements for an Affidavit of Execution.
6.	NEW BUSINESS
	a. Integrated Seniors Housing Application was submitted to the Minister on Saturday for Integrated Seniors Housing model.

		<p>Submission provides several scenarios, including larger suites for higher income seniors. Ministry also asked for different cost sharing models – numbers were provided for 80/20 and 75/25 scenarios. Most beneficial scenario would be 100 suites with an 80/20 cost sharing, and an AFCA rate of 3.5%.</p> <p>Rimbey is expected to be a pilot project. Community support from County and Town shows great teamwork. Potential for community utilization of the old building (government owned).</p> <p>Anticipate feedback from M. Leathwood in a day or two; the Ministry may ask for validation or explanation of certain benchmark numbers. Once the Ministry approves the application, the Board will meet to review, discuss and approve any further steps to be taken.</p> <p>RHF 11-12-03 MOVED by J. Anglin to approve the negotiations for the application submitted to the Minister.</p> <p style="text-align: right;">CARRIED</p>
	<p>b.</p>	<p>Board Chair Expenses</p> <p>RHF 11-12-04 MOVED by K. Beebe to approve the Board Chair expenses for November / December.</p> <p style="text-align: right;">CARRIED</p>
<p>7.</p>		<p>DATE & LOCATION OF NEXT MEETING</p> <p>RHF 11-12-05 MOVED by J. Webb to cancel the December 2011 meeting.</p> <p style="text-align: right;">CARRIED</p> <p>The next meeting will be January 18, 2012 in Rimbey.</p>
<p>8.</p>		<p>ADJOURNMENT</p> <p>RHF 11-12-06 MOVED by K. Beebe that the meeting adjourn at 0958 hours.</p> <p style="text-align: right;">CARRIED</p>

Joseph Anglin, Board Chair

Date

Dave Buist, CAO

Date

Board meeting minutes were recorded by M. Wideman of The Bethany Group.

MINUTES

In Attendance	Legion	D. MacPherson	
	Town of Ponoka	L. Henkelman	J. Jacobs (regrets)
	Town of Rimbey	J. Anglin - Chair	J. Webb
	County of Ponoka	K. Beebe	P. McLaughlin
	The Bethany Group	D. Beesley	D. Buist - CAO
		G. Blatz	M. Wideman - Recorder

1.	<p>CALL TO ORDER</p> <p>The meeting was called to order at 0919 hours by J. Anglin. Introductions were made.</p>
2.	<p>ADOPTION OF THE AGENDA</p> <p>RHF 11-11-01 MOVED by P. McLaughlin that the Board meeting agenda be adopted with the following additions: Former CAO Settlement, Meeting with Minister of Municipal Affairs, ASCHA Membership, Election of Vice Chair.</p> <p style="text-align: right;">CARRIED</p>
3.	<p>APPROVAL OF MINUTES</p> <p>RHF 11-11-02 MOVED by L. Henkelman that the Board accept the minutes of the October 13, 2011 meeting as distributed.</p> <p style="text-align: right;">CARRIED</p>
4.	<p>FINANCIAL REPORTS – October 31, 2011</p> <p><i>Lodge Operations</i> Provided for information.</p> <p><i>Senior Self Contained Housing, Community Housing & Rent Supplement</i> Deficit of approximately \$82,000; due in part to the cost of utilities and rental revenue loss during the elevator repairs. Reid Manor elevator is back up and running.</p> <p><i>Life Lease Operations</i> Utilities are quite high. The Bethany Group is exploring the possibility of amending our existing utility agreements. There is also a new company currently looking at contracts for a number of government management bodies.</p> <p><i>Cash in Bank Report</i> Provided for information.</p> <p><i>2011 Federal Stimulus Funding</i> Elevator repairs show as the largest project.</p> <p><i>Endowment Account Expenditures</i> Provided for information.</p>

Direct Debit Payments

Provided for information.

Cheque Register

Cheque amount for Karpet Korral includes several small rooms that were completed; three quotes were obtained for the \$8,500 project. Discussion regarding a prequalification process for applicants (proof of WCB coverage, business license, etc.) to ensure a tender will only go to qualified vendors.

Action Item: D. Buist will investigate a prequalification process for tenders.

Carpet warranty may be void if purchased through a third party.

Action Item: D. Buist will investigate limitations of warranty.

RHF 11-11-03 MOVED by J. Webb that the Board accept the Unaudited Financial Statements for the 10 months ending October 31, 2011 for information.

CARRIED

2012 PROPOSED LODGE BUDGET

Total requisition of approximately \$320,000. Projecting that there will be approximately \$50,000 surplus. Concerns regarding requisition vs. surplus.

Parkland Manor has several large repairs anticipated (carpet, roof). Roof repairs may be placed into Deferred Revenue column, showing as a balance sheet item. Until we have clear direction and know when exactly changes may happen, we should continue to complete minor repairs as needed, rather than invest a large sum of money into renovations. Expecting an answer from the Ministry before the budget is finalized in the spring.

Current food supplier is Sysco via CPS. Suggestion to look into GFS.

Action Item: D. Buist will obtain a costing for food supply from GFS.

RHF 11-11-04 MOVED by K. Beebe to defer approval of the 2012 Proposed Lodge Budget until the December Board Meeting.

CARRIED

7. CAO OPERATIONS REPORT

Highlights of the report:

- Elevators repairs are completed at Reid Manor, and expected to be complete by the end of November in Slater Place and Legion Anniversary Arms.
- Staff meetings continue to go smoothly. Staff issues are being dealt with as they arise.

Discussion regarding vacancies at Legacy Place. A local real estate agent has been the main contact or 'salesperson' for the suites. However, several people on the waitlist have advised that they have not been contacted in the past three years. Direction has been given to staff to contact the people on the waitlist directly. General practice has been to hold the suite for one month; payment of the monthly fee is required after the one month.

Action Item: D. Buist will draft a policy regarding waitlist management for Legacy Place.

RHF 11-11-05 MOVED by D. MacPherson that the Board accept the CAO operations report for information.

CARRIED

8. PREVIOUS BUSINESS

a. Proposed Rimbey Project

Update provided regarding progress on the subdivision and servicing of the land.

Action Item: D. Beesley will contact Johnson Developments regarding a Letter of Intent outlining the conditions and figures.

9. NEW BUSINESS

a. Meeting with Doug Griffiths, Minister of Municipal Affairs

Summary of J. Anglin's meeting with D. Griffiths, Minister of Municipal Affairs. Intent to make a proposal that sets us apart from all other municipalities.

Shared with Minister and M. Leathwood, Assistant Deputy Minister, the proposal to cost share with the Ministry, and thus not have to increase rates on tenants/citizens. County would turn title over to Foundation upon completion; ownership is not of concern, simply want a seniors facility in our community. Kansas 1 & 2 would remain in operation, and would be retired should the senior population drop off as projected in the future.

The Ministry commented that the proposal shows tremendous support between the Municipalities, Towns and County, and we are awaiting their further decision.

- J. Webb stepped out of the meeting at 10:32.

b. Update: George Cuff

G. Cuff has advised that he received two additional requests for governance education, from the Ponoka Ag Society and Ponoka Stampede Society.

If a joint session were held, Rocky Mountain House would likely be interested in attending, as well as FCSS and Blackfalds' new Councilors. Individual issues may be addressed separately by George.

Action Item: D. Beesley will follow up with G. Cuff.

c.	<p>Policy Personal Expense Guidelines Wording was clarified to remove conflict. RHF 11-11-06 MOVED by K. Beebe that the Board accept the policy as revised. CARRIED</p> <p>Board Member Remuneration Review of revisions and discussion regarding mandatory business functions. <i>Action Item: D. Buist will add 'and business functions' under Policy section.</i> RHF 11-11-07 MOVED by D. MacPherson that the Board accept the policy as revised, with the addition as identified. CARRIED</p>
d.	<p>Board Chair Expense Approval RHF 11-11-08 MOVED by D. MacPherson that the Board Chair expenses be approved as presented. CARRIED</p>
e.	<p>Former CAO Settlement RHF 11-11-09 MOVED by D. MacPherson that the Board move In Camera at 1057 hrs. CARRIED</p> <p>RHF 11-11-10 MOVED by P. McLauchlin that the Board move Out of Camera at 1059 hrs. CARRIED</p> <p>RHF 11-11-11 MOVED by D. MacPherson to ratify the Settlement Agreement. CARRIED</p>
f.	<p>Election of Board Vice Chair MOVED by K. Beebe that D. MacPherson be nominated as Board Vice Chair. The Board Chair called for further nominations three times, and hearing no further nominations, requested nominations cease. MOVED by P. McLauchlin that nominations cease.</p>

		D. MacPherson was declared Board Vice Chair.
	g.	<p>ASCHA Membership Membership renewal fees are due January 1st; some Boards are choosing not to join/renew. Attendance at annual conference is important regardless of membership.</p> <p>RHF 11-11-12 MOVED by K. Beebe to defer decision until the December Board Meeting.</p> <p style="text-align: right;">CARRIED</p>
10.		CORRESPONDENCE
		<p>Letter from Ponoka County RHF 11-11-13 MOVED by L. Henkelman to accept the correspondence from Ponoka County as information.</p> <p style="text-align: right;">CARRIED</p>
11.		<p>DATE & LOCATION OF NEXT MEETING The next meeting is scheduled for December 12, 2011 in Ponoka.</p>
12.		<p>ADJOURNMENT RHF 11-11-14 MOVED by K. Beebe that the meeting adjourn at 1117 hours.</p> <p style="text-align: right;">CARRIED</p>

Joseph Anglin, Board Chair

Date

Dave Buist, CAO

Date

Board meeting minutes were recorded by M. Wideman of The Bethany Group.



Council Recommendation

Date: January 23, 2012

Title: SJC Development

Presenter: Administration

Background:

Mr. Stan Cummings presented as a delegation regarding the 54th street access to highway 53.

Recommendation:

That Council refer SJC's request to the 2012 budget meetings.

SJC DEVELOPMENT CORPORATION
P.O. Box 1546, Rimbey, Alberta T0C 2J0
Tel 1 780 827 6900 Fax 1 403 843 2997

January 17, 2012,

Town of Rimbey Council

Town of Rimbey

Attn: Tony "CEO"

Re: 54th Street access to Highway 53
Follow up of letter from SJCDC to Town of Rimbey dated Sept 13th 2010

Attached:

1. Letter from Dale Barr Highway Access time line to complete.
2. Verifying letter from Town Rimbey signed by Russ Wardrop (former CAO)
3. Time line to complete Highway 53 access Russ Wardrop
4. Letter from Gerig Hamilton Neeland LLP advising they are legal council representing SJC Development Corporation
5. Jeff Grobman from Colliers International delay of development by Town of Rimbey of commercial lot.

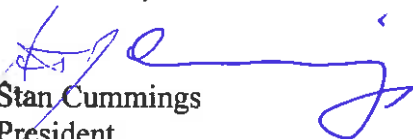
Members of Council;

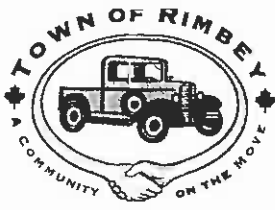
The purpose of meeting with The Rimbey Town Council is to bring to their attention the potential legal position they have put SJC Development Corporation (SJCDC) in. I have exhausted all other avenues to ensure the Town meet it's obligation to complete the highway 53 access from 54 Street including other options which would have been more beneficial to the Town, several attempts to get a commitment from this council to meet the Town's agreement with SJCDC, and a time line to do the same.

At the present time, the only way to prevent legal action, is to have the construction of highway 53 access from 54 Street in the proposed budget set for review February 2nd 2012. This was a commitment made by the Town of Rimbey in the summer of 2008. That is just about 4 years ago. You have had possession of the land for that period of time and allowed development (water and sewer, gas, power etc.) and the sub base for the continuation of 54th Street to take place with no attempt to construct the access.

I am asking the Town Council to have a discussion regarding this matter and have a member of the Town Council to make a motion the 54th Street access to Highway 53 be in the proposed budget and put it to a vote.

Thank You;


Stan Cummings
President



Town of Rimbey

Box 350 Rimbey, Alberta T0C 2J0
Phone: (403) 843-2113 Fax: (403) 843-6599
E-mail: generalinfo@rimbey.com www.rimbey.com

November Nov 18, 2008

Stan Cummings
SJC Developments

Thank you for continuing to work with us as we move forward on a 54th street and Highway 53 access. Part of this process will be the closure of the back lane beside the senior's condo project. This back lane has been determined by Alberta Transportation as unsafe and a new access onto Highway 53 from 54th street has the Minister of Transportations approval. The Town of Rimbey has submitted our area structure plan to the regional office for preliminary discussion, comment and final approval.

The seniors condo project will also need this access for their development and we look forward to a fully developed and safe access for the residents from this area of town.

This process will still take time and we can only estimate sometime in 2011 depending on a number of factors. We will have the preliminary work completed and work with Alberta Transportation as they finalize a planned road widening of highway 53 in the next few years.

I hope this information helps and I have attached an email from Alberta Transportation regarding the Town of Rimbey's Southwest Quadrant. If you have any additional comments please forward them to the Town Office.

Sincerely

Mayor Dale Barr

Draft Area Structure Plan Preliminary Comments

In general, the ASP for each quadrant identified should address the following:

- Identification of the road standard and classification for the internal road network on the submitted drawings
- Inclusion of standard cross section drawings for local, collector, and arterial roadways as per the Rimbey Procedures and Design Standards Specifications Manual.
- Identification of municipal parks and the development of walking trails and paths on the submitted drawings, including potential highway crossings.
- Inclusion of standard cross sections for pathways and sidewalks.
- Identification of development staging or phasing for each of the submitted drawings.

Your submission addresses the western quadrant identified in the Municipal Road Development Plan previously submitted. It is our expectation that each of the four quadrants identified in the Road Development Plan would be addressed by an Area Structure Plan. This is also mentioned in your submission, that the ASP will be developed in four parts.

Based on your submission, the Municipal Road Development Plan previously submitted and the Minister's letter of August 26, 2008 we can provide the following comments.

Southwest Quadrant

- The existing lane to the east of the proposed 54 Street is to be closed in conjunction with the construction of 54 Street. The town is to arrange for the necessary road closure bylaw as well and the removal and provision of a turnaround if required. The town had requested approval for 54th Street in lieu of closing the lane. This should be indicated in the drawings and identified in the ASP.
- With future grade widening of Hwy 53 the department is proposing to remove and relocate the existing residential approaches to the highway in the NW 20 & SW 29. The intent of this improvement is to relocate the residential access to a safer location with improved sight distance. The proposed access on the river hill would be considered providing that it meets a minimum intersection spacing of 400 metres and department guidelines for sight distance. We would require verification that the location would meet geometric requirements.
- The ASP outline plan should be redesigned to indicate 55th Street as a more continuous route both north and south of the highway. The road designation as a collector or arterial road should be identified and it should be extended to provide internal access circulation using town streets rather than the highway. This may have implications on future highway intersection treatment types.
- A Traffic impact study is necessary to identify intersectional improvements at 55 Street to accommodate short and long term development in the ASP area

and its completion as part of the ASP would clearly depict short and long term requirements and responsibilities for any required improvements.

Northwest Quadrant

- Internal road circulation to the SE 29 should be maintained as a convenient circuitous route rather than the utilization of Hwy 20A & Highway 53 for local road traffic.
- Existing Highway 20A should be shown as a future extension to 51 Street.
- With development of the adjoining lands the Town is to arrange for the provision of intersectional improvements on Highway 20A at the West View Drive intersection and at the forced road intersection on the north side of the quarter section onto Highway 20.

Northeast Quadrant

- The ASP for this area should not include the two proposed accesses to Highway 20.
- The existing intersections to Hwy 20 may remain however intersectional improvements are required as per previous requirements and agreements. Increased use of these intersections for additional developments may necessitate a review of the Traffic Impact Assessment and additional improvements may be required.

Southeast Quadrant

- A new intersection on Highway 53 south of 44th Street could be considered however traffic Impact Assessment may be required. The ASP should consider the need for maintaining the existing 45 street intersection at Highway 53 and whether consideration should be given to having one major intersection at 44th Street for lands to the north and south, resulting in the closure of 45th Street.
- Consideration could be given to approval of the intersection as part of the ASP. We would require verification that the location would meet geometric requirements.

Upon completion and approval of the Area Structure Plan development permits and traffic impact assessments will still be required for all highway intersections. We are prepared to issue a development permit for the Type II intersection at 55th Street for the developments to the south, subject to ASP approval. A Traffic Impact Assessment is required to determine the intersection type for developments to the north. We are also prepared to issue a development permit at 54th Street, subject to ASP approval. A Traffic Impact Assessment will be required to determine the intersection type.

There are currently other applications and referrals under review by our office. Upon completion of an approved Area Structure Plan, these approvals and referrals will be

forthcoming. It should be noted that our comments will satisfy the transportation review component of your ASP. Typically the planning aspect is reviewed and additional comments may be required after your next submission.

Thank you for putting forth the effort and working with us in developing clear plans for future development in the Town of Rimbey. In consideration of the complexity of the above issues, we would be prepared to meet with you at your convenience to discuss this in detail. It may be beneficial to involve a planning agency in the preparation of these Area Structure Plans.

Office of the Operations Manager
Central Region

#404, 4920 - 51 Street
Red Deer, Alberta
Canada T4N 6K8

Telephone 403/340-4964
Fax 403/340-4876

November 5, 2008

File: Rimbey - ASP

Dale Barr
Mayor
Town of Rimbey
4938 - 50 Avenue
PO Box 350
Rimbey, Alberta T0C 2J0

dale@rimbey.com

Re: Rimbey Development

Dear Mayor Barr

Thank you for your submission of October 24, 2008. We are pleased to have the opportunity to review and provide comments on your submission prior to the formal referral involved in the Area Structure Plan approval process.

Please find attached our comments and suggestions. It is a very comprehensive list and we would be happy to meet with you to discuss the details at your convenience. The comments are preliminary and others may arise throughout this process.

Again, thank you for continuing to work with us in developing a plan for future developments in the Town of Rimbey. Please give me a call at (403) 340-4964 if you would like to discuss.

Yours truly,



Russ Watts, R.E.T.
Operations Manager

Attachment

c. Stu Becker
Lee Bowman

S:\RRGOPER\JOINT DEV\Town-City\Rimbey\ASP\Response to Draft Submission November 5, 2008.doc

R. D. WARDROPE
P O BOX 1018
RIMBEY, ALBERTA
T0C 2J0
Ph. (403) 843-2412

January 16, 2012

SJC Development Corporation
P O Box 1546
Rimbey, Ab. T0C 2J0

RE: 54th STREET HIGHWAY 53 ACCESS

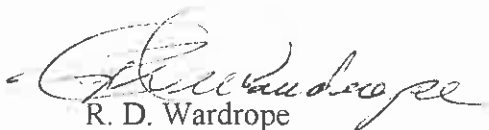
Dear Mr. Cummings:

The February 23, 2010 draft letter (attached) is an authentic and accurate description of the agreement between the Town of Rimbey and SJC Development Corporation for the construction of the 54th Street Highway 53 access. In exchange for the land to extend 54th Street to the highway, the Town of Rimbey agreed to be responsible for the legal, survey, transfer and registration of the 54th Street right-of-way. This process was completed in 2010.

Additionally, the Town of Rimbey agreed that SJC Development Corporation **would not** be responsible for the construction of the 54th Street extension, underground utilities in the street, curb and sidewalk along 54th Street, or the construction of the highway access. All of these actions were the responsibility of the Town of Rimbey in agreement with Cavalier Venture Corporation. Cavalier Venture Corporation signed a development agreement with the Town of Rimbey, accepting their responsibilities in the development of 54th Street.

The construction of the 54th Street Highway 53 access is critical in the development of a safe traffic plan for this subdivision. The failure to complete this highway access, or an alternative route, will only result in the continued use of the lane immediately east of the Legacy Court condominiums as the primary highway access for many seniors living in the area. This practice puts many Rimbey citizens at risk, and should not be allowed to continue.

It is strongly recommended that the Town of Rimbey provide some leadership and cooperation with SJC Dev Corp and Cavalier Venture Corp in the development of a safe traffic plan for the southwest area of town, one that provides for more than a single street access (Rimwest Crescent) for the Legacy Court residents, service and emergency vehicles.


R. D. Wardrope

February 23, 2010

SJC Development Corporation
PO Box 1546
Rimbey, AB T0C 2J0

RE: 54TH STREET AND COMMERCIAL LOT DEVELOPMENT

Dear Mr. Cummings:

In response to your letter of February 22, 2010 it is confirmed that:

- a) The Town of Rimbey shall be responsible for the legal and associated costs for the survey, transfer of lands, and registration of the 54th Street road right-of-way, and
- b) SJC Development Corporation will not be liable or responsible for the development of 54th Street and utility services including;
 - i) Water and sewer distribution lines in 54th Street.
 - ii) Road construction of 54th Street extension.
 - iii) Curb and sidewalk construction within the 54th Street right-of-way.
 - iv) Construction of the 54th Street highway access.
- c) The construction of water and sewer service stub-in on the 54th Street utilities to service the SJC commercial lot from the east side shall be constructed to the Town of Rimbey Design and Development Standards and cost shared as agreed by SJC Development Corporation and Cavalier Venture Corporation. This service shall be constructed prior to construction of the 54th Street road base.

Thank you for your co-operation in the enhancement and development of the Town of Rimbey.

Sincerely,

Russ Wardrope
Town Manager

RW/mb

CC: Ass't CAO/DO

Gerig Hamilton Neeland LLP
Barristers & Solicitors

BARRY W. HAMILTON, Q.C.
BRIAN D. NEELAND, B.A., LL.B.*
BUDDY G. MELNYK, B. COMM., LL.B.*
IAN D. MILNE, B. Sc., LL. B. *
TERESA K. LORENZ, Student-at-Law

501 Parkland Square
4901 - 48 Street
Red Deer, Alberta T4N 6M4
PHONE: 403.343.2444
FAX: 403.343.6522
E-MAIL: bneeland@telusplanet.net
WEB: www.gnh.net

ALLAN F. GERIG, B. COMM., LL.B. (1944-1997)

Your File:
Our File: 35702 BDN

January 16, 2012

Town of Rimbey
PO Box 350
Rimbey, AB
T0C 2J0

Attention: Town of Rimbey Town Council

Dear Councillors:

Re: SJC Development Corporation
Access Road: 54th Street to Highway 53

We wish to advise we are the solicitors for SJC Development Corporation. Our client advises it entered into an agreement with the Town of Rimbey whereby in exchange for land owned by our client, the Town of Rimbey was, in part, to continue 54 Street to Highway 53. The purpose of the Agreement was to allow for access to our client's development as well as the development being constructed to the adjacent lands by Cavalier Developments.

It was our client's understanding that the access to Highway 53 from 54 Street was to have been completed by the fall of 2010. Our client advises that his understanding was confirmed by Town officials on several occasions.

We are advised by our client that the Town of Rimbey now wishes to delay its obligation to complete the access road from 54 Street to Highway 53 indefinitely.

We would advise that the Town of Rimbey's position is unacceptable to our client. Our client is in the process of determining the legal remedies available to it, including damages, as a result of the Town of Rimbey's breach of its contract with SJC Development Corporation.

Yours truly,
Gerig Hamilton Neeland LLP


Brian D. Neeland
BDN/kdk

* Denotes Lawyer whose Professional Corporation is a member of the partnership

From: Grobman, Jeff [Jeff.Grobman@colliers.com]
Sent: Tuesday, January 17, 2012 1:29 PM
To: Stanley Cummings
Subject: RE: Extension of road

From: Grobman, Jeff [mailto:Jeff.Grobman@colliers.com]
Sent: Tuesday, January 17, 2012 12:44 PM
To: Stanley Cummings
Subject: Extension of road

Stan- Thank you very much for updating me on the Town of Rimbeys direction for extending the road.

I believe that the extension would significantly help the development on your property as it will allow vehicles to enter the property more safely especially if the road is busy and they miss the first turn coming from the west. Access and ease of access to any property is **very important** for not only existing businesses and homes but for future businesses and home developments.

You have been a strong supporter for the Town of Rimbey and have shown your confidence in Rimbey by building the nicest hotel facilities in the area. I believe that the Town of Rimbey should show their confidence in you by extending the road and helping you keep the value of your development up and making it more saleable.

Regards

Jeff Grobman
Vice President, Associate, Industrial Investment | Brokerage
Dir +1 780 969 3031
Main +1 780 420 1585 | Fax +1 780 424 7830
jeff.grobman@colliers.com

View my [Profile/Listings](#)

Colliers International
Brokerage: Colliers Macaulay Nicolls Inc.
3555 Manulife Place, 10180-101 Street | Edmonton, AB T5J 3S4 | Canada
www.colliers.com



View the current issue of [Knowledge Leader](#)