

TOWN OF RIMBEY

TOWN COUNCIL AGENDA

AGENDA FOR REGULAR MEETING OF THE TOWN COUNCIL TO BE HELD ON MONDAY, JULY 27, 2015 AT 7:00 PM IN THE COUNCIL CHAMBERS OF THE TOWN ADMINISTRATION BUILDING

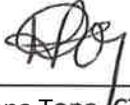
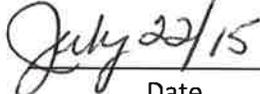
1	<b>Call to Order Regular Council Meeting &amp; Record of Attendance</b>	
2.	<b>Public Hearing</b>	
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9.	<b>Correspondence</b>	
9.1	None	
10.	<b>Open Forum</b> (Bylaw 894/14 – Council Procedural Bylaw #30 - The open forum shall be for a maximum total of twenty (20) minutes in length to allow members of the public present at the meeting to address Council regarding issues arising from the meeting in progress. No formal decision shall be made on any matter discussed with Council during the open forum session.)	
11.	<b>In Camera</b>	
11.1	Legal (Pursuant to Division 2, Section 27(1)(A) of the Freedom of Information and Protection of Privacy Act.)	
11.2	Personnel (Pursuant to Division 2, Section 17(2) of the Freedom of Information and Protection of Privacy Act)	
12.	<b>Adjournment</b>	



<b>Council Agenda Item</b>	2.1
<b>Council Meeting Date</b>	June 8, 2015
<b>Subject</b>	Public Hearing Bylaw 902/15 Municipal Development Plan (MDP)
<b>For Public Agenda</b>	Public Information
<b>Background</b>	<p>Administration received the draft Municipal Development Plan, and Council gave first reading to Bylaw 902/15 Municipal Development Plan by way of <u>Motion 183/15</u> at the June 8, 2015 Regular Council Meeting. Council at the same meeting passed <u>Motion 184/15</u> to hold a Public Hearing for the Bylaw on July 27, 2015.</p> <p>The Public Hearing for Bylaw 902/15 Municipal Development Plan was advertised for two (2) consecutive weeks (June 9-15 and June 16-22), in the Rimbey Review. It was also advertised on the Town of Rimbey website. Copies were available at the front counter for residents to pick up.</p> <p>West Central Planning Agency was notified of the date of the Public Hearing and they circulated the document to the required organizations and provincial departments.</p>
<b>Discussion</b>	In order to adopt the Bylaw, Council must give second and third readings.
<b>Relevant Policy/Legislation</b>	MGA 606 (1), 632(2)(3) 636(1), 692(1)
<b>Options/Consequences</b>	
<b>Desired Outcome(s)</b>	To provide the residents of Rimbey with a Municipal Development Plan which reflects today's standards.
<b>Financial Implications</b>	<p>There will be a financial implication should administration require our planning consultant to re-work this plan by approximately \$5,000-7000.00</p> <p>Administration is also aware that the Town of Rimbey received a quote from West Central Planning Agency for completion of this plan. To date Rimbey has paid \$2800.00 for the plan. There exists a scope document between Rimbey and West Central Planning with a quote range of \$8,000-\$10,000.</p>
<b>Follow Up</b>	Upon detailed review of the MDP by our new contract planning consultant, Liz Armitage, it has been decided by Administration that the plan is flawed and does not reflect what Rimbey wants to project into the future. The plan seems unfinished, does not have all the required mapping and pictures or ambiance of a Town that is going somewhere into the future. Administration is disappointed in the syntax and meaning of the plan and in comparing it with other municipalities that have had this service by the Planning Agency, Rimbey's plan is not the dynamic and exciting plan that other municipalities are enjoying.



TOWN OF RIMBEY REQUEST FOR DECISION

<b>Attachments</b>	West Central Planning Agency Quotes and scope plan
<b>Recommendation</b>	1. Due to the fact that we have started this process with West Central Planning, Administration is recommending that Council give consideration to Second and Third reading to the Town of Rimby Municipal Development Plan (MDP) Bylaw 902/15
<b>Prepared By:</b>	<p style="text-align: center;"> _____ Donna Tona, CTS Interim Chief Administrative Officer</p> <p style="text-align: right;"> _____ Date</p>
<b>Endorsed By:</b>	<p style="text-align: center;"> _____ Donna Tona, CTS Interim Chief Administrative Officer</p> <p style="text-align: right;"> _____ Date</p>

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE REGULAR MEETING OF TOWN COUNCIL HELD ON  
MONDAY, JUNE 22, 2015 IN THE COUNCIL CHAMBERS OF THE TOWN  
ADMINISTRATION BUILDING

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1. Call to Order Mayor Pankiw called the meeting to order at 7:00 pm, with the following in attendance:

Mayor Pankiw  
Councillor Godlonton  
Councillor Jaycox  
Councillor Payson  
Councillor Webb  
Interim Chief Administrative Officer – Donna Tona, CTS  
Municipal Intern - Michael Fitzsimmons  
Director of Public Works – Rick Schmidt  
Enforcement Services - Sgt. Kyle Koller  
Director of Community Services – Cindy Bowie  
Recording Secretary – Kathy Blakely  
Liz Armitage, Contract Development Officer (via teleconference)

Absent:  
Acting Chief Administrative Officer/Chief Financial Officer – Lori Hillis, CA

Public:  
Treena Mielke, Rimbey Review  
Mr. and Mrs. John Jennings  
3 members of the public

2. Public Hearing 2.1 None
3. Adoption of Agenda 3.1. June 22, 2015 Agenda

Motion 203/15

Moved by Councillor Jaycox to accept the agenda for June 22, 2015 Regular Council Meeting, as presented.

CARRIED

4. Minutes 4.1 Minutes of June 8, 2015

Motion 204/15

Moved by Councillor Godlonton to accept the June 8, 2015 Regular Council Minutes, as presented.

CARRIED

5. Delegation 5.1 Resident Recognition Delegation – John Jennings – Mount Auburn Cemetery Gates

Mayor Pankiw welcomed Mr. & Mrs. Jennings to the Council Meeting.

Interim Chief Administrative Officer Donna Tona, gave Council and the members of the public a brief overview of the construction and installation of the Mount Auburn Cemetery Gates, which was done at the hand of Mr. John Jennings

Mayor Pankiw read and presented a Certificate of Recognition to Mr. Jennings.

Mayor Pankiw, on behalf of Council, Administration and the residents of the Town of Rimbey, thanked Mr. Jennings for his commitment to our community.

6. Bylaws 6.1 None

## 7. New and Unfinished Business

7.1 Transfer StationMotion 205/15

Moved by Councillor Webb to proceed with the Memorandum of Understanding between Ponoka County and the Town of Rimbey regarding the operation and joint partnership use of the Town of Rimbey waste transfer station.

CARRIED

7.2 Extension of Development Agreement with SJC Development Corporation

Mr. Stan Cummings of SJC Development Corporation joined the Council meeting at 7:20 pm.

Motion 206/15

Moved by Councillor Godlonton to accept the recommendation of Administration to extend the Development Agreement to August 8, 2017 with the following three conditions:

1. Rimstone Drive must be completed to construction grade by August 15, 2015 and final grade by August 15, 2016.
2. At Construction Completion Certificate stage, the Town will require:
  - a. Submission of constructed or as-built drawings.
  - b. A warranty period on the work completed for 2 years, until Final Acceptance Certificate is approved.
  - c. Payment of securities on deficiencies only. This will exclude the portion of Rimstone Drive that is subject to the tri-party agreement between the Town of Rimbey, Rimoka Housing Foundation and SJC Development Corporation.
3. An Endeavor to Assist Clause is included for any and all, if an intersection is required for 50<sup>th</sup> Avenue and Rimstone Drive.

CARRIED

Contract Development Officer Liz Armitage departed the teleconference 7:18 pm.

## 8. Reports

8.1 Department Reports - None8.2 Boards/Committee Reports

- 8.2.1 Rimbey Historical Society Minutes of March 16, April 22, and May 20, 2015

Motion 207/15

Moved by Councillor Webb, to accept the Rimbey Historical Society Minutes of March 16, April 22, and May 20, 2015, as information.

CARRIED

8.3 Council Reports

- 8.3.1 Mayor Pankiw's Report
- 8.3.2 Councillor Godlonton's Report
- 8.3.3 Councillor Jaycox's Report
- 8.3.4 Councillor Payson's Report
- 8.3.5 Councillor Webb's Report

Mayor Pankiw recessed the council meeting at 7:22 pm.

Mayor Pankiw reconvened the council meeting at 7:24 pm.

Motion 208/15

Moved by Councillor Payson to accept the reports of Council as information.

CARRIED

9. Correspondence 9.1 None10. Open Forum 10.1 Open Forum

Mayor Pankiw asked if anyone wished to address Council.

One person requested clarification as to why the petition regarding the compost was deemed insufficient by administration.

One person requested clarification on items which can be included in the compost pick up.

Recording Secretary Kathy Blakely departed the meeting at 7:30 pm.

Recording Secretary Kathy Blakely returned to the meeting at 7:31 pm.

One person asked which clauses in the MGA contained the information on where items from budget cannot be petitioned.

One person requested clarification on a motion from the previous meeting regarding the Library Board and access to the Council Chambers.

One person requested the clause from the MGA regarding the submission of the petition.

Mayor Pankiw recessed the meeting at 7:38 pm

Mayor Pankiw reconvened the Council meeting at 7:42 pm.

11. In Camera 11.1 Land (Pursuant to Division 2, Section 24(1) of the Freedom of Information and Protection of Privacy Act)

Mrs. Jean Keetch, Manager of the Rimbey Municipal Library joined the Council Meeting at 7:42 pm.

Motion 209/15

Moved by Councillor Godlonton the Council the meeting go in camera at 7:42 pm, pursuant to Division 2, Section 24(1), of the Freedom of Information and Protection of Privacy Act, with all Council, Interim Chief Administrative Officer Donna Tona, Director of Public Works Rick Schmidt, Director of Community Services Cindy Bowie, Director of Emergency Services Kyle Koller, Rimbey Municipal Library Manager Jean Keetch, and Recording Secretary Kathy Blakely, to discuss land issues.

CARRIED

Mrs. Keetch departed the meeting at 8:23 pm.

Motion 210/15

Moved by Councillor Godlonton the meeting reverts back to an open meeting at 8:29 pm.

CARRIED

12. Adjournment Motion 211/15

Moved by Councillor Webb to adjourn the meeting.

CARRIED

Time of Adjournment:8:30 p.m.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ACTING CHIEF ADMINISTRATIVE OFFICER

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE SPECIAL COUNCIL MEETING OF TOWN COUNCIL  
HELD ON FRIDAY JULY 3, 2015 IN THE COUNCIL CHAMBERS OF THE  
TOWN ADMINISTRATION BUILDING

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1. Call to Order Mayor Pankiw called the meeting to order at 9:02 am, with the following in attendance:

Mayor Pankiw  
Councillor Godlonton  
Councillor Webb  
Councillor Jaycox - Arrived at 9:04 am  
Interim Chief Administrative Officer – Donna Tona, CTS  
Municipal Intern Michael Fitzsimmons  
Contract Development Officer Liz Armitage  
Director of Public Works Rick Schmidt - Arrived at 9:23 am  
Director of Community Services Cindy Bowie  
Director of Enforcement Services Sgt. Kyle Koller  
Community Peace Officer Jay Klause  
Recording Secretary – Karen Dawn

Absent: Acting Chief Administrative Officer/Chief Financial Officer  
Lori Hillis, CA  
Councillor Payson

Public:  
3 members of the public

2. Adoption of 2.1 July 3, 2015 Agenda  
Agenda

Delete 6.1 Mr. Oliver due to medical cancellation and will attend the July 27/15 meeting.  
Move item 4.1 before item 3.1

Motion 212/15

Moved by Councillor Godlonton to accept the agenda for the Special Council Meeting of July 3, 2015 as amended.

CARRIED

- 4 4.1 Brix Construction

Motion 213/15

Moved by Mayor Pankiw to accept option 1 of the RFD being: Direct Administration to conduct a thorough review of the Town's mill rates and comparable mill rates in anticipation of the upcoming budget, and further, to broaden to it partially serviced lots as well through our assessor and have administration bring this to the 2016 budget deliberations.

CARRIED

- 3 3.1. Spec Homes – Request for Tax Relief

Motion 214/15

Moved by Councillor Jaycox to table discussion on the request for tax relief to the July 27/15 Regular Council Meeting and have Administration present a proper resolution and proper RFD and include a minimum of 2 spec homes and maximum of 5 spec homes.

CARRIED

5. Strategic Planning

5.1 Town Logo

Motion 215/15

Moved by Councillor Webb to accept the Strategic Planning Workbook as information.

CARRIED

6. Big Hearts Charity Ride

Motion 216/15

Moved by Councillor Godlonton to rescind Motion 120/15 as there will not be a band for the Big Hearts Charity Ride.

CARRIED

7. 7.1 Rimstone Drive Tri-Party Agreement

Motion 217/15

Moved by Mayor Pankiw to accept the Tri Party Cost Sharing Agreement between the Town of Rimbey, SJC Development Corp and Rimoka Housing Foundation as presented, with the addition of all endeavors to assist going to the Town of Rimbey.

CARRIED

7.2 Extension of Development Agreement with SJC Development Corporation

Motion 218/15

Moved by Councillor Jaycox to accept the Extension of Development Agreement with SJC Development Corp., as amended by Motion 206/15, and that no further extensions of the Development Agreement be issued, and amend the agreement wording from 50<sup>th</sup> Ave (Highway 53) to Highway 53.

CARRIED

8. Adjournment

Motion 219/15

Moved by Councillor Jaycox to adjourn the meeting.

CARRIED

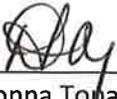
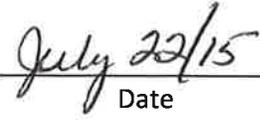
Time of Adjournment: 10:28 a.m.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ACTING CHIEF ADMINISTRATIVE OFFICER



TOWN OF RIMBEY REQUEST FOR DECISION

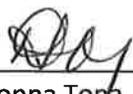
<b>Council Agenda Item</b>	5.1 (7.1)
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Staff Sgt. Mark Groves
<b>For Public Agenda</b>	Public Information
<b>Background</b>	Council has requested Staff Sgt. Mark Groves attend the Council Meeting.
<b>Discussion</b>	<p>Sgt. Groves has provided Rimbey with respected service for the past 6 years as Detachment Commander of the RCMP. He has entertained the Town with his Rimbey Review Columns regarding the RCMP stats outlining the seriousness of the situations and informing the residents at the same time. He has provided support to the CAO through opinion and counsel and has been generous with his discussions with our Peace Officers.</p> <p>Council and Administration have appreciated his invaluable experience and would like to thank him for his service to our Town as the Detachment Commander of the RCMP</p>
<b>Relevant Policy/Legislation</b>	None
<b>Options/Consequences</b>	None
<b>Desired Outcome(s)</b>	Council wishes Staff. Sgt. every success in Rocky Mountain House.
<b>Financial Implications</b>	Gift taken from Council GL
<b>Follow Up</b>	none
<b>Attachments</b>	
<b>Recommendation</b>	Administration has prepared a gift for Council to present to Staff. Sgt. Groves to thank him for his service and to congratulate him on his promotion.
<b>Prepared By:</b>	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               _____              Donna Tona, CTS              Interim Chief Administrative Officer           </div> <div style="text-align: center;">               _____              Date           </div> </div>
<b>Endorsed By:</b>	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               _____              Donna Tona, CTS              Interim Chief Administrative Officer           </div> <div style="text-align: center;">               _____              Date           </div> </div>

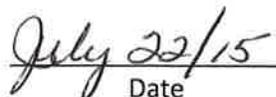


TOWN OF RIMBEY REQUEST FOR DECISION

<b>Council Agenda Item</b>	5.2 (7.2)
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Mr. Craig Oliver – Website Design Options
<b>For Public Agenda</b>	Public Information
<b>Background</b>	Mr. Oliver requested a cancellation of his scheduled delegation in June due to health reasons. This is a re-schedule of his presentation regarding the Town’s Website concept.
<b>Discussion</b>	Due to the fact this is a concept for Council’s consideration regarding the re-branding of the Town, Council’s preliminary thoughts will be duly requested so the branding can move forward with the strategic planning process. This delegation is for Council to have the opportunity to engage in conceptual planning for the final branding of Rimbey.
<b>Relevant Policy/Legislation</b>	Strategic Planning Document
<b>Options/Consequences</b>	This presentation is designed to continue to move the strategic planning process forward.
<b>Desired Outcome(s)</b>	
<b>Financial Implications</b>	It falls within the budget set aside for Branding.
<b>Follow Up</b>	Administration will continue to work with the contractor and after this meeting brings a draft of the concept incorporating all of Council’s comments from this meeting.
<b>Attachments</b>	Delegation presentation
<b>Recommendation</b>	That Council provides their comments, queries, and suggestions to this process regarding this delegation.

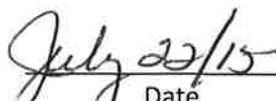
**Prepared By:**

  
 Donna Tona, CTS  
 Interim Chief Administrative Officer

  
 July 22/15  
 Date

**Endorsed By:**

  
 Donna Tona, CTS  
 Interim Chief Administrative Officer

  
 July 22/15  
 Date





<b>Council Agenda Item</b>	6.1
<b>Council Meeting Date</b>	July 27 2015
<b>Subject</b>	Bylaw 902/15 Municipal Development Plan (MDP)
<b>For Public Agenda</b>	Public Information
<b>Background</b>	<p>Administration received the draft Municipal Development Plan, and Council gave first reading to Bylaw 902/15 Municipal Development Plan by way of <u>Motion 183/15</u> at the June 8, 2015 Regular Council Meeting. Council at the same meeting passed <u>Motion 184/15</u> to hold a Public Hearing for the Bylaw on July 27, 2015.</p> <p>The Public Hearing for Bylaw 902/15 Municipal Development Plan was advertised for two (2) consecutive weeks (June 9-15 and June 16-22), in the Rimbey Review. It was also advertised on the Town of Rimbey website. Copies were available at the front counter for residents to pick up.</p> <p>West Central Planning Agency was notified of the date of the Public Hearing and they took care of circulating the document to necessary organizations and provincial departments.</p>
<b>Discussion</b>	Upon further review by our Planning Consultant it was advised that we cease all further production on the document as it required serious revisions. West Central Planning was advised to cease and desist all production of the document.
<b>Relevant Policy/Legislation</b>	MGA 606 (1), 632(2)(3) 636(1), 692(1)
<b>Options/Consequences</b>	
<b>Desired Outcome(s)</b>	To provide the residents of Rimbey with a Municipal Development Plan which reflects today's standards.
<b>Financial Implications</b>	To date the Town has paid West Central Planning approximately 2800.00 for the document. West Central provided a cost estimate of \$8-10,000.00 for the entire document and said document is over 2 years old in draft.
<b>Follow Up</b>	Should Council not proceed with second and third reading, the document will return to the re-structure phase and we can do this in house with our current planning consultant. Any new visioning can be added and amended to the MDP as Administration moves forward.
<b>Attachments</b>	
<b>Recommendation</b>	1. Administration recommends Council consider second reading to Town of Rimbey Municipal Development Plan (MDP) Bylaw 902/15.



TOWN OF RIMBEY REQUEST FOR DECISION

**Prepared By:**

\_\_\_\_\_  
Donna Tona, CTS  
Interim Chief Administrative Officer

July 22/15  
\_\_\_\_\_  
Date

**Endorsed By:**

\_\_\_\_\_  
Donna Tona, CTS  
Interim Chief Administrative Officer

July 22/15  
\_\_\_\_\_  
Date



<b>Council Agenda Item</b>	6.2
<b>Council Meeting Date</b>	July 27 2015
<b>Subject</b>	Amendment to Land Use - Bylaw 903/15 Rimoka Storm Water Pond Land Use Re-designation to MR
<b>For Public Agenda</b>	Public Information
<b>Background</b>	Administration has been working with Rimoka Housing Foundation to develop a new Rimbey seniors lodge located at Plan 1423218 Block 1 Lot 1.
<b>Discussion</b>	<p>The applicant, Rimoka Housing Foundation, has requested that the Town of Rimbey re-designate and subdivide the portion of Plan 1423218 Block 1 Lot 1 which will contain the storm water pond. These lands are intended to provide the required municipal reserve for SJC Development and Rimoka Housing Foundation. This pond will be a "wet pond" in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. Additionally, the wet pond to be built by Rimoka Housing Foundation will also provide the necessary storm water drainage required by the entire development area.</p> <p>The applicant and town administration recommend that the portion of the land intended to be Municipal Reserve be formally re-designated to the Municipal Reserve land use.</p> <p>Upon land use resignation the land will also be subdivided and the Municipal Reserve portion will be turned over to the Town.</p> <p>In order to adopt the Bylaw, Council must give first, second and third readings. And a public hearing must be held and advertised two (2) consecutive weeks in the Rimbey Review. It will be advertised on the Town of Rimbey website and copies will also be made available at the front counter for residents to pick up.</p>
<b>Relevant Policy/Legislation</b>	Municipal Government Act
<b>Options/Consequences</b>	<p>Option 1: Council may give first reading to Town of Rimbey Land Use Re-designation Bylaw 903/15. And, Council set the Public Hearing date of August 24, 2015.</p> <p>Option 2: Council may refuse to give first reading to Town of Rimbey land use re-designation of 903/15.</p>
<b>Desired Outcome(s)</b>	To provide the residents of Rimbey with Municipal Reserve lands which will include the community amenity of a wet pond and act as a storm water pond for surrounding development.
<b>Financial Implications</b>	n/a
<b>Follow Up</b>	Public hearing, second and third readings will be held.
<b>Attachments</b>	Letter requesting land use resignation and subdivision from the Rimoka Housing Foundation.

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TOWN OF RIMBEY REQUEST FOR DECISION

	Drawing indicating the proposed subdivision.
<b>Recommendation</b>	1. Administration recommends Council give first reading to Town of Rimby Land Use Re-designation 903/15. And, Council set the Public Hearing date of August 24, 2015.
<b>Prepared By:</b>	<p>_____ Elizabeth Armitage, MEDES, RPP, MCIP Contract Planner and Development Officer</p> <p style="text-align: right;">July 21, 2015 _____ Date</p>
<b>Endorsed By:</b>	<p style="text-align: center;"> _____ Donna Torja, CTS Interim Chief Administrative Officer</p> <p style="text-align: right;">July 22/15 _____ Date</p>

July 15, 2015

To Whom it May Concern

**Re: Subdivision: Plan 1423218 Block 1 Lot 1 Rimoka Foundation Land for New Rimbey Seniors Lodge**

The Rimoka Foundation owns the land associated with Plan 1423218 Block 1 Lot 1 and are in the process of designing and building an 80 unit seniors lodge. As part of the development of this land as well as the adjacent lands (at present owned by SJC Development Corporation) we, the Rimoka Foundation are engineering, planning and constructing a stormwater pond that services the adjacent properties as wells as Plan 1423218 Block 1 Lot 1. Further, this pond will be a "wet pond" in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. This pond will require Alberta Environment Approval under the Water Act for the diversion and retention of surface water. Once approval is received the Rimoka Foundation will undertake the following activities:

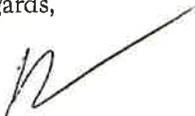
1. Undertake a legal survey to provide a boundary for Plan 1423218 Block 1 Lot 2 (The Pond)
2. Transfer the title of these lands to the town of Rimbey to be designated as Municipal Reserve

Due to the nature of the development and the proposed subdivision on behalf of the Rimoka Foundation I would like to request the Town of Rimbey to approve the Subdivision by way of Bylaw.

I would like to refer you to section 665(1) of the Municipal Government Act and the consideration that this land (referred to here as Lot 2) will be acquired by the Town of Rimbey by way of transfer from the Rimoka Foundation.

On behalf of the Rimoka Foundation we appreciate your ongoing cooperation in this exciting development.

Regards,



Paul McLauchlin  
Board Chair  
Rimoka Housing Foundation

# The Town of Rimbey Land Use Bylaw Amendment

Bylaw 903/15

## A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW 762-04

WHEREAS Council has deemed it appropriate to rezone certain parcels of land,

AND WHEREAS Part 1, Section 21, of the Town of Rimbey Land Use Bylaw 762/04 states that Council may initiate an amendment to the Land Use Bylaw,

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Council of the Town of Rimbey duly assembled enacts as follows:

### PART I - BYLAW TITLE

This Bylaw may be cited as the "Storm Water Pond"

### PART II – LAND USE REDESIGNATION

- 1) The portion of Plan 1423218 Block 1 Lot 1 with the Storm Water Pond to be re-designated from (IPU) Institution and Public Use to (MR) Municipal Reserve.

### PART III - EFFECTIVE DATE

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27 day of July, 2015.

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CHIEF ADMINISTRATIVE OFFICER

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CHIEF ADMINISTRATIVE OFFICER



<b>Council Agenda Item</b>	6.3
<b>Council Meeting Date</b>	July 27 2015
<b>Subject</b>	Amendment to Land Use - Bylaw 904/15 Municipal Reserve Subdivision
<b>For Public Agenda</b>	Public Information
<b>Background</b>	Administration has been working with Rimoka Housing Foundation to develop a new Rimbey seniors lodge located at Plan 1423218 Block 1 Lot 1. A subdivision is required to create the Municipal Reserve land and turn the land over to the Municipality.
<b>Discussion</b>	<p>The applicant, Rimoka Housing Foundation, has requested that the Town of Rimbey re-designate and subdivide the portion of Plan 1423218 Block 1 Lot 1 which will contain the storm water pond. These lands are intended to provide the required municipal reserve for SJC Development and Rimoka Housing Foundation.</p> <p>This pond will be a “wet pond” in which it will retain a prescribed level of water that permits it to be an aesthetic and ecological feature for the Rimoka Development. Additionally, the wet pond to be built by Rimoka Housing Foundation will also provide the necessary storm water drainage required by the entire development area.</p> <p>The applicant and town administration recommend that the portion of the land intended to be Municipal Reserve be formally subdivided in order to be turned over to the town. Upon subdivision approval the applicant will:</p> <ol style="list-style-type: none"> <li>1. Undertake a legal survey to provide a boundary for Plan 1423218 Block 1 Lot 2 (The Pond)</li> <li>2. Transfer the title of these lands to the town of Rimbey to be designated as Municipal Reserve</li> </ol> <p>Typically subdivisions are subdivided through the specific subdivision process outlined in the Municipal Government Act and the Subdivision and Development Regulations. However, in the case of subdivisions pertaining to Municipal Reserve MGA 665(1) permits for subdivision occur by way of bylaw.</p> <p>In order to adopt the Bylaw, Council must give first, second and third readings. And a public hearing must be held and advertised two (2) consecutive weeks in the Rimbey Review. It will be advertised on the Town of Rimbey website and copies will also be made available at the front counter for residents to pick up.</p>
<b>Relevant Policy/Legislation</b>	MGA 665
<b>Options/Consequences</b>	Option 1: Administration recommends Council give first reading to Town of Rimbey Subdivision Bylaw 904/15. And, Council set the Public Hearing date of August 24, 2015.



TOWN OF RIMBEY REQUEST FOR DECISION

	Option 2: Council may refuse to give first reading to Town of Rimby Subdivision Bylaw 904/15.
<b>Desired Outcome(s)</b>	To provide the residents of Rimby with Municipal Reserve lands which will include the community amenity of a wet pond and act as a storm water pond for surrounding development.
<b>Financial Implications</b>	n/a
<b>Follow Up</b>	Public hearing, second and third readings will be held.
<b>Attachments</b>	Letter requesting land use resignation and subdivision from the Rimoka Housing Foundation. Drawing indicating the proposed subdivision.
<b>Recommendation</b>	<ol style="list-style-type: none"> <li>1. Administration recommends Council give first reading to Town of Rimby Subdivision Bylaw 904/15.</li> <li>2. Council set the Public Hearing date of August 24, 2015.</li> </ol>
<b>Prepared By:</b>	
	<p>_____ July 21, 2015            Elizabeth Armitage, MEdes, RPP, MCIP Date            Contract Planner and Development Officer</p>
<b>Endorsed By:</b>	
	<p>_____ July 22/15            Donna Tona, CTS Date            Interim Chief Administrative Officer</p>

# The Town of Rimbey, Rimoka Municipal Reserve Subdivision

## Bylaw 904/15

### **A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO ESTABLISH THE RIMOKA MUNICIPAL RESERVE SUBDIVISION**

WHEREAS, through section 665(1) of the Municipal Government Act it is desirable to create Bylaw 904/15 to establish the Rimoka Municipal Reserve subdivision.

THEREFORE, The Town of Rimbey deems it advisable to create and adopt this bylaw.

COUNCIL OF THE TOWN OF RIMBEY, ALBERTA, ENACTS AS FOLLOWS:

1. That this bylaw is to be cited as the "Rimoka Municipal Reserve Subdivision" set out for Plan 1423218 Block 1 Lot 2
2. Town of Rimbey will subdivide the Municipal Reserve portion of Plan 1423218 Block 1 Lot 1.
3. Transfer the title of these lands to the Town of Rimbey to be designated as Municipal Reserve.

AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ a first time this 27<sup>th</sup> day of July, 2015.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

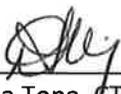
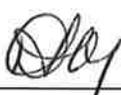
READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

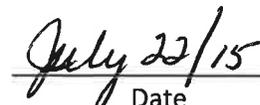
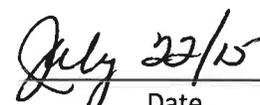


TOWN OF RIMBEY REQUEST FOR DECISION

<b>Council Agenda Item</b>	7.1	
<b>Council Meeting Date</b>	July 27, 2015	
<b>Subject</b>	Staff Sgt. Mark Groves	
<b>For Public Agenda</b>	Public Information	
<b>Background</b>	Council has requested Staff Sgt. Mark Groves attend the Council Meeting.	
<b>Discussion</b>		
<b>Relevant Policy/Legislation</b>		
<b>Options/Consequences</b>		
<b>Desired Outcome(s)</b>		
<b>Financial Implications</b>		
<b>Follow Up</b>		
<b>Attachments</b>		
<b>Recommendation</b>		
<b>Prepared By:</b>		
	 _____ Donna Tona, CTS Interim Chief Administrative Officer	 _____ Date
<b>Endorsed By:</b>		
	 _____ Donna Tona, CTS Interim Chief Administrative Officer	 _____ Date



TOWN OF RIMBEY REQUEST FOR DECISION

<b>Council Agenda Item</b>	7.2	
<b>Council Meeting Date</b>	July 27, 2015	
<b>Subject</b>	Mr. Craig Oliver – Website Design Options Delegation Discussion	
<b>For Public Agenda</b>	Public Information	
<b>Background</b>		
<b>Discussion</b>		
<b>Relevant Policy/Legislation</b>		
<b>Options/Consequences</b>		
<b>Desired Outcome(s)</b>		
<b>Financial Implications</b>		
<b>Follow Up</b>		
<b>Attachments</b>		
<b>Recommendation</b>		
<b>Prepared By:</b>		
	 _____ Donna Tona, CTS Interim Chief Administrative Officer	 _____ Date
<b>Endorsed By:</b>		
	 _____ Donna Tona, CTS Interim Chief Administrative Officer	 _____ Date



# TOWN OF RIMBEY REQUEST FOR DECISION

<b>Council Agenda Item</b>	7.3
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Tagish Engineering Project Status Updates for June 16, June 30 and July 14, 2015
<b>For Public Agenda</b>	Public Information
<b>Background</b>	Tagish Engineering is supplying their status report
<b>Discussion</b>	Tagish Engineering is the Town of Rimbey's Engineering Firm. As such they are required to provide status updates as well as meetings with administration.
<b>Relevant Policy/Legislation</b>	Not applicable
<b>Options/Consequences</b>	Not applicable
<b>Desired Outcome(s)</b>	Not applicable
<b>Financial Implications</b>	None at this time
<b>Follow Up</b>	None at this time
<b>Attachments</b>	Tagish Engineering Ltd. Project Status Updates for June 16, June 30 and July 14, 2015
<b>Recommendation</b>	Administration respectfully requests Council accept the Tagish Engineering Ltd. Project Status Updates for June 16, June 30, and July 14 2015, as information.

**Prepared By:**

  
 \_\_\_\_\_  
 Donna Tona, CTS  
 Interim Chief Administrative Officer

  
 \_\_\_\_\_  
 Date

**Endorsed By:**

  
 \_\_\_\_\_  
 Donna Tona, CTS  
 Interim Chief Administrative Officer

  
 \_\_\_\_\_  
 Date



## PROJECT STATUS UPDATES

June 16, 2015

# Town of Rimbey

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## RB00 – Rimbey General

This project is for small general requests for the Town.

(May 5)

- Town is waiting for a decision from Alberta Transportation on grant funding for this project.
- May 5, Tagish survey crews are scheduled to be on site to complete a preliminary survey on the 51 St Storm Sewer Project on 51 St. A budget estimate will be prepared to upgrade the storm sewer from 40 Ave to 51 Ave.

(May 19) May 12 meeting with Director of Public Works to review the status of the following projects:

- Town requested Tagish Engineering was review the site servicing and budget estimates provide by WSP Engineering, for the Rimoka Housing project.
- NE Lagoon ground water testing is in process with AMEC scheduled to be on site the week of May 18.
- Town requested Tagish Engineering to provide an engineering study on the possibility of piping the storm water from the north side of the ball diamonds east to the storm sewer in the east ditch of 51 Street.
- Director of Public Works, Tagish Engineering, Central City Asphalt and Urban Dirtworks met on 51 Av to review the trench settlement project warranty. It was decided that the Contractors will repair any trench settlement and repave the street. The Contractor is scheduled to be on site May 25 – 27, 2015.

(June 2) Central City Asphalt Ltd. has milled approximately 30mm depth along gutters and around Manholes and has completed asphalt overlay on 51 Av from 45 St to 46 St.

(June 2) We are reviewing the wastewater licenses and preparing a letter for AESRD.

## RB106 Rimbey Northeast Lagoon Subdrain Upgrades - GM

This project is related to all work involving the NE Lagoon repairs and drainage.

(May 5 – June 2) No Change, waiting for AMEC to complete ground water testing.

(June 16) AMEC will be installing ground water data loggers in the week of June 15. AMEC will be working with the Town Public Works staff to complete testing while Well 13 is shut down to complete testing. Additional pharmaceutical testing will be collected and sent off for analysis.

## RB120 – Community Center HVAC Upgrades – (GM)

This project involves the replacement of three (3) Air Handling Units and the Control System for the Rimbey Community Center.

AHU-1 Is the air handling unit that serves the main entrance and administrative areas.

AHU-4 Is the unit that serves the north side of the main auditorium.

AHU-6 Is the air handling unit for the fitness area.

(May 5)

- Town has tendered the replacement of the remaining roof top HVAC units.
- Town is working with (CCG) on sizing the stand by generator for the Community Center.

(May 19 – June 16) No change.

#### **RB122 – Water System Upgrades 2014 – (GM)**

(May 5) Nason Contracting Group Ltd. have submitted a price quotation to complete the Main Reservoir/Pumphouse modifications. Tagish has reviewed the price quotation and will be sent to the Town for approval.

(May 19) Signed Change Order # 1, sent to Contractor who has scheduled work to be completed May 27 – 29).

(June 2) Nason Contracting Group Ltd. were on site May 27 – 29 to complete piping changes at main reservoir.

(June 16) Progress payment were prepared and will be submitted to Town for approval in the week of June 15, 2015. Public Work Department has indicated that air relief valve installed at main reservoir piping upgrades is drawing in air while Wells are filling reservoir. Contractor was contacted and will check on air relief valve operation.

#### **RB126 – 2015 New Water Well Phase 1 – (GM)**

Included in the 2015 Capital Budget, Council approved funds to retain a Hydrogeologist to assist the Town in locating a new ground water source. To complete this task the Town of Rimbey selected Omni-McCann Consulting Services. Phase 1 of the project includes reviewing all of the Town of Rimbey's water well data and Alberta Environment data to determine a probably location and water source. Phase 1 would include the drill and testing of an observation wells to determine a location for a production well. Phase 2 (2016 Capital) would include the drilling, testing and registering of a new production well.

(May 5) Town administrative staff are reviewing the Omni-McCann Consulting Services contract.

(May 19) Omni-McCann Consulting Services are working at reviewing Town Wells and surrounding Well data.

(June 2) Omni-McCann has provided both the Town and Tagish Engineering a preliminary "Review Update Report" on the conditions of the existing production wells. The report is being reviewed and a recommendation will be provided to the Town.

(June 16) No Change.



## **PROJECT STATUS UPDATES**

June 30, 2015

# Town of Rimbey

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## **RB00 – Rimbey General**

This project is for small general requests for the Town.

(May 5)

- Town is waiting for a decision from Alberta Transportation on grant funding for this project.
- May 5, Tagish survey crews are scheduled to be on site to complete a preliminary survey on the 51 St Storm Sewer Project on 51 St. A budget estimate will be prepared to upgrade the storm sewer from 40 Ave to 51 Ave.

(May 19) May 12 meeting with Director of Public Works to review the status of the following projects:

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(June 2) Central City Asphalt Ltd. has milled approximately 30mm depth along gutters and around Manholes and has completed asphalt overlay on 51 Av from 45 St to 46 St.

(June 2) We are reviewing the wastewater licenses and preparing a letter for AESRD.

(June 30) Public Works Department is working with Nason Contracting Group to repair the VFD drive at Well # 12.

## **RB106 Rimbey Northeast Lagoon Subdrain Upgrades - GM**

This project is related to all work involving the NE Lagoon repairs and drainage.

(May 5 – June 2) No Change, waiting for AMEC to complete ground water testing.

(June 16) AMEC will be installing ground water data loggers in the week of June 15. AMEC will be working with the Town Public Works staff to complete testing while Well 13 is shut down to complete testing. Additional pharmaceutical testing will be collected and sent off for analysis.

(June 30) AMEC has installed the data loggers at Well # 13 and NE Lagoon. The Town is working with AMEC to shut down Well # 13 for up to three (3) days to complete the ground water testing.

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(May 5)

- Town has tendered the replacement of the remaining roof top HVAC units.
- Town is working with (CCG) on sizing the stand by generator for the Community Center.

(May 19 – June 16) No change.

(June 30) Town has received Tenders and are in the process of awarding the contract for the replacement of the remaining HVAC units at the Community Center.

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(June 16) Progress payment were prepared and will be submitted to Town for approval in the week of June 15, 2015. Public Work Department has indicated that air relief valve installed at main reservoir piping upgrades is drawing in air while Wells are filling reservoir. Contractor was contacted and will check on air relief valve operation.

(June 30) No Change.

### **RB126 – 2015 New Water Well Phase 1 – (GM)**

Included in the 2015 Capital Budget, Council approved funds to retain a Hydrogeologist to assist the Town in locating a new ground water source. To complete this task the Town of Rimbey selected Omni-McCann Consulting Services. Phase 1 of the project includes reviewing all of the Town of Rimbey's water well data and Alberta Environment data to determine a probably location and water source. Phase 1 would include the drill and testing of an observation wells to determine a location for a production well. Phase 2 (2016 Capital) would include the drilling, testing and registering of a new production well.

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(June 2) Omni-McCann has provided both the Town and Tagish Engineering a preliminary "Review Update Report" on the conditions of the existing production wells. The report is being reviewed and a recommendation will be provided to the Town.

(June 16) No Change.

(June 16 - 30) No Change.



## **PROJECT STATUS UPDATES**

July 14, 2015

# Town of Rimbey

---

## **RB00 – Rimbey General**

This project is for small general requests for the Town.

(June 2) Central City Asphalt Ltd. has milled approximately 30mm depth along gutters and around Manholes and has completed asphalt overlay on 51 Av from 45 St to 46 St.

(June 2) We are reviewing the wastewater licenses and preparing a letter for AESRD.

(June 30) Public Works Department is working with Nason Contracting Group to repair the VFD drive at Well # 12.

(July 14) Meetings and discussion were held with the Town, Rimoka, and WSP regarding the servicing of the Rimoka Housing lands.

## **RB106 Rimbey Northeast Lagoon Subdrain Upgrades - GM**

This project is related to all work involving the NE Lagoon repairs and drainage.

(June 16) AMEC will be installing ground water data loggers in the week of June 15. AMEC will be working with the Town Public Works staff to complete testing while Well 13 is shut down to complete testing. Additional pharmaceutical testing will be collected and sent off for analysis.

(June 30) AMEC has installed the data loggers at Well # 13 and NE Lagoon. The Town is working with AMEC to shut down Well # 13 for up to three (3) days to complete the ground water testing.

(July 14) AMEC were on site July 7 – 9, 2015 completing the ground water testing while Well # 13 was shut down.

## **RB120 – Community Center HVAC Upgrades – (GM)**

This project involves the replacement of three (3) Air Handling Units and the Control System for the Rimbey Community Center.

AHU-1 Is the air handling unit that serves the main entrance and administrative areas.

AHU-4 Is the unit that serves the north side of the main auditorium.

AHU-6 Is the air handling unit for the fitness area.

(June 30) Town has received Tenders and are in the process of awarding the contract for the replacement of the remaining HVAC units at the Community Center.

(July 14) No Change.

## **RB122 – Water System Upgrades 2014 – (GM)**

(June 2) Nason Contracting Group Ltd. were on site May 27 – 29 to complete piping changes at main reservoir.

(June 16) Progress payment were prepared and will be submitted to Town for approval in the week of June 15, 2015. Public Work Department has indicated that air relief valve installed at main reservoir piping upgrades is drawing in air while Wells are filling reservoir. Contractor was contacted and will check on air relief valve operation.

(June 30 – July 14) No Change.

**RB126 – 2015 New Water Well Phase 1 – (GM)**

Included in the 2015 Capital Budget, Council approved funds to retain a Hydrogeologist to assist the Town in locating a new ground water source. To complete this task the Town of Rimbey selected Omni-McCann Consulting Services. Phase 1 of the project includes reviewing all of the Town of Rimbey's water well data and Alberta Environment data to determine a probably location and water source. Phase 1 would include the drill and testing of an observation wells to determine a location for a production well. Phase 2 (2016 Capital) would include the drilling, testing and registering of a new production well.

(June 2) Omni-McCann has provided both the Town and Tagish Engineering a preliminary "Review Update Report" on the conditions of the existing production wells. The report is being reviewed and a recommendation will be provided to the Town.

(June 16) No Change.

(June 16 - 30) No Change.

(July 14) Response to the Omni-McCann letter is being prepared.

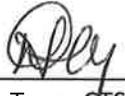
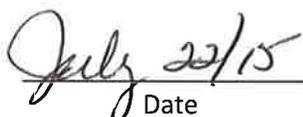


## TOWN OF RIMBEY REQUEST FOR DECISION

<b>Council Agenda Item</b>	7.4
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Rimbey 2015 Public Auction
<b>For Public Agenda</b>	Public Information
<b>Background</b>	<p>As required by the MGA, a municipality must annually prepare a tax arrears list showing the parcels of land on which there are tax arrears for more than one year as at March 31. Further to this, any parcel of land shown on the 2014 tax arrears list which remains in arrears as of March 31, 2015, must be offered for sale at public auction between April 01, 2015 and March 31, 2016.</p> <p>Administration has scheduled the 2015 Public Auction date for Monday, October 26, at 11:00 a.m. in the Town office which will be advertised as per the MGA.</p>
<b>Discussion</b>	These properties have been deemed by our CFO and our legally contracted tax collector as being in arrears for many years and as a municipality they must be dealt with in the proper manner.
<b>Relevant Policy/Legislation</b>	In compliance with S. 417 of the MGA, the Registrar (Land Titles) sends notices (prior to August 1, 2014) to all registered property owners and caveat holders regarding tax notification, stating that if tax arrears are not paid before March 31 in the following year (2015), the municipality must offer the parcel for sale at public auction. Correspondence must also be provided (March Of 2015) to advise property owners of the pending auction of arrears are not paid in full
<b>Options/Consequences</b>	There are no options. These properties have been fulfilled of the Town's due diligence. S. 422 of the MGA prescribes the adjournment of an auction if the tax arrears are paid and a proper notice is posted to cancel the tax sale.
<b>Desired Outcome(s)</b>	That the properties are sold for the reserved bids which are the assessed value.
<b>Financial Implications</b>	<p>Roll 14750 is in arrears 6,574.23 which includes penalties and utility arrears for over 2 years.</p> <p>Roll 11270 is in arrears 2,422.97 which includes utilites and taxes including penalties for over 2 years.</p> <p>Should the properties not sell, S.424 (1) of the MGA prescribes that the municipality may become the owner of the parcel after the public auction, if the parcel is not sold at the public auction. The Municipality becomes the owner of the land free of all encumbrances except as prescribed in S. 424(3) of the MGA. S. 425 of the MGA prescribes that the municipality that becomes the owner may dispose of the parcel by selling it as close to market value or by depositing in the account referred to in S. 427(1) of the MGA an amount of money equal to the price at which the municipality would be willing to sell the parcel under clause 425(1)a.</p> <p>There are other sections that pertain to the disposal of the property or subsequent authority of the Minister to transfer or revival of the title on payment of arrears of</p>



## TOWN OF RIMBEY REQUEST FOR DECISION

	which Administration must be very diligent regarding the rules within the MGA S. 426, 427, 428,429.
<b>Follow Up</b>	Administration along with the contracted tax service will prepare the notices, and run the auction.
<b>Attachments</b>	Town of Rimbey 2015 Public Auction Terms and Conditions Town of Rimbey 2015 Public Auction – Reserve Bids – tax roll identification
<b>Recommendation</b>	Administration recommends that Council approve the Terms and Conditions of Sale Public Auction as presented and that Council establish the reserve bids as presented for properties being offered for sale at the 2015 public auction.
<b>Prepared By:</b>  <p style="text-align: center;"> _____ Donna Tona, QTS Interim Chief Administrative Officer</p> <p style="text-align: right;"> _____ Date</p>	
<b>Endorsed By:</b>  <p style="text-align: center;"> _____ Donna Tona, QTS Interim Chief Administrative Officer</p> <p style="text-align: right;"> _____ Date</p>	

## Town of Rimbey 2015 Public Auction – Terms and Conditions

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1. Redemption of a parcel of land offered for sale may be effected by certified payment of all arrears, penalties and costs at any time prior to the auction.
2. Each parcel of land offered for sale will be subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.
3. The lands are being offered for sale on an “as is, where is” basis, and the Municipality makes no representation and gives no warranty whatsoever as to the suitability of the lands for any intended use by the successful bidder.
4. GST will apply to all properties subject to GST sold at the auction.
5. The purchaser of the property will be responsible for property taxes for the current year.
6. The successful bidder must, at the time of the sale, make a non-refundable ten percent (10%) deposit in cash, certified cheque or bank draft payable to the municipality, with the balance of the purchase price due within thirty (30) days of the sale.
7. No terms or conditions of sale will be considered other than those specified by the municipality.
8. The auctioneer, councillors, the chief administrative officer and the designated officers and employees of the municipality must not bid or buy any parcel of land offered for sale, unless directed by the municipality to bid for or buy a parcel of land on behalf of the municipality.
9. If no offer is received on a property or if the reserve bid is not met, the property cannot be sold at the public auction.
10. Once the property is declared sold to another individual at public auction the previous owner has no further right to pay the tax arrears.
11. The risk of the property lies with the purchaser immediately following the auction.
12. The purchaser will be required to execute a Sale Agreement in form and substance provided by the municipality.
13. The purchaser is responsible for obtaining vacant possession.
14. The purchaser will be responsible for the transfer registration fee.
15. The municipality may, after the public auction, become the owner of any parcel of land that is not sold at the public auction.

## Town of Rimbey 2015 Public Auction – Reserve Bids

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The Town of Rimbey has provided Taxervice with the following assessed values for the properties currently being offered for sale at the 2015 Public Auction. “Market value” is the price arrived at between a willing, well-informed buyer and a willing, well-informed seller. Unless there is reason to believe the assessed values do not represent fair market values, we recommend using the assessed values as the reserve bids.

<b>Roll</b>	<b>Civic Address</b>	<b>Assessment Value</b>
11270	4613 53 Avenue	\$103,230
14750	4905 57 Avenue	\$119,760



<b>Council Agenda Item</b>	7.5
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Residential Spec Homes – Request for Tax Relief
<b>For Public Agenda</b>	Public Information
<b>Background</b>	Carey Anderson has submitted a request to the Town of Rimbey to reach an agreement on a reduced tax rate.
<b>Discussion</b>	<p>Carey Anderson with Evergreen Estates Subdivision in conjunction with Paul Kusch of Grande Diamond Enterprises intend to build several spec homes in the town. They have requested that the Town of Rimbey enter into an agreement with them that will not raise their taxes from the tax rate on the bare land parcels on the finished product until the homes sell and the titles are changed to the new owners. They also request the possibility of additional extensions should the homes not sell within one year.</p> <p>Town Administration brought and RFD to council on July 3, 2015 recommending The Town of Rimbey does not agree to waive Evergreen Estates Subdivision and Grade Diamond Enterprises taxes on any homes that they build.</p> <p>Town Council advised Administration that at a past meeting, Council directed Administration to develop a policy for tax relief on spec built homes as a development incentive with the intend of making residential development within the Town of Rimbey more attractive to developers. This was not brought forward to council.</p> <p>Therefore, on July 3, 2015 Council made the following motion:  <i>“Moved by Councillor Jaycox to table discussion on the request for tax relief to the July 27/15 Regular Council Meeting and have Administration present a proper resolution and proper RFD and include a minimum of 2 spec homes and maximum of 5 spec homes.”</i></p>
<b>Relevant Policy/Legislation</b>	Municipal Government Act
<b>Options/Consequences</b>	<p>Council may choose to:</p> <ol style="list-style-type: none"> <li>1. As a development incentive direct Administration to work with a lawyer to draft an agreement which will allow residential spec built homes to remain at bare land tax rate for the duration of one year from the time that construction is complete should the following conditions be met: <ol style="list-style-type: none"> <li>a. The reduced tax rate is available for the duration of one year from the time that construction is complete or until the home is sold or is occupied.</li> <li>b. The developer must build a minimum of 2 spec homes and maximum of 5 spec homes to participate in the program.</li> </ol> </li> <li>2. Direct Administration not to develop a policy to waive tax increases on spec built homes built within the Town of Rimbey for the period of one year with options for possible extensions.</li> </ol>





<b>Council Agenda Item</b>	7.6
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Town Legal Services
<b>For Public Agenda</b>	Public Information
<b>Background</b>	The Town of Rimbey currently utilizes Suzanne Alexander-Smith with Chapman Riebeek LLP for Municipal legal counsel.
<b>Discussion</b>	<p>On October 27<sup>th</sup>, 2014 at an Organization Meeting, Town Council passed motion 328/13. The motion states:  <i>“Moved by Councillor Webb the Town of Rimbey retains Chapmen Riebeek LLP, Barristers &amp; Solicitors of Red Deer, Alberta as our legal counsel.”</i></p> <p>In June and July of 2015 Town Administration prepared two agreements (Development Agreement Extension and Rimstone Drive Tri-Party Cost Sharing Agreement) with the support of Chapmen Riebeek LLP. The process of preparing these reports was unnecessarily cumbersome.</p> <p>Therefore, Town Administration recommends that council rescind this motion and directs Administration to begin investigating options for alternative legal representation and or provide any updates within this RFP on the request for bids that has taken place.</p> <p>As the Town did not sign a retainer with Chapmen Riebeek LLP; therefore, we will not be violating any agreements by investigating alternate options.</p>
<b>Relevant Policy/Legislation</b>	Not Applicable
<b>Options/Consequences</b>	<p>Option 1: Council rescinds motion 328/13 and directs Town Administration to investigate options and report back to council with a summary of the legal counsel alternatives.</p> <p>Option 2: Council does nothing and motion 328/13 remains.</p>
<b>Desired Outcome(s)</b>	Town Administration will investigate options and report back to council with a summary of the legal counsel alternatives.
<b>Financial Implications</b>	At this point administration does not know the financial implications. The financial implications will be included in a follow up report.
<b>Follow Up</b>	Return to council with a follow up report regarding potential legal counsel options.
<b>Attachments</b>	n/a



TOWN OF RIMBEY REQUEST FOR DECISION

<b>Recommendation</b>	Town Council rescinds Motion 328/13 from the Organization Meeting held on October 27, 2014 and request that administration investigates and provide an analysis of alternative legal counsel at a future meeting.
<b>Prepared By:</b>	
	<hr/> Liz Armitage Contract Development Officer
	<hr/> July 20, 2015 Date
<b>Endorsed By:</b>	
	 Donna Tona, CTS Interim Chief Administrative Officer
	<hr/> July 22/15 Date



<b>Council Agenda Item</b>	7.7
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Subdivision Application – 1530066 Alberta Ltd
<b>For Public Agenda</b>	Public Information
<b>Background</b>	On June 25, 2015 West Central Planning Agency received a subdivision application from 1530066 Alberta Ltd to sever an existing parcel into two separate lots. The severance will result in two lots; the proposed lot will be approximately 0.74 acres in size while the remainder 0.91 acres in size. The subject area is wedged between the C.P.R. and 40 <sup>th</sup> St. Preliminary research revealed that there are no Area Structure Plans governing the site. For visual reference please see WCPA drawing dated June 25 <sup>th</sup> . (Attachment).
<b>Discussion</b>	<p>Staff members from WCPA visited the proposed lot on July 7, 2015. Initial observations revealed that the lots contain several commercial shops that appear to be fully fenced off. Several vehicles and agricultural equipment also appear to be present on the site. Further research revealed that the area is currently designated as an Industrial (M) district which permits a range of uses including retail, manufacture processing and C.P.R operations.</p> <p>As part of the planning process, WCPA referred the proposal to adjacent landowners and government departments however, no comments were generated. The proposal currently complies with the regulations set under the Town’s Land Use Bylaw No. 762/04, therefore WCPA recommends approval through Council deliberation.</p> <p><b>WCPA recommends that council require the following conditions of approval:</b></p> <ol style="list-style-type: none"> <li>1. Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the approved West Central Planning Agency drawing dated June 25<sup>th</sup>, 2015. On completion of the survey plan, the applicant’s surveyor must submit the plan to West Central Planning Agency for endorsement.</li> <li>2. The applicant shall enter into and comply with a development agreement, on terms satisfactory to the Town of Rimbey, for the purposes described in Section 655 of the <i>Municipal Government Act</i>, and including: <ol style="list-style-type: none"> <li>a. The provision of municipal services and utilities and the payment of related fees and levies.</li> <li>b. All shallow services including but not exclusive to natural gas, power, and cable.</li> <li>c. Create a new access to the proposed lot from 40<sup>th</sup> street.</li> </ol> </li> <li>3. If necessary, the applicant is to pay any outstanding offsite levies. Please contact the Town of Rimbey to arrange for payment of these fees.</li> <li>4. Any outstanding taxes on the property are to be paid.</li> <li>5. The applicant is to pay an endorsement fee of \$200 to West Central Planning Agency.</li> </ol>
<b>Relevant</b>	Municipal Government Act, Section 655



TOWN OF RIMBEY REQUEST FOR DECISION

<b>Policy/Legislation</b>	
<b>Options/Consequences</b>	Option 1: Approve the subdivision with the 5 conditions proposed by WCPA. Option 2: Refuse the subdivision stating reasons.
<b>Desired Outcome(s)</b>	Council approve the subdivision with the 5 conditions proposed by WCPA.
<b>Financial Implications</b>	None to the town.
<b>Follow Up</b>	N/A
<b>Attachments</b>	WCPA Correspondence
<b>Recommendation</b>	Council approve the subdivision with the 5 conditions proposed by WCPA.
<b>Prepared By:</b>	
_____	<u>July 21, 2015</u> Date
Liz Armitage Contract Development Officer	
<b>Endorsed By:</b>	
_____	<u>July 22/15</u> Date
Donna Tona, CTS Interim Chief Administrative Officer	

# WEST CENTRAL PLANNING AGENCY

#105, 5111 – 50 AVENUE WETASKIWIN, ALBERTA T9A 0S5

TELEPHONE (780) 352-2215 – FAX (780) 352-2211

WCPA@TELUSPLANET.NET

---

July 13<sup>th</sup>, 2015

WCPA File Number: TR/15/02

**Re: Submission of subdivision proposal TR/15/02 (1530066 Alberta Ltd) within SW-28-42-2-W5 C. of T. 122 276 187**

Attention: Liz Armitage

On June 25<sup>th</sup>, 2015 West Central Planning Agency received a subdivision application from 1530066 Alberta Ltd to sever an existing parcel into two separate lots. The severance will result in two lots; the proposed lot will be approximately 0.74 acres in size while the remainder 0.91 acres in size. The subject area is wedged between the C.P.R. and 40<sup>th</sup> St. Preliminary research revealed that there are no Area Structure Plans governing the site. For visual reference please see WCPA drawing dated June 25<sup>th</sup>.

Staff members from WCPA visited the proposed lot on July 7<sup>th</sup> 2015. Initial observations revealed that the lots contain several commercial shops that appear to be full fenced off. Several vehicles and agricultural equipment also appear to be present on the site. Further research revealed that the area is currently designated as an Industrial (M) district which permits a range of uses including retail, manufacture processing and C.P.R operations.

As part of the planning process, WCPA referred the proposal to adjacent landowners and government departments however, no comments were generated. The proposal currently complies with the regulations set under the town's Land Use Bylaw No. 762/04, therefore WCPA recommends approval through Council deliberation. Please see the draft approval letter for a list of recommended subdivision conditions.

Please provide WCPA with a written notice once a decision has been made on the file. We will then notify the applicant on the decision made by the Town.

Regards,

Kemi D. Apanisile BURPI, RPP, MCIP  
Municipal Planner, WCPA

# WEST CENTRAL PLANNING AGENCY

#101, 5111 – 50 AVENUE WETASKIWIN, ALBERTA T9A 0S5

TELEPHONE (780) 352-2215 – FAX (780) 352-2211

ADMIN@WESTCENTRALPLANNING.CA

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July 13<sup>th</sup>, 2015

WCPA File Number: TR/15/02

## DRAFT SUBSDIVISION

1530066 Alberta Ltd  
5202 40 Street  
Rimbey, AB  
T0C 2J0

### Proposed Subdivision of SW-27-42-2-W5

The Town of Rimbey has determined that your application for a subdivision is consistent with Section 654 of the Municipal Government Act, and the application has therefore been **approved**.

In order to complete the subdivision and obtain separate titles, **you must do the following**:

1. Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the approved West Central Planning Agency drawing dated June 25<sup>th</sup>, 2015. On completion of the survey plan, your surveyor must submit the plan to West Central Planning Agency for endorsement.
2. The applicant shall enter into and comply with a development agreement, on terms satisfactory to the Town of Rimbey, for the purposes described in Section 655 of the *Municipal Government Act*, and including:
  - a. The provision of municipal services and utilities and the payment of related fees and levies.
  - b. All shallow services including but not exclusive to natural gas, power, and cable.
  - c. Create a new access to the proposed lot from 40<sup>th</sup> street.
3. If necessary, you are to pay any outstanding offsite levies. Please contact the Town of Rimbey to arrange for payment of these fees.
4. Any outstanding taxes on the property are to be paid
5. The applicant is pay and endorsement fee of \$200 to West Central Planning Agency.

**Should you wish to appeal** any of these conditions, you must file notice of appeal with the Secretary of the Municipal Government Board within 14 days of this letter (not business days). The Board's address:

Municipal Government Board  
Alberta Municipal Affairs  
15th Floor, Commerce Place  
10155 102 Street  
Edmonton, AB T5J 4L4

**Phone:** 780-427-4864

**Fax:** 780-427-0986

**E-mail:** [mgbmail@gov.ab.ca](mailto:mgbmail@gov.ab.ca)

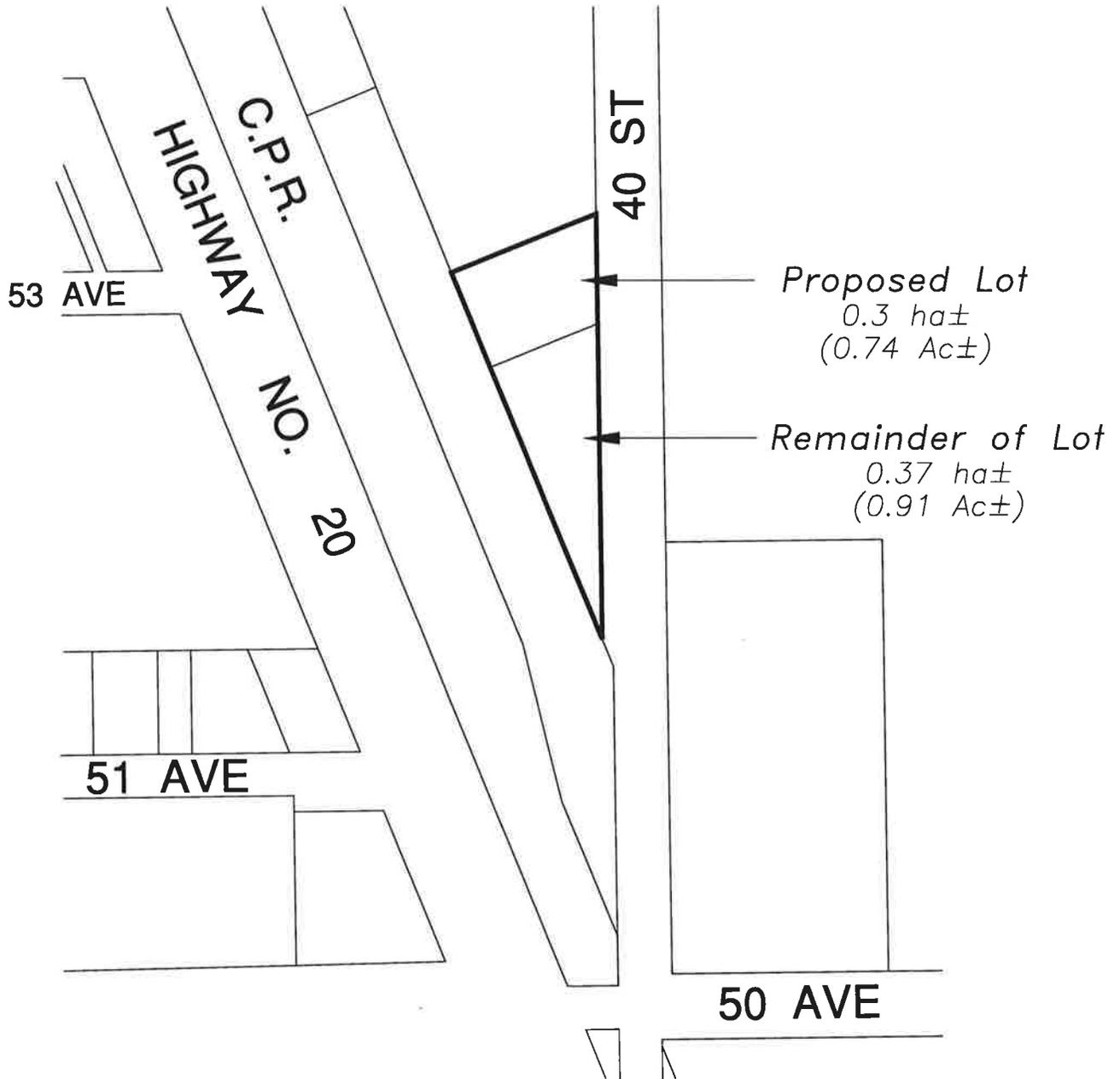
Government departments affected by this subdivision have the right to appeal against this decision, so this office will not endorse any documents or plans until the appeal period has expired, 19 days from the date of this letter

Regards,

Kemi D. Apanisile, BURPI, RPP, MCIP  
Municipal Planner, WCPA

Proposed Subdivision in the  
**Town of Rimbey**

Part of SE28-42-2 W5  
C. of T. 122 276 187



Registered Owner(s): 1530066 Alberta Ltd.

— denotes titled area

File: TR/15/02

Drawn: June 25, 2015

Revised:

## WEST CENTRAL PLANNING AGENCY

Suite 101, 5111 - 50th Avenue Wetaskiwin, AB T9A 0S5  
Phone 780-352-2215 Fax 780-352-2211 Email admin@westcentralplanning.ca Web Site: www.WestCentralPlanning.ca

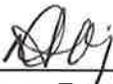


<b>Council Agenda Item</b>	7.8
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Evergreen Estates Grinder Pump
<b>For Public Agenda</b>	Public Information
<b>Background</b>	<p>As part of the Evergreen Estates subdivision, a grinder pump is being utilized to service two buildings including:</p> <p>Midwest Propane 5100 – 61<sup>st</sup> Avenue</p> <p>NAPA Auto Parts 5104 – 61st Avenue</p>
<b>Discussion</b>	<p>As part of the subdivision design the private grinder pump is required for the two buildings, with an eventual plan to tie into a gravity line with future construction. It is the Town’s understanding that at the time of subdivision approval the Town and the Developer (Carey Anderson) agreed to place a private grinder pump in a Town man hole with power being supplied by Midwest Propane and an emergency notification system provides warning inside the Midwest Propane building. Stretch Construction Ltd. purchased the lots and was unaware of the responsibilities related to the private grinder pump at the time.</p> <p>The grinder pump is no longer working correctly and effective March 2015 the Town of Rimbey is no longer providing pumping services free of charge.</p> <p>The interested parties met on July 13, 2015 to discuss a long term solution. The solution that was proposed is:</p> <ol style="list-style-type: none"> <li>1. Determine the cause of the problem.</li> <li>2. On the assumption that the pump is faulty, replace it with a new pump to be provided by Carey Anderson.</li> <li>3. Re-wire the electrical and emergency notification system to the Town.</li> <li>4. Town will be responsible for long term maintenance.</li> </ol> <p>The parties have agreed in principal to a cost sharing which would include:</p> <ol style="list-style-type: none"> <li>1. Carey Anderson provides a new pump worth approximately \$2000 in value.</li> <li>2. Stretch Construction Ltd. and Town of Rimbey cost share the remainder of the upgrades required to replace the pump immediately.</li> <li>3. Costs associated with changing the system to town infrastructure (electrical and notification system) would be cost shared by all parties.</li> </ol>
<b>Relevant Policy/Legislation</b>	N/A
<b>Options/Consequences</b>	Town of Rimbey
<b>Desired Outcome(s)</b>	Immediately fix the failed pump and develop a long term strategy which shows clear ownership of the pump.





TOWN OF RIMBEY REQUEST FOR DECISION

<b>Council Agenda Item</b>	7.9
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Independent Review of Salaries
<b>For Public Agenda</b>	Public Information
<b>Background</b>	In February, 2015 Council directed Administration to provide a salary review of all staff and Council. Administration partnered with the Town of Sundre to provide a joint RFP.
<b>Discussion</b>	Currently the RFP is nearing its due date and Sundre and Rimbey will collaborate on the successful proponent. Rimbey will remit payment to Sundre based on the agreed upon fee schedule and a MOU has been drafted and duly signed as to scope and remittance.
<b>Relevant Policy/Legislation</b>	None
<b>Options/Consequences</b>	None
<b>Desired Outcome(s)</b>	The due date for the report is in September in time for our budget deliberations that will start in November.
<b>Financial Implications</b>	Unknown at this time; however, Administration will be asking for a salary administration budget grid that is based on performance and that administration can control within the "cap". We will not be asking for a COLA (cost of living increase that is typically automatic).
<b>Follow Up</b>	Once the report is produced it will be disseminated to Council.
<b>Attachments</b>	None
<b>Recommendation</b>	Administration requests that Council provide direction to extend this project until Sept 30.
<b>Prepared By:</b>	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               _____              Donna Tona, CTS              Interim Chief Administrative Officer           </div> <div style="text-align: center;">               _____              Date           </div> </div>
<b>Endorsed By:</b>	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">             _____              Donna Tona, CTS              Interim Chief Administrative Officer           </div> <div style="text-align: center;">             _____              Date           </div> </div>



TOWN OF RIMBEY REQUEST FOR DECISION

<b>Council Agenda Item</b>	7.10																								
<b>Council Meeting Date</b>	July 27, 2015																								
<b>Subject</b>	Arena Rates for 2015/16 and 2016/17 ice season.																								
<b>For Public Agenda</b>	Public Information																								
<b>Background</b>	Historically the ice rental rates have increased \$10/hour every 2 years.																								
<b>Discussion</b>	<table border="0"> <tr> <td></td> <td>Youth (local)</td> <td>-Youth (nonlocal)</td> <td>-Adult (local)</td> <td>-Adult (nonlocal)</td> <td>-Adult Tourn.</td> </tr> <tr> <td>Prior to 2013/14</td> <td>\$60/hr</td> <td>\$80/hr</td> <td>\$100/hr</td> <td>\$110/hr</td> <td></td> </tr> <tr> <td>2013/14 &amp; 2014/15</td> <td>\$70/hr</td> <td>\$90/hr</td> <td>\$110/hr</td> <td>\$120/hr</td> <td>\$85/hr</td> </tr> <tr> <td>Proposed 2015-2017 (2 years)</td> <td>\$80/hr</td> <td>\$100/hr</td> <td>\$120/hr</td> <td>\$130/hr</td> <td>\$95/hr</td> </tr> </table>		Youth (local)	-Youth (nonlocal)	-Adult (local)	-Adult (nonlocal)	-Adult Tourn.	Prior to 2013/14	\$60/hr	\$80/hr	\$100/hr	\$110/hr		2013/14 & 2014/15	\$70/hr	\$90/hr	\$110/hr	\$120/hr	\$85/hr	Proposed 2015-2017 (2 years)	\$80/hr	\$100/hr	\$120/hr	\$130/hr	\$95/hr
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<b>Relevant Policy/Legislation</b>																									
<b>Options/Consequences</b>	<p>Council may choose to raise the ice rental rates by \$10 to all rental rates.</p> <p>Council may choose to raise the ice rental rate by a \$ amount of their choice.</p> <p>Council may choose to keep the ice rental rate as is for the upcoming ice season.</p>																								
<b>Desired Outcome(s)</b>	That Rimbey Arena ice rental rates remain competitive with other arenas that are approximately the same size and in close proximity.																								
<b>Financial Implications</b>	Increase Arena revenue to help with ongoing expenses.																								
<b>Follow Up</b>	Notification to the ice user groups on the changes to ice rental rates.																								
<b>Attachments</b>	Comparison chart of other communities																								
<b>Recommendation</b>	That Council approves the recommended rate increase by \$10 for all ice rental categories for the 2015/16 and 2016/2017 seasons.																								

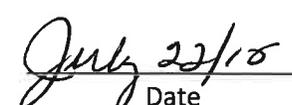
**Prepared by:**

  
 \_\_\_\_\_  
 Cindy Bowie  
 Director of Community Services

  
 \_\_\_\_\_  
 Date

**Endorsed By:**

  
 \_\_\_\_\_  
 Donna Tona, CTS  
 Interim Chief Administrative Officer

  
 \_\_\_\_\_  
 Date

## Ice Fees per Hour

Arena	Season	Population	Youth Local	Adult Local	Youth Non-Local	Adult Non-Local	Notes
Athabasca	1415	2990	\$89.00	\$125.00			Minor Hockey rates \$79- guarentees 1000 hours
Barrhead	1314	4432	\$85.00	\$135.00		\$150.00	
Bashaw	1314	873	\$80.00	\$100.00			incl gst
Bentley	1516	1073	119.73	162.51	\$145.42	\$179.59	
Blackfalds	1415	7858	\$90.00	\$150.00	\$128.00	\$170.00	
Bowden		1200	\$77.00	\$115.50	\$110.00	\$126.50	
Camrose	15	17236	\$101.25	\$177.25	\$237.00	\$237.00	
Didsbury	1415	4957	\$99.29	\$130.17	\$154.45	\$190.94	
Drayton Valley	1415	7049	\$84.00	\$152.50			School (54.00)
Eckville	1415	1125		\$90.00			
Edson	1516	8475	\$97.65	\$175.00			
Hanna	15	2673	\$75.00	\$120.00	\$105.00	\$140.00	
Lacombe	1516	12728	\$90.00	\$137.00	\$137.00	\$171.00	
Millet	1516	2092	\$80.00	\$145.00	\$115.00	\$190.00	
Peace River	1415	6744	\$81.80	\$135.30			School 14/hr. Every booking charged 15 mins flood
Ponoka	1415	6773	\$85.00	\$142.00	\$114.00	\$179.00	
Rocky	1415	6933					
Slave Lake	1415	6782	\$70.00	\$140.00			
St. Paul	1415	6004	\$85.00	\$140.00			incl gst
Stettler		5748	\$125.00				
Sundre	15	2610	\$76.95	\$118.00	\$102.60	\$194.95	
Sylvan Lake	15	13015	\$88.07	\$146.76	\$176.13	\$176.13	incl gst
Vegreville	15	5717	\$73.00	\$140.00			
Wainwright	1415	5925	\$86.03	\$128.46	\$128.46	\$182.41	
Wetaskiwin	1314	12525	\$80.00	\$135.00	\$105.00	\$180.00	
<b>Rimbey</b>	<b>1315</b>	<b>2378</b>	<b>\$70.00</b>	<b>\$110.00</b>	<b>\$90.00</b>	<b>\$120.00</b>	<b>\$85.00- adult tournament</b>
<b>Proposed Rates</b>	<b>1516</b>	<b>2378</b>	<b>\$80.00</b>	<b>\$120.00</b>	<b>\$100.00</b>	<b>\$130.00</b>	<b>\$95.00- adult tournament</b>

Arena Rate Comparisons 2015 Final



<b>Council Agenda Item</b>	7.11																											
<b>Council Meeting Date</b>	July 27, 2015																											
<b>Subject</b>	Subdivision – SJC Developments																											
<b>For Public Agenda</b>	Public Information																											
<b>Background</b>	<p>On June 30<sup>th</sup> SJC Development Corporation submitted a subdivision application to West Central Planning Agency (WCPA). The proposal calls for the creation of five new lots; two large lots and three smaller lots. The following charts provides information on the size of each lot. Lots 2 and 3 have R4 zoning, which allows for apartments and other multi-dwelling residency. The developer currently plans on building apartments on both of these lots. Lots 6, 5 and 4 are zoned R3, which allows for low density single detached dwelling. The developer has indicated through their application form that the intent is to build single detached homes on the smaller lots. It should be noted that the applicant has not submitted a grading or site plan to WCPA. Such documents should be submitted to the town before issuing a development permit to ensure compliance with local bylaw regulations.</p> <table border="1" data-bbox="706 829 1274 1134"> <thead> <tr> <th rowspan="2">Lot</th> <th colspan="3">Size</th> </tr> <tr> <th>Acre</th> <th>Ha.</th> <th>Sq. M</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>1.61</td> <td>0.652</td> <td></td> </tr> <tr> <td>3</td> <td>1.54</td> <td>0.624</td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td>636</td> </tr> <tr> <td>5</td> <td></td> <td></td> <td>632</td> </tr> <tr> <td>6</td> <td></td> <td></td> <td>765</td> </tr> </tbody> </table>	Lot	Size			Acre	Ha.	Sq. M	2	1.61	0.652		3	1.54	0.624		4			636	5			632	6			765
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6			765																									
<b>Discussion</b>	<p>On July 7<sup>th</sup> WCPA conducted a site visit to the subject area. The proposal is located south of 50<sup>th</sup> Ave in the southwest end of town. The area is wedge between The Best Western Hotel and existing residential housing. It was noted in our visit that the terrain was flat with little to no variation in elevation. Rimstone Dr. is not built out, therefore access to the area is limited. As a condition for subdivision WCPA recommends the applicant designs and build a portion of Rimstone Dr. in order to provide access to the proposed lots.</p> <p>The referral processes yielded one comment from Alberta Transportation. It was noted by AT that continued development around the subject area may accelerate the need for intersection improvements before Highway 53 (50<sup>th</sup> Ave) is widened. Under ASP 839/09 a Type II intersection will need to be built at Rimstone Dr. and Highway 53 (50<sup>th</sup> Ave). WCPA recommends the town place provisions within the development agreement that directs developer to contribute to the cost of improving the intersection. This may be achieve through an off-site levy bylaw or registering caveat against the title of each new lot that is to be created.</p> <p>Initial background research revealed that Municipal Reserves are owing against the property. Due to the nature of this subdivision WCPA has recommended that the reserves be dedicated in the plan of subdivision. This will be placed as a strip along</p>																											



	<p>the western edge of lot 6.</p> <p>The subdivision proposal complies with the Town’s ASP and Land Use bylaw. In conclusion our recommendation is to approve subdivision file TR/15/03 contingent on the list of conditions placed within the draft approval letter, and are as follows:</p> <ol style="list-style-type: none"> <li>1. Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the approved West Central Planning Agency drawing dated July 2<sup>nd</sup>, 2015. On completion of the survey plan, your surveyor must submit the plan to West Central Planning Agency for endorsement.</li> <li>2. The applicant shall enter into and comply with a development agreement, on terms satisfactory to the Town of Rimbey, for the purposes described in Section 655 of the <i>Municipal Government Act</i>, and including:             <ol style="list-style-type: none"> <li>a. The provision of municipal services, utilities and the payment of related fees and levies.</li> <li>b. Provision to assist in future improvement to the intersection of 50<sup>th</sup> Ave and Rimstone Dr.</li> <li>c. All shallow services including but not exclusive to natural gas, power, and cable.</li> </ol> </li> <li>3. The applicant is required to build Rimstone Drive to Town specification to ensure each propose lot has public road access.</li> <li>4. If necessary, you are to pay any outstanding offsite levies. Please contact the Town of Rimbey to arrange for payment of these fees.</li> <li>5. Make any necessary changes to the gas utility, AltaGas Utilities, to provide service to the lots and provide any easements required.</li> <li>6. Make arrangements with the power utility, Fortis, to provide service to the lots, and provide any easements required. <i>(You should contact the utilities before finalizing the survey, because they may require easements to be registered simultaneously with the plan of subdivision.)</i></li> <li>7. Any outstanding taxes on the property are to be paid.</li> <li>8. The applicant is to dedicate municipal reserves along the west side of lot 6. The amount shall equate to 0.221 hectares.</li> <li>9. The applicant is pay and endorsement fee of \$1000 to West Central Planning Agency.</li> </ol> <p>Town Administration has reviewed WCPA’s recommendation and has concern regarding the Municipal Reserve still owing, as identified by WCPA. Town administration would like to review the location of the recommended MR dedication to confirm that it fits within a vision for the larger community.</p>
<p><b>Relevant Policy/Legislation</b></p>	<p>Municipal Government Act, Section 654</p>



TOWN OF RIMBEY REQUEST FOR DECISION

<b>Options/Consequences</b>	Option 1: Approve the subdivision with the 9 conditions proposed by WCPA. Option 2: Refuse the subdivision stating reasons. Option 3: Defer approval of the subdivision until Town Administration has reviewed the location of the Municipal Reserve dedication.
<b>Desired Outcome(s)</b>	Council approve the subdivision with the 9 conditions proposed by WCPA, once a review of the Municipal Reserve dedication has been conducted.
<b>Financial Implications</b>	None to the town.
<b>Follow Up</b>	N/A
<b>Attachments</b>	WCPA Correspondence
<b>Recommendation</b>	Council Defer approval of the subdivision until Town Administration has reviewed the location of the Municipal Reserve dedication.

**Prepared By:**

\_\_\_\_\_ July 22, 2015  
 Liz Armitage Date  
 Contract Development Officer

**Endorsed By:**

  
 \_\_\_\_\_ July 22/15  
 Donna Tong, CTS Date  
 Interim Chief Administrative Officer

# WEST CENTRAL PLANNING AGENCY

#105, 5111 – 50 AVENUE WETASKIWIN, ALBERTA T9A 0S5

TELEPHONE (780) 352-2215 – FAX (780) 352-2211

WCPA@TELUSPLANET.NET

July 21<sup>st</sup>, 2015

WCPA File Number: TR/15/02

**Re:**

**Submission of subdivision proposal TR/15/03 (SJC Development Corporation) within Lot 1 Block 19 Plan 072 9960**

Attention: Liz Armitage

On June 30<sup>th</sup> SJC Development Corporation submitted a subdivision application to West Central Planning Agency (WCPA). The proposal calls for the creation of five new lots; two large lots and three smaller lots. The following charts provides

Lot	Size		
	Acre	Ha.	Sq. M
2	1.61	0.652	
3	1.54	0.624	
4			636
5			632
6			765

information on the size of each lot. Lots 2 and 3 have R4 zoning, which allows for apartments and other multi-dwelling residency. The developer currently plans on building apartments on both of these lots. Lots 6, 5 and 4 are zoned R3, which allows for low density single detached dwelling. The developer has indicated through their application form that the intent is to build single detached homes on the smaller lots. It should be noted that the applicant has not submitted a grading or site plan to WCPA. Such documents should be submitted to the town before issuing a development permit to ensure compliance with local bylaw regulations.

On July 7<sup>th</sup> WCPA conducted a site visit to the subject area. The proposal is located south of 50<sup>th</sup> Ave in the southwest end of town. The area is wedge between The Best Western Hotel and existing residential housing. It was noted in our visit that the terrain was flat with little to no variation in elevation. Rimstone Dr. is not built out, therefore access to the area is limited. As a condition for subdivision WCPA recommends the applicant designs and build a portion of Rimstone Dr. in order to provide access to the proposed lots.

The referral processes yielded one comment from Alberta Transportation. It was noted by AT that continued development around the subject area may accelerate the need for intersection improvements before Highway 53 (50<sup>th</sup> Ave) is widened. Under ASP 839/09 a Type II intersection will need to be built at Rimstone Dr. and Highway 53 (50<sup>th</sup> Ave). WCPA recommends the town place provisions within the development agreement that directs developer to contribute to the cost of improving the intersection. This may be achieve through an off-site levy bylaw or registering caveat against the title of each new lot that is to be created.

Initial background research revealed that Municipal Reserves are owing against the property. Due to the nature of this subdivision WCPA has recommended that the reserves be dedicated in the plan of subdivision. This will be placed as a strip along the western edge of lot 6.

The subdivision proposal complies with the Town's ASP and Land Use bylaw. In conclusion our recommendation is to approve subdivision file TR/15/03 contingent on the list of conditions placed within the draft approval letter.

Kemi D. Apanisile BURPI, RPP, MCIP  
Municipal Planner, WCPA

July 21<sup>st</sup>, 2015

**WCPA File Number: TR/15/03**

Draft Subdivision Approval

SJC Development Corp  
Box 1546  
Rimbey, AB  
T0E 2J0

**Proposed Subdivision within Lot 1, Block 19, Plan 072 9960**

The Town of Rimbey has determined that your application for a subdivision is consistent with Section 654 of the Municipal Government Act, and the application has therefore been approved.

In order to complete the subdivision and obtain separate titles, you must do the following:

1. Engage an Alberta Land Surveyor to prepare a plan of subdivision to be registered at Land Titles Office based on the approved West Central Planning Agency drawing dated July 2<sup>nd</sup>, 2015. On completion of the survey plan, your surveyor must submit the plan to West Central Planning Agency for endorsement.
2. The applicant shall enter into and comply with a development agreement, on terms satisfactory to the Town of Rimbey, for the purposes described in Section 655 of the *Municipal Government Act*, and including:
  - a. The provision of municipal services, utilities and the payment of related fees and levies.
  - b. Provision to assist in future improvement to the intersection of 50<sup>th</sup> Ave and Rimstone Dr.
  - c. All shallow services including but not exclusive to natural gas, power, and cable.
3. The applicant is required to build Rimstone Drive to Town specification to ensure each propose lot has public road access.
4. If necessary, you are to pay any outstanding offsite levies. Please contact the Town of Rimbey to arrange for payment of these fees.
5. Make any necessary changes to the gas utility, AltaGas Utilities, to provide service to the lots and provide any easements required.
6. Make arrangements with the power utility, Fortis, to provide service to the lots, and provide any easements required.  
*(You should contact the utilities before finalizing the survey, because they may require easements to be registered simultaneously with the plan of subdivision.)*
7. Any outstanding taxes on the property are to be paid.
8. The applicant is to dedicate municipal reserves along the west side of lot 6. The amount shall equate to 0.221 hectares.
9. The applicant is pay and endorsement fee of \$1000 to West Central Planning Agency.

**Should you wish to appeal** any of these conditions, you must file notice of appeal with the Secretary of the Municipal Government Board within 14 days of this letter (not business days). The Board's address:

Municipal Government Board  
Alberta Municipal Affairs  
15th Floor, Commerce Place  
10155 102 Street  
Edmonton, AB T5J 4L4

**Phone:** 780-427-4864

**Fax:** 780-427-0986

**E-mail:** [mgbmail@gov.ab.ca](mailto:mgbmail@gov.ab.ca)

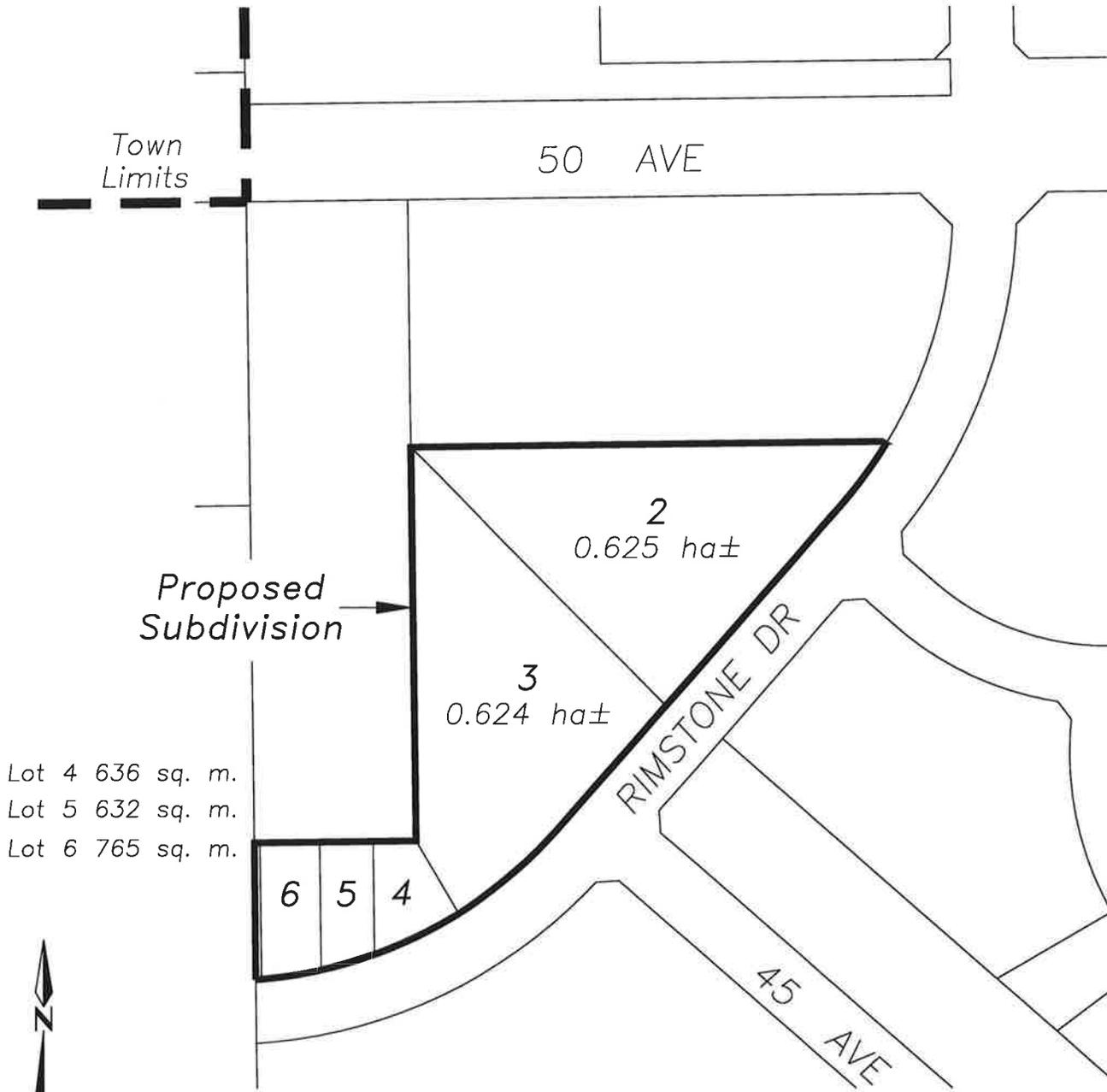
Government departments affected by this subdivision have the right to appeal against this decision, so this office will not endorse any documents or plans until the appeal period has expired, 19 days from the date of this letter

Regards,

Kemi D. Apanisile, BURPI, RPP, MCIP  
Municipal Planner, WCPA

Proposed Subdivision in the  
**Town of Rimbey**

Lot 1 Block 19 Plan 072 9960



Lot 4 636 sq. m.  
 Lot 5 632 sq. m.  
 Lot 6 765 sq. m.

Lots 2 & 3 are zoned R4  
 Lots 4, 5 & 6 are zoned R3

Registered Owner(s): S J C Development Corporation

**————** denotes titled area

File: TR/15/03

Drawn: July 2, 2015

Revised:

**WEST CENTRAL PLANNING AGENCY**

Suite 101, 5111 - 50th Avenue Wetaskiwin, AB T9A 0S5  
 Phone 780-352-2215 Fax 780-352-2211 Email admin@westcentralplanning.ca Web Site: www.WestCentralPlanning.ca

**Block B Plan 762.0599**

**Repas, Earl**

Box 1245

Rimbey AB T0C 2J0

**Lot 1 Block 21 Plan 082.6554**

**Rimstone Ridge Hotel Inc.**

Box 1546

Rimbey, AB T0C 2J0

**Lot 1 Block 20 Plan 112.0539**

**SJC Development Corporation**

Box 1546

Rimbey, AB T0C 2J0

**Lot 15 Block 14 Plan 082.6554**

**SJC Development Corporation**

Box 1546

Rimbey AB, T0C 2J0

**Lot 1 Block 19 Plan 072.9960**

**SJC Development Corporation**

Box 1546

Rimbey AB T0C 2J0

**Lot 1 Block 1 Plan 142.3218**

**Rimoka Housing Foundation**

5608 - 57 Avenue

Ponoka AB T4J 1P2

**NW-20-42-2-W5**

**Grundy, Mark & Tammy**

Box 1684

Rimbey AB T0C 2J0

4

**WEST CENTRAL PLANNING AGENCY**

#101, 5111 - 50 Avenue

Wetaskiwin, AB

T9A 0S5

Telephone (780) 352-2215 / Fax (780) 352-2211

Email: [admin@westcentralplanning.ca](mailto:admin@westcentralplanning.ca)

---

July 2, 2015

To: Town of Rimbey

**File Number: TR/15/03**

*Section 653 (4) of the Municipal Government Act requires that we send notice of a proposed subdivision to adjacent landowners.*

Please fax the names and addresses of the owners of the parcels indicated below so we can send notice to adjacent landowners of the proposed subdivision:

Block B Plan 762.0599

Lot 1 Block 21 Plan 082.6554

Lot 1 Block 20 Plan 112.0539

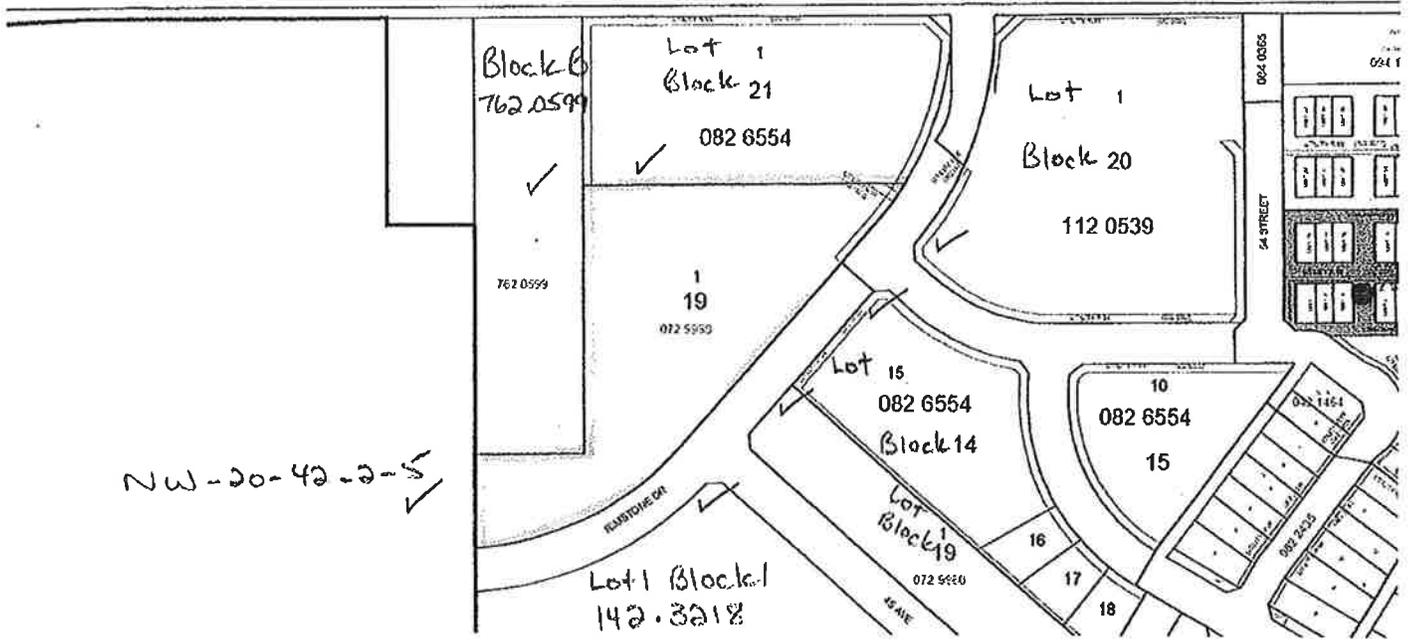
Lot 15 Block 14 Plan 082.6554

Lot 1 Block 19 Plan 072.9960

Lot 1 Block 1 Plan 142.3218

NW-20-42-2-W5

Thank you,  
Charlene Fedyk,  
Executive Administrator



**WEST CENTRAL PLANNING AGENCY**

#101, 5111 - 50 Avenue

Wetaskiwin, AB

T9A 0S5

Telephone (780) 352-2215 / Fax (780) 352-2211

Email: [admin@westcentralplanning.ca](mailto:admin@westcentralplanning.ca)

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July 3, 2015

Dear Adjacent Landowner(s):

**Municipality of Proposed Subdivision: Town of Rimbey**

**Legal Description: Lot 1 Block 19 Plan 072.9960**

**Registered Owner(s): SJC Development Corp**

**File Number: TR/15/03**

We have received an application for **subdivision** on land *near* your property as shown on the enclosed sketch.

Please refer to the drawing for details.

If you have any questions or concerns, please let us have them **in writing** within **10 days** from the date of this letter. (We allow 14 days to respond for subdivisions in the Rimbey and Ponoka areas due to slower mail delivery).

**No information can be given without the above noted file number, so please have it available when you phone us. You must also quote the file number in all correspondence.**

Yours truly,



Charlene Fedyk  
Executive Administrator

Encl. – B & W Drawing

**WEST CENTRAL PLANNING AGENCY**  
**#101, 5111 – 50 AVENUE**  
**WETASKIWIN, AB T9A 0S5**  
**Phone: 780-352-2215 Fax: 780-352-2211**  
**E:mail – admin@westcentralplanning.ca**

---

July 3, 2015

SJC Development Corp  
Box 1546  
Rimbey AB  
T0E 2J0

Dear Applicant(s):

**Municipality of Proposed Subdivision: Town of Rimbey**  
**Legal Description: Lot 1 Block 19 Plan 072.9960**  
**Registered Owner(s): SJC Development Corp**  
**File Number: TR/15/03**

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We have received your application for **subdivision** for the above noted parcel of land, and it has been sent to the municipality, adjacent land owners, utility companies and various other agencies for their comments.

You will receive a decision on this application as soon as all replies have been received from these agencies and adjacent landowners. If you have any questions concerning your subdivision, please contact our office at (780) 352-2215.

**No information can be given without your file number, so please have it available when you phone us. You must also quote your file number in all correspondence.**

Yours truly,

*Charlene Fedyk*  
Charlene Fedyk  
Executive Administrator

Encl. – b & w drawing

mailed July 3/15 Page 64 of 89

**WEST CENTRAL PLANNING AGENCY**

#101, 5111 - 50 Avenue

Wetaskiwin, Alberta

T9A 0S5

Telephone (780) 352-2215 / Fax (780) 352-2211

email: [admin@westcentralplanning.ca](mailto:admin@westcentralplanning.ca)

**SUBDIVISION COVERSHEET**

July 3, 2015

NAME: **SJC Development Corp**  
Legal: **Lot 1 Block 19 Plan 072.9960**  
RE: **FILE NO: TR/15/03**

Attached is a sketch showing a proposed subdivision of land in your municipality or service area. If you have any recommendations or questions regarding this file, please contact our office within 10 days. The 10 day period is extended to 30 days if the Crown claims ownership on a water body on or adjacent to the property.

- ⇒ Municipality: Town of Rimbey
- Adjacent Municipality:
  
- Public School Board: Wetaskiwin/Millet
- ⇒ Public School Board: Ponoka (Wolf Creek)
- Separate School Board: St Thomas Aquinas, Leduc .....
  
- ⇒ AB. Trans: - Red Deer TransDevelopmentRedDeer@ gov.ab.ca .....
- Alberta Environment 1-403-340-5022
- Alberta Sustainable Resource 1-780-427-4407
  
- ⇒ Public Lands Management: Sarah Schwartz .....
- Alberta Energy Board (ERCB): Tom Elder.....
  
- David Thompson Health: (RW) Wetaskiwin (361-4335) .....
- ⇒ David Thompson Health: (RP) Ponoka
  
- ⇒ Alta Link Management (power) 1-403-267-4454 .....
- ⇒ Aquila Networks Canada (power) .....
  
- ⇒ ATCO GAS, Edmonton: Vallerie Moldowan .....
- ⇒ ATCO Pipelines, Edmonton Jo-Anne Van Sickle.....
- Local Gas Co-op
- Battle River REA:
- C.P. Rail: 1-403-319-3727 .....

9 faxed July 3/15  
Page 65 of 89

July 13<sup>th</sup>, 2015

File: Rimbey (Sub)  
WCPA File: TR/15/03

West Central Planning Agency  
#101, 5111 - 50<sup>th</sup> Avenue  
Wetaskiwin, AB T9A 0S5  
Sent via email to: [jtran@westcentralplanning.ca](mailto:jtran@westcentralplanning.ca)

Attention: Jason Tran, Manager

**RE: PROPOSED SUBDIVISION (SJC DEVELOPMENT CORP.)  
LOT 1, BLOCK 19, PLAN 072 9960 AND LOT 1; PT. NE 20-42-02-W5  
SOUTH SIDE OF HIGHWAY 53 (50 AVENUE)**

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With reference your subdivision application to create three (3) residential lots and two (2) apartment lots at the above noted location, we would advise that we have no objections to the proposed subdivision which complies with Section 14 of the Subdivision and Development Regulations.

We understand that the Town of Rimbey is responsible for arranging a Type II intersection at Highway 53 and Rimstone Drive (55<sup>th</sup> Street) and is to be built when Highway 53 is widened as per the Town's 2009 ASP. Continued development may accelerate the need for intersection improvements before Highway 53 is widened, and the timing is to be determined by the Town.

If you have any questions, please contact me or Sandy Choi at 403-340-5166.

Sincerely,



For Lee Bowman  
Development & Planning

SC/sc

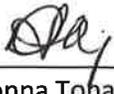
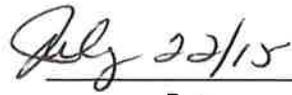


<b>Council Agenda Item</b>	7.12
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Bare Land Assessment Sub Classes
<b>For Public Agenda</b>	Public Information
<b>Background</b>	<p>Mr. Carey Anderson approached Administration with a request to have reduced taxes within his subdivision on bare land. Administration directed him to contact the Municipal Assessor for an opinion and to make sure everything was assessed correctly. The Assessor via email to Administration confirmed the land was assessed correctly.</p> <p>Mr. Anderson approached Administration once again for a solution and Administration has invited the Assessor to this meeting for accurate information and subject matter expertise.</p>
<b>Discussion</b>	<p>Administration researched the MGA for a solution to Mr. Anderson’s tax request. There are many remedies to Council in the MGA and the Town has a history of providing business tax remedies.</p> <p>Administration did NOT want to follow in the same path as previous decisions and within the MGA S. 297(1)prescribes the following:          “When preparing an assessment of property, the assessor must assign one or more of the following assessment classes to the property:          (a) Class 1 – residential;          (b) Class 2 – non-residential;          (c) Class 3 – farm land;          (d) Class 4 – machinery and equipment.</p> <p>MGA S. 297 (2) a,b          “A Council may by bylaw          (a) divide class 1 into sub-classes on any basis it considers appropriate, and          (b) divide class 2 into the following sub-classes              (i) vacant non-residential;              (ii) improved non-residential</p> <p>And if the council does so, the assessor may assign one or more sub-classes to a property.          MGA S. 287(4) prescribes the definitions of the classes.</p>
<b>Relevant Policy/Legislation</b>	Municipal Government Act, Section 297 et.al
<b>Options/Consequences</b>	Administration requests the Assessors opinion of these options and provides an expert opinion of this option to provide sub-classes, specifically Class 1 residential and design a sub class. Administration at this time also realizes that this RFD may change in scope after the assessor addresses Council and Administration is prepared to be schooled and provide the proper service to Mr. Anderson as Council Directs.





TOWN OF RIMBEY REQUEST FOR DECISION

<b>Council Agenda Item</b>	8.1
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Department Reports
<b>For Public Agenda</b>	Public Information
<b>Background</b>	Department managers supply a report to Council, bi-monthly advising Council of the work progress for the time period.
<b>Discussion</b>	
<b>Relevant Policy/Legislation</b>	Not applicable.
<b>Options/Consequences</b>	1. Accept the department reports as information. 2. Discuss items in question with department managers.
<b>Desired Outcome(s)</b>	To keep Council and the community informed of actions taken by the various Town of Rimbey Departments.
<b>Financial Implications</b>	Not applicable.
<b>Follow Up</b>	Advise department managers of an requirements made by Council.
<b>Attachments</b>	8.1.1 Interim Chief Administrative Officer Report 8.1.2 Director of Public Works Report 8.1.3 Director of Community Services Report 8.1.4 Community Peace Officer Report 8.1.5 Contract Development Officer Report
<b>Recommendation</b>	Motion by Council to accept the department reports as information.
<b>Prepared By:</b>	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               _____              Donna Tona, CTS              Interim Chief Administrative Officer           </div> <div style="text-align: right;">               _____              Date           </div> </div>
<b>Endorsed By:</b>	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               _____              Donna Tona, CTS              Interim Chief Administrative Officer           </div> <div style="text-align: right;">               _____              Date           </div> </div>



## Highlights

The office of the CAO has been very busy.

In June we secured a contract with Vincentia Planning. Liz Armitage has a master's in planning and has the experience we require to work with our subdivisions, planning documents, forms, permits, etc. The Town will be able to look consistent and professional in its dealings with developers and residents. Along with this will come policies and procedures for our development department which will further enhance our viability as a serious business attractor.

Along with the contract we have been very active with Rimoka, SJC, West Central Planning and other development permits that are incoming. The Rimoka negotiations were very detailed and we secured an agreement with SJC and developed the tri-party funding agreement between all parties. And it was all in writing!!!

We organized the Town Hall meeting and prepared for it with handouts, PowerPoint, and information for the residents. It was a success with 20 participants attending the Loughheed Centre.

The first questionnaires of the strategic plan were all mailed out to all residents with a July 30 due date. To date we have received 5.

The transfer station will be functioning in partnership with the County September 01, 2015 and we are looking forward to that. To date, staff are cleaning up the site and hauling out the rotten compost that has been there for years. It is looking much better.

The Rimby Parade was attended by the writer and her husband and was thoroughly enjoyed. Staff did a fantastic job of cleaning up the town, route and organizing the parade. It was a great day!

We are daily working with staff and residents on routine concerns.

We have staff out on medical leave but will back fill and contract as required and necessary.

As always it is a pleasure to serve this municipality

Donna Tona  
Interim CAO



### Highlights

**ROADS** – Street sweeping was held up for 2 weeks because of a mechanical failure. Pothole repairs are ongoing. Paint was ordered and Crosswalks and Curbs will be painted in July. Ditches are being mowed regularly.

**WATER** – AMEC has started the connectivity tests for Well #13 and the North Lagoon. Fire Hydrant maintenance was started. Nasson completed the Well and Reservoir meter replacement.

**WASTEWATER** – Drainage ditch is being monitored regularly. The Lagoons will be discharged in July.

**PARKS** – Regular maintenance has been ongoing in the parks.

**CEMETRY** – The Mount Auburn Cemetery Gates were powder coated and re-installed. Regular maintenance is ongoing.

**RECYCLE** – The material that was collected during previous operations is being cleaned up. The Metal pile was cleaned up and Burn pits burnt.

**COMPOST** – Compost pick up has started. The old compost pile is being cleaned up and hauled to Ponoka.

R. Schmidt  
Director of Public Works



**Highlights:**

*Peter Lougheed Community Centre*

- The contract for the 3 new HVAC units has been awarded to Rimbey Heating Ltd. The bid was under budget and the tender submission was complete with all documents included. The HVAC units have been ordered and will be installed in the fall.
- Continually cleaning, doing required maintenance and upgrading the facility
- Researching the card lock security system for the facility
- Reviewing landscaping designs for the West entrance.
- Submitted the Canada 150 Community Infrastructure Program Grant towards improvements to the Community Centre.

*Community Fitness Centre*

- Meeting with fitness users to improve or add equipment that is required.
- Daily cleaning and maintenance of the area.

*Rimbey Aquatic Centre*

- Main Pool opened May 15 for the season
- South Hot tub has the motor/pump being replaced. Contingency plan for the future will be to have an extra motor/pump ready for quick replacement, so there will be no down time.
- Splash park motor was put into the vault and operational. Underground pipes from the water toys were broken and the ground was dug out to expose broken pipes. The pipes were fixed and water is still leaking out somewhere underground. The design and construction of this park is flawed. Options to be considered: An assessment will be completed on repairing the existing facility and quotes will be obtained for a new splash park.

*Arena*

- Cleaning and repairs continue
- LED Lights will be installed by Beagle Electric this summer.

*Programs*

- Tuesday nights – Badminton
- Wednesday nights – Pickleball/ Floor Hockey
- Thursday nights – Open Gym

*Boys and Girls Club*

- Summer Fun Program for the 6-12 year old on Tuesdays and Thursdays from 9 am – 4 pm at the Peter Lougheed Community Centre. The Teens meet on Wednesday nights at the Blindman Youth Action Centre.

*Events*

- Organized Canada Day and Rodeo Parade. Completing final reports for each event.

Respectfully submitted by:  
Cindy Bowie  
Director of Community Services



## Highlights

The Summer Villages have kept Sgt. Koller and Peace Officer Klause busy with numerous citations issued over the last two months.

## Stats

May had 102 total citations issued and 95 warnings

June had 136 total citations issued and 50 warnings

Peace Officers worked with Public Works Department and had new playground zones signs ordered all signs have arrived and we are currently waiting Alberta First Call to mark supernet and utilities so Public Works employees can place signs in the right areas of ground without hitting any lines in the playgrounds around town.

**Pick up/Drop off Sign at School-** Sgt. Koller and Peace Officer Klause have been in contact with the Wolf Creek School Division and the new “Kiss & Go” signs will be ready for the start of the 2015 school year.

Peace Officers continue doing patrols of the town with regular unsightly properties being dealt with in residential and business areas, as well bylaw fines have been issued.

Sgt. Kyle Koller  
Sgt/Director Protective Services

[Type text]



## Highlights

The Planning & Development Department is now being led by Liz Armitage, MEdes, RPP, MCIP. Liz is a consultant with Vicinia Planning & Engagement Inc. Liz began working for the town on June 8, 2015. The Planning & Development Department is supported by Michael Fitzsimmons, Municipal Intern.

The Planning & Development Department has led the efforts to complete the following activities:

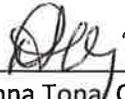
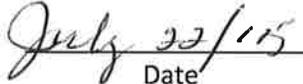
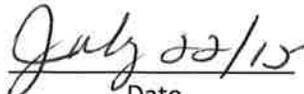
- **Rimstone Road Tri-Party Construction Agreement.** The agreement was signed on July 8, 2015. The road should be constructed to construction grade by August 31<sup>st</sup>, 2015 as per the agreement.
- **Development Agreement Extension** with SJC Development Corp. has been completed and was signed on July 8, 2015.

In addition to day-to-day activities, the Planning & Development Department has also been working on the following items:

- **Rimstone Road.** We have been working with Greg Smith, P.Eng. At Tagish Engineering to facilitate the construction of Rimstone Drive.
- **Legacy Lane Condominium.** We have been working with the developer and Condominium board to ensure the Phase 2 landings and ramps are built in a timely manner. We have determined with Public Works that the condominium board is responsible for the private fire hydrants on their lands. The town is also working with Superior to determine the requirements for past building inspections.
- **West Central Planning Agency.** Town Administration have reviewed the draft Municipal Development Plan in detail and have indicated to WCPA that no work is to be completed on the plan until direction is provided by council. Public hearing and Second Reading are scheduled for July 27<sup>th</sup>, 2015. Further, administration is investigating options to streamline our subdivision process with WCPA to improve operational efficiencies.
- **Rimoka Housing Corporation.** We have begun reviewing the preliminary Land Use Redesignation, Subdivision and Development Permits for the Stormwater Pond and Multi-unit building for Rimoka. The redesignation and subdivision applications are currently being processed and are before council. We anticipate receiving formal Development Permit applications in early August.
- **Municipal Legal Counsel.** Town Administration has requested fee proposals from multiple legal firms to evaluate potential options.
- **Lions Club Pathway.** Town Administration is working with Rimoka and the Lions Club to provide new alignment for the pathway that will be rerouted to accommodate the Rimoka Development. Town Administration has also been in discussions with Earl Giebelhaus in regards to the portion of the pathway on Giebelhaus land. An RFD is anticipated to be before council in August.
- **Grinder Pump in Evergreen Estates.** A meeting was held with all impacted parties to develop a long term strategy for the failed grinder pump. An RFD has been submitted to council for review.
- **Bareland and Spec Built Home Tax Relief.** Staff have been working with the town's assessors to provide recommendations to council regarding possible tax relief options at the request of Carey Anderson.



TOWN OF RIMBEY REQUEST FOR DECISION

<b>Council Agenda Item</b>	8.2
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Boards/Committee Reports
<b>For Public Agenda</b>	Public Information
<b>Background</b>	Various community groups supply minutes of their board meetings to Council for their information.
<b>Discussion</b>	
<b>Relevant Policy/Legislation</b>	Not applicable
<b>Options/Consequences</b>	Accept the various community groups board meeting minutes submitted to Council as information. Discuss items in question from the submitting community boards with Council members who sit as a member on the Board.
<b>Desired Outcome(s)</b>	To keep Council and the community informed of actions taken by the various community groups.
<b>Financial Implications</b>	Not applicable
<b>Follow Up</b>	Not applicable
<b>Attachments</b>	Rimoka Housing Foundation Board Meeting Minutes of May 27, 2015 Rimbey Historical Society Board Meeting Minutes of June 19, 2015 Rimbey FCSS/RCHHS Board Meeting Minutes of May 20, 2015 Beatty Heritage House Society Board Meeting Minutes of June 1, 2015
<b>Recommendation</b>	Motion for Council to accept the Rimoka Housing Foundation Board Meeting Minutes of May 27, 2015, the Rimbey Historical Society Board Meeting Minutes of June 19, 2015, the Rimbey FCSS/RCHHS Board Meeting Minutes of May 20, and the Beatty Heritage House Society Board Meeting Minutes of June 1, 2015 as information.
<b>Prepared By:</b>	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               _____              Donna Tona, CTS              Interim Chief Administrative Officer           </div> <div style="text-align: right;">               _____              Date           </div> </div>
<b>Endorsed By:</b>	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               _____              Donna Tona, CTS              Interim Chief Administrative Officer           </div> <div style="text-align: right;">               _____              Date           </div> </div>



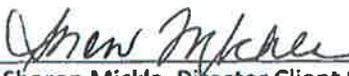


<b>8.</b>	<b>RIMBEY PROJECT</b>	
	a.	<p><b>Update &amp; Next Steps</b></p> <ul style="list-style-type: none"> <li>- Several changes have been made, sprinkler room moved to the mechanical room and two scooter garages will be added. Kitchen specialists have also been engaged.</li> <li>- Still having issues with the dry pond, are waiting for an update but it will not slow down the project.</li> <li>- Construction Management Approach will not be utilized, as several of the proposals raised red flags – some were willing to do the work for no fee. Government has approved the traditional design approach – hope this approach will shorten the construction time and provide favourable costing. Change from C3 to B2 is still under discussion.</li> <li>- A sign ‘Future Home of...’ will be placed on the site, in consultation with government.</li> <li>- No financing update has been received – Credit Union has indicated that when the funds are required, they will be available.</li> <li>- Full drawings will hopefully be ready by the end of July, then go to tender, October in the ground would be realistic. Construction time of 18 months – 2 years.</li> <li>- <i>M. Jaycox joined the meeting at 9:50am</i></li> <li>- The more tedious tasks have mostly been completed, expect some real progress from the Architects in the next few weeks. Hope for the full schedule at the next project meeting.</li> </ul>
<b>9.</b>	<b>PREVIOUS BUSINESS</b>	
	a.	<p><b>Smoking</b></p> <p>In absence of direction from Government, we will be moving towards an organization-wide smoke free environment.</p> <p>New admissions to self-contained are not allowed to smoke, and Sept 30 has been set as the potential date for all buildings to be fully designated as no smoking. Very little pushback has been received from residents.</p>
<b>10.</b>	<b>NEW BUSINESS &amp; CORRESPONDENCE</b>	
	a.	<p><b>Life Lease Presentation</b></p> <p>Review of powerpoint prepared by Denis Beesley, attached.</p>
	b.	<p><b>ASCHA Zone Nominations</b></p> <p>ASCHA has reorganized into three zones, and are looking for nominations for the directors. Meeting on June 17<sup>th</sup> to elect the new positions.</p>

<b>11.</b>	<b>DATE &amp; LOCATION OF NEXT MEETING</b> The next Rimoka Board meeting will be held at 9:00am on Wednesday June 24, 2015 at Legacy Place, Ponoka.
<b>12.</b>	<b>ADJOURNMENT</b> The meeting was declared adjourned at 10:55am.

  
\_\_\_\_\_  
Paul McLaughlin, Board Chair

June 24<sup>th</sup> / 2015.  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Sharon Mickla, Director Client Services

June 24/15  
\_\_\_\_\_  
Date

**Rimbey Historical Society**  
**Meeting Minutes June 19, 2015**

**Present:** Larry Varty, Brian Godlonton, Cheryl Jones, Janet Carlson, Linda Girodat, Kim Lovell, Jim Schneider, Jack Webb, Eric Hornsey, Janet Carlson, and Janet Burghardt.

**Order:** Larry Varty called the meeting to order at 7:30

**Agenda:** Moved by Eric Hornsey & seconded by Jim Schneider to approve the agenda as presented. CARRIED

**Minutes:** Moved by Brian Godlonton & seconded by Jack Webb approve the minutes of the May 20, 2015 meeting. CARRIED

**Old Business:** None

**Committee Reports:**

**President:** Larry Varty invited the board members to think about there view going forward for the park, and its museums.

**Treasurer:** The Treasurer's Report May 20, 2015 was presented.  
Moved Janet Burghardt and seconded by Brian Godlonton to approve the Treasurer's Report as presented. CARRIED

**Park Admin.** Cheryl Jones gave her Park Administrator's report.  
Moved by Brian Godlonton and seconded by Eric Hornsey that the park accept the artifacts.

**Grants** Applying for the Western Canada Infrastructure 150 Grant. A matching grant of \$60,000.00

**Restoration & Trucks.** They are getting the trucks ready for the parade.

**Buildings & Yard:** Things are getting cleaned up may have to hire someone to cut some of the trees that can not be reached from the ground.

**Park Events:** Brian Godlonton says the cooler is not working so the food will have to be put in the fridge. Adjustments will be made to be able to use the kitchen cooler.

**Volunteer & Recruitment** No Report

**Town Rep.** No Report  
**New Business:**

**Next Meeting:** Wednesday, July 15, 2015

**Adjournment:** Moved by Eric Hornsey to adjourn the meeting at 8:30

Family and Community Support Services (FCSS)  
Rimbey Community Home Help Services (RCHHS)  
**BOARD MEETING MINUTES**  
**May 20, 2015**  
10:00 a.m. Rimbey Provincial Building

Present:

N. Hartford, Chairperson  
I. Steeves, Vice Chairperson  
M. Josephison, Board Member  
P. Weeks, Board Member  
J. Webb, Board Member  
F. Pilgrim, Board Member (Via – FaceTime)  
I. Wegmann, Board Member  
P. Makofka, Executive Director  
C. Simpson, Recording Secretary  
P. Elliot, Recording Secretary

Regrets:

B. Coulthard, Board Member

1. CALL TO ORDER

The meeting was called to order by N. Hartford at 10:00 a.m.

2. APPROVAL OF AGENDA

**15-05-01 MOTION:** By: I. Steeves: That the agenda be adopted as presented.

**CARRIED**

3. PREVIOUS MEETING MINUTES – April 15, 2015

**15-05-02 MOTION:** By: M. Josephison: That the minutes of the March 19, 2015 Board Meetings be adopted as presented.

**CARRIED**

4. BUSINESS ARISING FROM THE MINUTES

4.1 garage sale items

**15-05-03 MOTION:** By: M. Josephison: That the remaining garage sale items are disposed of.  
Seconded by: P. Weeks

**CARRIED**

4.2 M.D. of Big Lakes presentation

4.3 Ponoka County Special Projects

4.4 ADSP client fee increase

5. OLD BUSINESS

5.1 Service Canada- Summer Job funding application

5.2 Bill Coulthard- 15 years' service award presentation

5.3 FCSSAA West Central Spring Meeting

5.4 Trade Fair- pictures

6. FINANCE

6.1 May 20, 2015 Finance Committee Meeting Minutes/Highlights

**15-05-04 MOTION:** By: I. Steeves: That the Minutes of the May 20, 2015 Finance Committee meeting be accepted as information.

**CARRIED**

7. WRITTEN REPORTS

7.1 Home Support/Personal Care

**15-05-05 MOTION:** By: I. Steeves: That three HCAs be offered the HCA Certificate course and Loan Agreement. Seconded by: I. Wegmann

**CARRIED**

7.2 Compass Program

7.3 Education Coordinator

7.4 Seniors Information & Referral Centre

7.5 Volunteer Income Tax

7.6 Food Bank

7.7 Volunteer Services

7.8 Palliative Care

**15-05-06 MOTION:** By: P. Weeks: That \$100.00 be given to help with the costs of the Palliative care training session. Seconded by: M. Josephson

**CARRIED**

7.9 Medical Alert

7.10 Volunteer Visitor

7.11 Meals on Wheels

7.12 Kitz 4 Kidz

7.13 Adult Day Support

7.14 Community Kitchen

7.15 Information Technology

7.16 Rimbey Parent Link Centre

7.17 Healthy Families/Young Parent Outreach

7.18 Rainbows

7.19 Family Resource Library

7.20 Accreditation Coordinator

7.21 Office Manager/Quality Control

**15-05-07 MOTION:** By: I. Steeves: That the Written Reports be accepted as information.

**CARRIED**

8. POLICY/RISK MANAGEMENT COMMITTEE – next meeting is June 8, 2015 at 1:30 p.m.

9. DIRECTOR'S REPORT

9.1 VSU- Lunch & Learn FCSS presentation

9.2 Blindman Youth Action Society update

9.3 Alberta Home Visitation Network Association

9.4 AHS Block Billing update

**15-05-08 MOTION:** By: P. Weeks: That the Director's Report be accepted as information.

**CARRIED**

10. NEW BUSINESS

10.1 Charity golf tournament swag item

**15-05-09 MOTION:** By: P. Weeks: That the Rimbey FCSS/RCHHS purchase key chains and glasses for the Agency swag item in the golfer registration bags. Seconded by: I. Wegmann

**CARRIED**

10.2 FCSS Family Barbeque

**15-05-10 MOTION:** By: J. Webb: That the Agency contributes \$500.00 towards the annual Staff and Family FCSS barbeque on June 24<sup>th</sup> at 5:00 p.m. Seconded by: I. Steeves

**CARRIED**

10.3 2015 Team Leaders Retreat

**15-05-11 MOTION:** By: F. Pilgrim: That the Executive Director plan a Team Leaders' retreat for key staff and volunteers with a budget of \$6500.00. Seconded by: M. Josephison

**CARRIED**

10.4 ASCHA membership

**15-05-12 MOTION:** By: J. Webb: That the Agency joins the ASCHA with an associate membership in 2015 at a discounted price of \$400.00 plus GST, and that three staff enroll in the Site Manager Certificate Program at a cost of \$2360.00 per person. Seconded by: P. Weeks

**CARRIED**

10.5 Site Manager Certificate Program

10.6 Central Alberta Child & Family Services Authority

**15-05-13 MOTION:** By: I. Steeves: That the Agency assists this group with free space and administration support. Seconded by: F. Pilgrim

**CARRIED**

10.7 Board member file information updates

10.8 Family Counselling Services- letter of intent for funding

11. PROGRESS REPORT ON 2015 GOALS & OBJECTIVES

12. CORRESPONDENCE

12.1 April Payroll Memo

12.2 BBBS thank you

12.3 Town of Rimbey CAO designation

13. NEXT MEETING DATE – FCSS Board Meeting - June 24, 2015

14. ADJOURNMENT

**15-05-14 MOTION:** By N. Hartford: That the meeting adjourns at 11:10 a.m.

**CARRIED**

15. BOARD SHARING TIME

---

N. Hartford, Chairperson

---

C. HN Simpson, Recording Secretary

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P. Elliot, Recording Secretary

Meeting was called to order at 7:35 PM by Chairperson Teri Ormberg.

In attendance: Teri Ormberg  
 Florence Stemo  
 Annette Boorman  
 Bronwen Jones  
 Judy Larmour

Jackie Anderson  
 Murray Ormberg  
 Fred Schutz

MINUTES of previous meetings, (April 6 and May 4, 2015), read by Florence.  
 One omission in May Minutes: Moved by Bronwen, seconded by Judy that a surcharge of \$2.00 be added to the price of the tickets to the Home Routes concerts for the 2015-2016 Season to cover the expenses for each concert. Carried.  
 Minutes approved as corrected by Annette, seconded by Jackie. Carried.  
 TREASURER'S REPORT: Jackie reported a Balance of \$23,958.72. The federal grant to assist students (\$6400. to cover 14 weeks) has been approved. Jackie moved the adoption of her report.

#### OLD BUSINESS:

PAINTING OF EXTERIOR OF HOUSE: Painting has started.

CO-OP BARBECUE Fri. May 29, 2015 – a rainy windy, cool day, but event went well. Thanks to the Co-op, and to Louis Regnier for manning the barbecue.

SUMMER EMPLOYMENT: Discussion re ideas for more activities at the BH.

2015 DONATED QUILT - "WOODDALE STONEHENGE": Jackie picked up the quilt for annual raffle, 1215 tickets printed; cost - \$1.00 per ticket.

WHEELCHAIR ACCESS: Little point in building ramps, etc., as necessary changes inside the House (doorways, bathroom, etc.) would impact the Historic House in a negative way.

CRACK IN FOUNDATION: Moved by Florence, seconded by Judy that we hire Ad Vos to repair the crack in the foundation. Carried.

#### NEW BUSINESS:

EARTH DAY 2016: Invitation to co-ordinate BH event with Library event.

CHRISTMAS LIGHTS: Lights on House to be taken down by painters and to be left down – no lights on the House in the future.

SUMMER EVENT FUND: Moved by Annette, seconded by Jackie that the Student Employee be given an account of up to \$50.00 at Stationery Stories and Sounds to cover the cost of materials for summer events she co-ordinates. Carried, with Murray opposed.

LAMINATING: Gerry McKay has volunteered to do all laminating free.

CHRISTMAS ENTERTAINMENT: Florence will contact Talitha Peacock re the possibility of a Christmas program of Celtic music.

NEXT MEETING - June 29, 2015

ADJOURNMENT: By Murray at 9:53 PM.

*Minutes approved at July 6, 2015 Meeting.*  
*Florence Stemo*



TOWN OF RIMBEY REQUEST FOR DECISION

<b>Council Agenda Item</b>	8.3
<b>Council Meeting Date</b>	July 27, 2015
<b>Subject</b>	Council Reports
<b>For Public Agenda</b>	Public Information
<b>Background</b>	The Mayor and Councillors provide a monthly report to advise of their activities of the previous month.
<b>Discussion</b>	
<b>Relevant Policy/Legislation</b>	Not applicable.
<b>Options/Consequences</b>	1. Accept the reports of Council as information. 2. Discuss items in question arising from the reports.
<b>Desired Outcome(s)</b>	To keep the community informed of actions taken by Council.
<b>Financial Implications</b>	Not applicable.
<b>Follow Up</b>	Not applicable.
<b>Attachments</b>	8.3.1 Mayor Pankiw's Report 8.3.2 Councillor Godlonton's Report 8.3.3 Councillor Jaycox's Report 8.3.4 Councillor Webb's Report
<b>Recommendation</b>	Motion by Council to accept the reports of Council, as information.

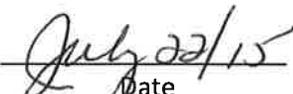
**Prepared By:**

  
 \_\_\_\_\_  
 Donna Tona, CTS  
 Interim Chief Administrative Officer

  
 \_\_\_\_\_  
 Date

**Endorsed By:**

  
 \_\_\_\_\_  
 Donna Tona, CTS  
 Interim Chief Administrative Officer

  
 \_\_\_\_\_  
 Date



## Highlights

- June 24 Rimoka Housing Foundation Meeting
  - June 30 Meeting with Chief Administrative Officer
  - July 1 Canada Day Celebration
  - July 3 Special Council Meeting
  - July 6 Rimoka Housing Foundation Building Committee Meeting
  - July 7 Meeting with Contract Development Officer
  - July 8 Town Hall Meeting
  - July 22 Rimoka Housing Foundation Building Committee Meeting
  - July 27 Meeting with Alberta Seniors Housing
  - July 27 Regular Council Meeting
- 
- Signed Commissioner of Oaths for several people. Numerous meeting with Chief Administrative Officer and Contract Development Officer regarding SJC and Legacy Place.

Rick Wm. Pankiw  
Mayor



## Highlights

- June 26 Rimby & Area Wellness Group
- June 27 Welcome Old Timers to Rimby for reunion at Peter Lougheed Community Centre
- June 28 Cook pancake breakfast for reunion
- July 1 Serve breakfast and lunch for Canada Day at Pas-ka-poo Park
- July 3 Special Council Meeting
- July 4 Serve Breakfast and lunch for Show & Shine at Pas-ka-poo Park
- July 8 Tagish Engineering Golf Tournament
- July 8 Town Hall Meeting
- July 27 Regular Council Meeting

Brian Godlonton  
Councillor



## Highlights

- June 20 Old-timers reunion
- June 27 Historical Society Breakfast and Lunch
- July 3 Special Council Meeting
- July 6 Rimoka Housing Foundation Building Committee
- July 8 Town Hall Meeting
- July 11 Stampede Parade
- July 13 Rimoka Housing Foundation Building Committee – Lions Club Trails
- July 27 Regular Council Meeting.

Mathew Jaycox  
Councillor



### Highlights

- June 28 Old Timers Reunion pancake breakfast and lunch
- July 1 Canada Day celebration and volunteer
- July 3 Special Council Meeting
- July 4 Show & Shine at Historical Society
- July 8 Tagish Engineering Services Golf Tournament
- July 8 Town Hall Meeting
- July 27 Regular Council Meeting

Jack Webb  
Councillor