



AGENDA
Bentley Town Council Regular Meeting
Tuesday September 27, 2022
6:45 pm

1. Call to Order

2. Indigenous Acknowledgement

“We acknowledge that we are meeting on Treaty 6 Territory and Home of Metis Nation Region 3, on land that is part of a historic agreement involving mutuality and respect. We recognize all the many First Nations, Metis, Inuit, and non-First Nations whose footsteps have marked these lands.”

3. Amendments & Acceptance of Agenda

4. Adoption of Previous Minutes:

- a) **Regular Meeting of Council September 13, 2022**

5. Financial:

- a) **Prepaid Cheque Listing – Cheques No. 20220667 to 20220706**
- b) **Council Remuneration Listing**

6. New Business

- a) **Fortis Franchise Agreement**
 - **Fortis Franchise Fee – Rate Setting (report by administration)**
 - **Delegation Fortis Alberta – Kayla Law – Stakeholder Relations Manager, Key Accounts (Presentation)**

7. Unfinished Business

- a) **Oxford Building Condition Assessment**

8. Correspondence

- a) **Council Highlights Lacombe County September 8**

9. Other Business

- a) **In-Camera personal matter in accordance with the Freedom of Information and the Protection of Privacy Act, Division 2, Exceptions to Disclosure, Disclosure harmful to personal privacy. 17(1) The head of a public body must refuse to disclose personal information to an applicant if the disclosure would be an unreasonable invasion of a third party’s personal privacy.”**

10. Adjournment



Minutes of the Regular Meeting of the Council of the Town of Bentley

September 13, 2022

Date and Place Minutes of the Regular Meeting of the Council of the Town of Bentley held Tuesday, September 13, 2022, at 6:45 p.m., in the Bentley Municipal Office

In Attendance Mayor Greg Rathjen
Deputy Mayor Eastman
Councillor Hansen
Councillor Dale Grimsdale
Councillor Brenda Valiquette
CAO, Marc Fortais

Call to Order Mayor Greg Rathjen called the meeting to order at 6:45 p.m.

Indigenous Acknowledgement "We acknowledge that we are meeting on Treaty 6 Territory and Home of Metis Nation Region 3, on land that is part of a historic agreement involving mutuality and respect. We recognize all the many First Nations, Metis, Inuit, and non-First Nations whose footsteps have marked these lands"

Read by Mayor Rathjen

Agenda

Motion 164/2022 Moved by Councillor Hansen, "THAT the agenda of the September 13, 2022, regular meeting of council, be amended to include an in-camera item at the end of the council meeting, regarding Lacombe Regional Waste Services Commission and a financial matter. This item is to be discussed in-camera in accordance with The Freedom of Information and Protection of Privacy Act, Division 2, Exceptions to Disclosure, "Disclosure harmful to the business interests of a third party." Specifically, councillor Hansen attended a meeting as a representative on the LRWSC Board and was given financial information that has not yet been made public and was shared in confidence with the Board.

Carried

Motion 165/2022 Moved by Mayor Rathjen, "THAT the agenda of the September 13, 2022, regular meeting of council be amended to include an in-camera item at the end of the council meeting regarding a personal matter. This item is to be discussed in-camera in accordance with The

Freedom of Information and Protection of Privacy Act, Division 2, Exceptions to Disclosure, Disclosure harmful to personal privacy. 17(1) The head of a public body must refuse to disclose personal information to an applicant if the disclosure would be an unreasonable invasion of a third party's personal privacy."

Motion 166/2022 Moved by Councillor Valiquette, "THAT the amended agenda of the September 13, 2022, regular meeting of council be accepted."

Carried

Previous Minutes

Motion 167/2022 Moved by Councillor Grimsdale, "THAT the minutes of the August 23, 2022, Regular Meeting of Council be accepted."

Carried

Financial

a) Prepaid Cheque Listing Cheques No. 20220616 to 20220666

Motion 168/2022 Moved by Councillor Valiquette, "THAT Cheque No. 20220616 to 20220666 be received for information."

Carried

Unfinished Business

a) ECO Tree Generations & Bentley Farmers Market – request for support community project and lease of land

- Council heard a presentation from ECO Tree Generations at the last council meeting that occurred on August 23, 2022. This is a continuation of the discussion from the last council meeting.
- Mayor Rathjen asked members of Council if they had any further questions of the presenters from the last Council Meeting and there were questions. Mayor Rathjen called upon the presenter Shawn Moore from Eco Tree to answer additional questions and he was present.
- Several questions were asked by Mayor and Council and were answered by the presenter.

Motion 169/2022 Moved by Deputy Mayor Eastman, "THAT Mayor and Council support the concept presented by ECO Tree Generations and the Bentley Farmers Market; AND

THAT Mayor and Council authorize the CAO to negotiate a long-term lease and operational agreement for the space necessary to support the concept and idea presented by ECO Tree Generations and the Bentley Farmers Market; AND

THAT Administration work collaboratively with ECO Tree Generations and the Bentley Farmers Market to explore and apply for funding opportunities to support the implementation of the project.

- Council debated the motion, and thoughts regarding supporting the proposal were divided.

Councillor Hansen proposed a friendly amendment to be added to the motion as follows:

THAT the following additional paragraph be added to the motion, “THAT a public meeting be held once a successful negotiation has been completed to share the details of any business arrangement and seek public feedback regarding the design of the community space.”

Carried

The main motion was again presented as amended

Motion 169/2022 Moved by Deputy Mayor Eastman, “THAT Mayor and Council support the concept presented by ECO Tree Generations and the Bentley Farmers Market; AND

THAT Mayor and Council authorize the CAO to negotiate a long-term lease and operational agreement for the space necessary to support the concept and idea presented by ECO Tree Generations and the Bentley Farmers Market; AND

THAT administration work collaboratively with ECO Tree Generations and the Bentley Farmers Market to explore and apply for funding opportunities to support the implementation of the project; AND

THAT a public meeting be held once a successful negotiation has been completed to share the details of any business arrangement and seek public feedback regarding the design of the community space.”

- Mayor and Council continued to debate the motion until such a time, that Mayor Rathjen called for the vote and requested that it be recorded. There were no objections to the vote being recorded by members of Council.

Recorded Vote (3 For and 2 Opposed as follows)

Mayor Rathjen	For
Deputy Mayor Eastman	For
Councillor Valiquette	For
Councillor Hansen	Opposed
Councillor Grimsdale	Opposed

Carried

New Business

a) MAP Audit Response to address identified items

Motion 170/2022 Moved by Deputy Mayor Eastman, "THAT Mayor and Council accept the response and action plan to rectify the findings of the 2022 Municipality Accountability Program Report (Town of Bentley) as information; AND

THAT Mayor and Council declare that the Bentley Municipal office for the Town of Bentley is located at 4918 50th Ave in Bentley Alberta; AND

THAT from this point forward, the Public Works Committee will only meet during a public meeting open to the public either during a regular meeting of mayor and council, to be shown on the agenda. Or that a meeting date be set and advertised in accordance with the requirements of the Municipal Government Act to hold such a meeting of the Public Works Committee.

Carried

Motion 171/2022 Moved by Councillor Hansen, THAT a Public Works report be provided to Mayor and Council quarterly.

Carried

Correspondence

- a) Council Highlights Lacombe County August 25, 2022**
- b) Lacombe Regional Waste Services Commission August 24, 2022, Meeting**

Motion 172/2022 Moved by Councillor Grimsdale, "THAT the correspondence items a) to b) be accepted as information."

Carried

Other Business **None**

Council Reports

- a) Mayor Rathjen**
- b) Deputy Mayor Eastman**
- c) Councillor Hansen**
- d) Councillor Grimsdale**
- e) Councillor Valiquette**

Motion 173/2022 Moved by Councillor Grimsdale, "THAT the August Council Reports be accepted as information."

Carried

Motion 174/2022 Moved by Councillor Hansen that a 5-minute break be taken at 7:56pm prior to moving in-camera to discuss the items added to the agenda.

Carried

Call to Order

Mayor Rathjen called the meeting back in order at 8:02pm

In-Camera

Motion 175/2022 Moved by Councillor Grimsdale that the Regular Meeting of Mayor and Council be closed to the public at 8:02pm for a discussion of two items as follows:

- a) Lacombe Regional Waste Services Commission and a financial matter. This item is to be discussed in-camera in accordance with The Freedom of Information and Protection of Privacy Act, Division 2, Exceptions to Disclosure, "Disclosure harmful to the business interests of a third party." Specifically, councillor Hansen attended a meeting as a representative on the LRWSC Board and was given financial information that has not yet been made public and was shared in confidence with the Board.
- b) Personal matter. This item is to be discussed in-camera in accordance with The Freedom of Information and Protection of Privacy Act, Division 2, Exceptions to Disclosure, Disclosure harmful to personal privacy. 17(1) The head of a public body must refuse to disclose personal information to an applicant if the disclosure would be an unreasonable invasion of a third party's personal privacy."

Motion 176/2022 Moved by Deputy Mayor Eastman, "THAT the regular meeting of Mayor and Council be resumed in public at 8:34pm.

Adjournment

Mayor Rathjen, adjourned the meeting at 8:35pm

Mayor Greg Rathjen

CAO Marc Fortais



TOWN OF BENTLEY

Cheque Listing For Council

2022-Sep-21
9:07:21AM

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date					
20220667	2022-09-15	RATHJEN, ARTHUR M				
20220668	2022-09-15	VALIQUETTE, BRENDA C				
20220669	2022-09-15	HANSEN, PAMELA				
20220670	2022-09-15	GRIMSDALE, DALE A				
20220671	2022-09-15	EASTMAN, LENORE M				
20220672	2022-09-15	CARSON, BARBARA J				
20220673	2022-09-15	JENSEN, DARREN J				
20220674	2022-09-15	MEREDITH, SANDRA L				
20220675	2022-09-15	GIBSON, COLE C				
20220676	2022-09-15	DENNEHY, NATHAN				
20220677	2022-09-15	GREAVES, LORYANNE				
20220678	2022-09-15	FORTAIS, MARC C				
20220679	2022-09-15	KIKSTRA, ROBERT B				
20220680	2022-09-15	LOOV, CHRISTOPHER D				
20220690	2022-09-15	327241 ALBERTA LTD.	1068	PAYMENT AUGUST ANIMAL CONTROL SER	892.50	892.50
20220691	2022-09-15	BENTLEY I.D.A. PHARMACY	31082022	PAYMENT BENTLEY IDA BILL FOR AUGUST	28.32	28.32
20220692	2022-09-15	BUNZL CLEANING & HYGIENE	132690.	PAYMENT ARENA SUPPLIES	287.66	287.66
20220693	2022-09-15	CAMPUS ENERGY PARTNERS LP	1000894-202208 1000895-202208 2688ZC-2208-1	PAYMENT ELECTRICITY BILL FOR AUGUST ELECTRICITY BILL FOR STREET NATURAL GAS BILL FOR AUGUS	5,507.99 5,927.21 614.76	12,049.96
20220694	2022-09-15	DRAIN DOCTOR	5512	PAYMENT ARENA MAINTENANCE CHANGE	679.88	679.88
20220695	2022-09-15	FCSS ASSOCIATION OF ALBERTA	1528	PAYMENT FCSS ASSOCIATION MEMBERSH	346.00	346.00
20220696	2022-09-15	G.L.D.C. GAS CO-OP LTD.	01092022	PAYMENT FIREHALL NATURAL GAS BILL	76.73	76.73
20220697	2022-09-15	GO SERVICES INC.	15158934	PAYMENT PORTAPOTTY RENTALS FOR AU	787.50	787.50
20220698	2022-09-15	GREGG DISTRIBUTORS LP	059-476637	PAYMENT CAMPGROUND RV ANTIFREEZE	294.58	294.58
20220699	2022-09-15	HANSEN, PAMELA DAWN	31082022	PAYMENT MILEAGE REIMBURSEMENT	47.79	47.79
20220700	2022-09-15	HHID	15092022	PAYMENT DEM SEPTEMBER PAYMENT	787.50	787.50
20220701	2022-09-15	PARKLAND GEOTECHNICAL CONSULTING LTD.	0922-5773	PAYMENT FIELD TESTING SERVICES AND I	1,464.75	1,464.75
20220702	2022-09-15	SYLVAN LAKE SUMMER HOCKEY CAMP LTD	15092022	PAYMENT SEPTEMBER ARENA CARETAKEI	6,300.00	6,300.00
20220703	2022-09-15	TELUS MOBILITY INC.	09092022	PAYMENT TELUS MOBILITY BILL FOR SPET	122.25	122.25
20220704	2022-09-15	WOLF CREEK BUILDING SUPPLIES	452669	PAYMENT MATERIAL FOR BASEMENT CABI	104.53	549.46



TOWN OF BENTLEY

Cheque Listing For Council

2022-Sep-21
9:07:22AM

Cheque					Invoice	Cheque
Cheque #	Date	Vendor Name	Invoice #	Invoice Description	Amount	Amount
20220704	2022-09-15	WOLF CREEK BUILDING SUPPLIES	455648	MATERIAL FOR BASEMENT CABI	134.35	549.46
			457645	MATERIAL FOR CABINET IN BASI	108.92	
			460336	ARENA MAINTENANCE MATERIA	76.57	
			460672	ARENA MAINTENANCE SUPPLIE:	125.09	
20220705	2022-09-15	WOLF'S BOTANICAL	80015940	PAYMENT PROMIX AND COMPOST FOR PA	446.25	446.25
20220706	2022-09-15	SERVUS CREDIT UNION	06302022	PAYMENT SERVUS MASTERCARD FOR JUN	378.87	2,167.32
			07312022	SERVUS MASTERCARD FOR JUL	970.05	
			08312022	SERVUS MASTERCARD BILL FOI	818.40	

Total 46,814.67

*** End of Report ***



TOWN OF BENTLEY

Cheque Register

2022-Sep-12
9:27:37AM

Pay Period M202208 Batch # 15058

Cheque #	Cheque Date	CEO	CAO	Employee	Amount
20220667	2022-09-15			17 RATHJEN,ARTHUR	539.60
20220668	2022-09-15			84 VALIQUETTE,BRENDA	316.20
20220669	2022-09-15			85 HANSEN,PAMELA	423.19
20220670	2022-09-15			86 GRIMSDALE,DALE	314.80
20220671	2022-09-15			87 EASTMAN,LENORE	415.46
Totals					2,009.25

*** End of Report ***



Agenda Date: September 27, 2022

Agenda Item: **New Business:**
Fortis Electric Distribution and Transmission Franchise Fee 2023

RECOMMENDATION

THAT Mayor and Council authorize the CAO to renew the Franchise Agreement with Fortis Alberta for an additional 5-year term from October 1, 2023, to September 30, 2028.

THAT Mayor and Council set the electrical distribution system franchise fee percentage for the 2022 November deadline related to the Franchise Fee Collected in the 2023 year at 10%.

SUMMARY AND BACKGROUND

The Town of Bentley has a distribution and transmission system franchise fee agreement with Fortis Alberta. Pursuant to that agreement and the Municipal Government Act, Section 45 (Non municipal public utilities), the Town has the authority to collect this franchise fee. The fee is based on the distribution and transmission revenue and does not include power consumption.

The agreement provides essential electric distribution services, provides the authority for Fortis Alberta to operate and maintain the electrical distribution services and allows for the use of municipal right of ways for the provision of the services to the Town of Bentley and the community.

The current franchise agreement was effective beginning October 1, 2013, for a 10-year initial term and provided two additional 5-year options to renew. As such the agreement is set to expire on September 30, 2023, unless we exercise our option to renew it from October 1, 2023, to September 30, 2028. The agreement also provides for a portion of the revenue collected through Distribution and Transmission Fees to be paid back to the municipality each year. This rate has been set at 10% and has remained unchanged for many years. The funds collected through the franchise fee and paid back to the Town of Bentley are utilized to fund Capital Projects that are much needed in the community.

What are the benefits of a Franchise Fee Agreement:

- Long term partnership for the provision of stabilized energy services
- Provides another source of revenue to fund community capital projects
- There is an established service level commitment to maintain streetlights
- Cost of relocations and other grid modifications locally are offset by dollars collected through a rider
- Joint use of facilities
- Reduction of liability to the municipality
- Schedule B established for costs related to additional services

It should also be noted, that annually, the Town of Bentley is required to notify Fortis Alberta “prior to November 1,” of each year of the franchise fee percentage to be charged in the following year.

Currently the franchise fee being charged for the 2022 year is 10%, was approved at the September 14, 2021, meeting of Mayor and Council. I have attached for your reference, a comparative listing of the other franchise fees collected by other municipalities in Alberta (Attachment 1).

Administration is recommending that the franchise fee remain at 10% due to the significant impacts of COVID-19 on businesses and residents within the Town of Bentley in the prior several years. It should be noted that if Council decided to change the franchise fee rate for 2022 for the 2023 year, the process involves advertising the rate change in the newspaper with the widest circulation and we would also be required to obtain approval from the Alberta Utilities Commission.

Kayla Law (Stakeholder Relations Manager, Key Accounts) from Fortis Alberta is also here today to provide an overview of Fortis's operations in Bentley, the benefits of a franchise agreements, stability of the distribution system and ongoing maintenance standards (Attachment #4).

BUDGET AND FINANCIAL CONSIDERATIONS

For the 2023 year an estimated delivery tariff revenue is \$868,987 based on 2021 revenue, **(actual may be higher but we have not received the forecast)** therefore based on a franchise fee charged at 10% the franchise fee revenue payable to the Town would be \$86,899.

Historical Information regarding Franchise Fees Collected from Fortis and utilized for capital projects in the community are as follows:

2014	\$57,174
2015	\$60,470
2016	\$60,784
2017	\$63,505
2018	\$59,748
2019	\$68,153
2020	\$70,131
2021	\$73,339

RATIONALE FOR RECOMMENDATION

- These fees are collected each year and the funds are applied towards the current year's capital projects, or if not utilized would be placed into a reserve account for future years projects. This is an effective method for the Town to raise funds to help pay for investment in infrastructure projects.
- The Town has a signed agreement with Fortis for a franchise to provide electricity services to the customers of the Town of Bentley in accordance with Bylaw 168/2013. (Attachment 2)
- Fortis Alberta has exclusive rights to provide electrical distribution services within the legal boundaries of the municipality as per authorization provided through bylaw 212/2019 (Attachment 3)
- Freezing the rate at the current percentage does not add additional burden to the local resident and business owner in a time that they continue to recover from the impacts of the COVID-19 pandemic and economic downturn.

ATTACHMENTS

1. Franchise fees collected by other municipalities in Alberta
2. Bylaw 168/2013
3. Bylaw 212/2019 Bylaw to prohibit other persons from providing electrical distribution service within the legal boundaries of the municipality
4. Fortis Franchise Fee Presentation

Marc Fortais, CAO

MUNICIPAL FRANCHISE FEE RIDERS

Availability Effective for all consumption, estimated or actual, on and after the first of the month following Commission approval, the following franchise fee riders apply to each rate class.

Price Adjustment A percentage surcharge per the table below will be added to the total distribution tariff, (the sum of the transmission component and the distribution component), excluding any Riders calculated for every Point of Service within each municipality and will be billed to the applicable retailer.

FortisAlberta will pay to each municipality each month, in accordance with the franchise agreements between FortisAlberta and the municipalities, the franchise fee revenue collected from the retailers.

Muni Code	Municipality	Rider	Effective	Muni Code	Municipality	Rider	Effective
03-0002	Acme	3%	2013/07/01	02-0040	Bowden	15%	2017/01/01
01-0003	Airdrie	20%	2021/04/01	03-0041	Boyle	20%	2021/01/01
03-0005	Alix	8.50%	2019/01/01	03-0042	Breton	20%	2015/01/01
03-0004	Alberta Beach	8%	2021/01/01	01-0043	Brooks	14%	2021/01/01
03-0007	Amisk	0%	2014/01/01	02-0044	Bruderheim	0%	2013/07/01
02-0011	Athabasca	12%	2021/01/01	02-0047	Calmar	20%	2013/07/01
04-0009	Argentia Beach	0%	2017/01/01	01-0048	Camrose	14%	2021/04/01
03-0010	Arrowwood	12%	2015/07/01	02-0050	Canmore	12%	2021/01/01
02-0387	Banff	6%	2020/01/01	03-0054	Carmangay	15%	2021/01/01
07-0164	Banff Park	4%	2019/10/01	03-0055	Caroline	12%	2021/01/01
03-0363	Barnwell	5%	2013/07/01	02-0056	Carstairs	10%	2015/01/01
03-0013	Barons	5%	2015/04/01	03-0061	Champion	15%	2015/04/01
02-0014	Barrhead	12%	2016/04/01	03-0062	Chauvin	11%	2016/01/01
02-0016	Bashaw	2%	2021/01/01	01-0356	Chestermere	11.50%	2014/01/01
02-0017	Bassano	14.40%	2019/01/01	03-0064	Chipman	0%	2016/01/01
03-0018	Bawlf	6%	2016/01/01	02-0065	Claresholm	4%	2017/01/01
01-0019	Beaumont	17.25%	2020/01/01	03-0066	Clive	10%	2020/01/01
03-0022	Beiseker	3.50%	2019/01/01	03-0068	Clyde	15%	2017/01/01
02-0024	Bentley	10%	2019/01/01	02-0069	Coaldale	11%	2015/01/01
04-0026	Betula Beach	0%	2017/01/01	02-0360	Coalhurst	4%	2021/01/01
03-0029	Bittern Lake	7%	2016/01/01	02-0070	Cochrane	17%	2020/01/01
02-0030	Black Diamond	10%	2017/01/01	03-0076	Coutts	3%	2017/01/01
02-0031	Blackfalds	20%	2013/10/01	03-0077	Cowley	5%	2016/01/01
02-0034	Bon Accord	20%	2013/07/01	03-0078	Cremona	10%	2016/01/01
02-0039	Bow Island	8.50%	2018/01/01	02-0079	Crossfield	0%	2015/01/01

FortisAlberta's Customer and Retailer Terms and Conditions of Distribution Tariff Services provide for other charges, including an arrears charge of 1.5% per month.

MUNICIPAL FRANCHISE FEE RIDERS

Effective: the first of the month following Commission approval for consumption from the first of the month following Commission approval

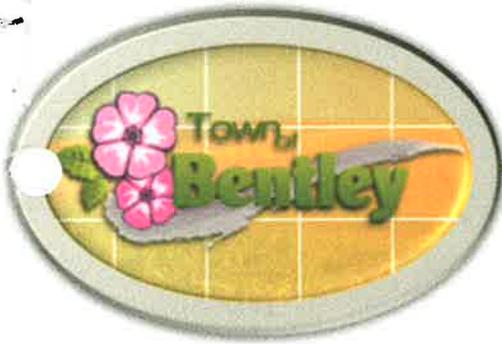
Muni Code	Municipality	Rider	Effective	Muni Code	Municipality	Rider	Effective
09-0361	Crowsnest Pass	16%	2016/01/01	01-0194	Lacombe	17.00%	2021/01/01
04-0080	Crystal Springs	0%	2016/01/01	04-0196	Lakeview	2%	2016/01/01
03-0081	Czar	5%	2013/10/01	02-0197	Lamont	7.50%	2020/01/01
02-0082	Daysland	7%	2018/01/01	04-0378	Larkspur	3%	2020/04/01
02-0086	Devon	13%	2018/01/01	01-0200	Leduc	16%	2014/01/01
02-0088	Didsbury	17%	2016/01/01	02-0202	Legal	15%	2021/01/01
02-0091	Drayton Valley	10%	2016/01/01	03-0207	Lomond	15%	2017/01/01
03-0093	Duchess	15%	2018/01/01	03-0208	Longview	17%	2017/01/01
02-0095	Eckville	10%	2015/01/01	03-0209	Lougheed	5%	2016/01/01
03-0096	Edberg	13%	2021/01/01	02-0211	Magrath	10%	2021/01/01
03-0097	Edgerton	16%	2015/01/01	04-0210	Ma-Me-O Beach	0%	2016/01/01
02-0100	Edson	4.75%	2020/01/01	02-0215	Mayerthorpe	10%	2020/01/01
03-0109	Ferintosh	11%	2016/01/01	04-0359	Mewatha Beach	2%	2016/10/01
03-0112	Foremost	7%	2016/01/01	02-0218	Milk River	12%	2017/01/01
02-0115	Fort Macleod	15%	2018/10/01	02-0219	Millet	16%	2019/01/01
01-0117	Fort Saskatchewan	0%	2013/10/01	03-0220	Milo	20%	2017/01/01
02-0124	Gibbons	10%	2013/01/01	02-0224	Morinville	20%	2013/07/01
03-0128	Glenwood	0%	2016/02/11	04-0230	Nakamun Park	0%	2013/10/01
04-0129	Golden Days	0%	2017/01/01	02-0232	Nanton	9%	2019/01/01
02-0135	Granum	5.50%	2013/07/01	02-0236	Nobleford	0%	2013/10/01
04-0134	Grandview	0%	2016/01/01	03-0233	New Norway	6%	2009/01/01
04-0138	Gull Lake	0%	2016/01/01	04-0237	Norglenwold	5%	2015/01/01
04-0358	Half Moon Bay	0%	2021/01/01	04-0385	Norris Beach	0%	2016/01/01
02-0143	Hardisty	9.50%	2021/01/01	02-0238	Okotoks	20%	2021/01/01
03-0144	Hay Lakes	9%	2021/01/01	02-0239	Olds	15%	2019/01/01
02-0148	High River	20%	2015/07/01	02-0240	Onoway	9.50%	2021/01/01
03-0149	Hill Spring	5%	2015/09/01	04-0374	Parkland Beach	0%	2015/01/01
02-0151	Hinton	12.70%	2019/01/01	02-0248	Penhold	19%	2014/01/01
03-0152	Holden	4%	2016/01/01	02-0249	Picture Butte	10%	2016/01/01
03-0153	Hughenden	5%	2016/01/01	02-0250	Pincher Creek	13%	2017/01/01
03-0154	Hussar	12.50%	2017/01/01	04-0253	Point Alison	0%	2017/01/23
02-0180	Innisfail	15%	2021/04/01	04-0256	Poplar Bay	0%	2016/01/01
03-0182	Irma	20%	2015/01/01	02-0257	Provost	20%	2015/01/01
02-0183	Irricana	0%	2013/10/01	02-0261	Raymond	12%	2016/01/01
04-0185	Island Lake	0%	2016/01/01	02-0265	Redwater	5%	2020/01/01
04-0186	Itaska Beach	0%	2017/10/01	02-0266	Rimbey	16%	2019/01/01
04-0379	Jarvis Bay	0%	2015/10/08	02-0268	Rocky Mtn House	12%	2017/01/01
04-0187	Kapasiwin	0%	2018/04/01	03-0270	Rockyford	5%	2015/04/01
02-0188	Killam	9%	2021/01/01	03-0272	Rosemary	14.50%	2020/01/01

FortisAlberta's Customer and Retailer Terms and Conditions of Electric Distribution Service provide for other charges, including an arrears charge of 1.5% per month.

MUNICIPAL FRANCHISE FEE RIDERS

Effective: the first of the month following Commission approval for consumption from the first of the month following Commission approval

Muni Code	Municipality	Rider	Effective	Muni Code	Municipality	Rider	Effective
04-0273	Ross Haven	0%	2016/01/01	02-0350	Whitecourt	3.32%	2021/01/01
03-0276	Ryley	3%	2016/01/01	04-0354	Yellowstone	3%	2016/01/01
04-0279	Seba Beach	4%	2014/01/01				
02-0280	Sedgewick	9%	2020/01/01				
04-0283	Silver Sands	3%	2018/01/01				
04-0369	South Baptiste	0%	2005/05/01				
04-0288	South View	3%	2019/01/01				
01-0291	Spruce Grove	20%	2016/01/01				
01-0292	St. Albert	10%	2021/01/01				
03-0295	Standard	0%	2015/01/01				
02-0297	Stavely	6%	2021/01/01				
03-0300	Stirling	12%	2019/01/01				
02-0301	Stony Plain	20%	2015/01/01				
09-0302	Strathcona County	0%	TBD				
02-0303	Strathmore	20%	2020/07/01				
03-0304	Strome	8%	2016/01/01				
02-0307	Sundre	10%	2020/01/01				
04-0386	Sunrise Beach	0%	2018/01/01				
04-0308	Sunset Point	10%	2017/01/01				
02-0310	Sylvan Lake	15%	2019/01/01				
02-0311	Taber	18%	2020/07/01				
02-0315	Thorsby	20%	2015/01/01				
02-0318	Tofield	5%	2015/01/01				
02-0321	Turner Valley	10%	2017/01/01				
04-0324	Val Quentin	0%	2016/01/01				
02-0326	Vauxhall	6%	2020/01/01				
02-0331	Viking	8%	2013/07/01				
02-0333	Vulcan	20%	2013/10/01				
03-0364	Wabamun	10%	2017/01/01				
02-0335	Wainwright	11%	2020/04/01				
07-0159	Waterton Park	8%	2018/10/01				
03-0338	Warburg	10%	2015/01/01				
03-0339	Warner	5%	2021/01/01				
04-0344	West Cove	0%	2018/01/01				
02-0345	Westlock	12.75%	2020/01/01				
01-0347	Wetaskiwin	13.80%	2020/01/01				
04-0371	Whispering Hills	5%	2016/10/01				



TOWN OF BENTLEY

By-law No. 168 / 2013

A Bylaw of the Town of Bentley in the Province of Alberta to authorize the Mayor and the Chief Administrative Officer to enter into an agreement granting FortisAlberta Inc. (the "Company"), the right to provide distribution access services within the Town of Bentley.

WHEREAS pursuant to the provisions of the Municipal Government Act, R.S.A. 2000 c. M-26, as amended (the "Act"), the Town of Bentley desires to grant and the Company desires to obtain, an exclusive franchise to provide distribution access services within the Municipality for a period of ten (10) years subject to the right of renewal as set forth in the said agreement and in the said Act;

WHEREAS the Council of the Town of Bentley and the Company have agreed to enter into an Electric Distribution System Franchise Agreement (the "**Agreement**"), in the form annexed hereto;

WHEREAS it is deemed that the Agreement would be to the general benefit of the consumers within the Town of Bentley.

NOW THEREFORE the Council of the Town of Bentley enacts as follows:

- 1) THAT the Electric Distribution System Franchise Agreement, a copy of which is annexed hereto as Schedule "A", be and the same is hereby ratified, confirmed and approved, and the Mayor and Chief Administrative Officer are hereby authorized to enter into the Electric Distribution System Franchise Agreement for and on behalf of the Town of Bentley, and the Chief Administrative Officer is hereby authorized to affix thereto the corporate seal of the Town of Bentley.
- 2) THAT the Electric Distribution System Franchise Agreement annexed hereto as Schedule "A" is hereby incorporated in, and made part of, this Bylaw.

Initial

- 3) THAT the Council consents to the exercise by the Company within the Town of Bentley of any of the powers given to the Company by the Water, Gas and Electric Companies Act, R.S.A. 2000 c. W-4, as amended.
- 4) THAT this Bylaw shall come into force upon the Electric Distribution System Franchise Agreement being approved by the Alberta Utilities Commission and upon being given third reading and finally passed.

Read a First time in Council assembled this 14th day of May, 2013.



Mayor



Chief Administrative Officer

Read a Second time in Council assembled this 14th day of May, 2013.



Mayor



Chief Administrative Officer

Read a Third time in Council assembled and passed this 13 day of AUGUST, 2013.



Mayor



Chief Administrative Officer



TOWN OF BENTLEY

By-law No. 212/2019

A BYLAW TO PROHIBIT OTHER PERSONS FROM PROVIDING ELECTRIC DISTRIBUTION SERVICE WITHIN THE LEGAL BOUNDARIES OF THE MUNICIPALITY

WHEREAS, pursuant to section 45 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 (the "*Municipal Government Act*"), and as authorized by Municipal Bylaw 168/2013, 2013, Town of Bentley (the "Municipality") has entered into an Electric Distribution Franchise Agreement with FortisAlberta Inc. (the "Franchise Agreement");

WHEREAS, pursuant to the terms of the Franchise Agreement, FortisAlberta Inc. (such party and its successors and permitted assigns hereinafter referred to as "FortisAlberta") has been granted the exclusive right to provide electric distribution service within the legal boundaries of the Municipality as altered from time to time (the "Municipal Franchise Area") for the term of such agreement;

WHEREAS, the Municipality may, upon the expiration of the Franchise Agreement and subject to the terms of the *Municipal Government Act*, enter into a subsequent or replacement agreement with FortisAlberta or a third party (either such party the "Subsequent Franchisee") which grants such Subsequent Franchisee the exclusive right to provide electric distribution service within the Municipal Franchise Area for the term of such agreement (any such agreement or replacement thereof a "Subsequent Franchise Agreement");

WHEREAS, the legal boundaries of the Town of Bentley may be altered from time to time after the date this Bylaw is passed, due to municipal annexations or for other reasons;

AND WHEREAS, pursuant to Section 46 of the *Municipal Government Act*, and for the duration of any Franchise Agreement or Subsequent Franchise Agreement (any such agreement an "Exclusive Franchise Agreement"), the Municipality wishes to prohibit any person other than FortisAlberta or the Subsequent Franchisee, as the case may be (such party the "Exclusive Franchisee"), from providing electric distribution service, or any similar utility service, within the Municipal Franchise Area;


Initial

NOW THEREFORE the Council of Town of Bentley, in the Province of Alberta, duly assembled, enacts as follows:

Short Title

1. This Bylaw may be referred to as the "Prohibiting Other Persons From Providing Electric Distribution Service within Municipal Franchise Area Bylaw"

Prohibiting Other Persons

2. For the duration of any Exclusive Franchise Agreement, any person other than the Exclusive Franchisee shall be prohibited from providing electric distribution service, or any similar utility service, within the Municipal Franchise Area.

3. If, prior to the date that this Bylaw is passed:

- (a) an alteration of the legal boundaries of the Municipality, through annexation or otherwise, occurred and resulted in the service area of any rural electrification association (as such term is defined in the *Electric Utilities Act*, R.S.A. 2003, c. E-5.1) extending into the Municipal Franchise Area; and
- (b) the service area of such rural electrification association was subsequently altered by Decision 22164-D01-2018 or any other decision, order, or approval of the Alberta Utilities Commission (or otherwise pursuant to applicable law) such that it no longer extends into the Municipal Franchise Area;

then any consumers within the Municipal Franchise Area which are connected to, and take electric distribution service from, such rural electrification association must transfer to, connect to, and take electric distribution service from, the Exclusive Franchisee no later than the ninetieth (90th) day following the date that this Bylaw is passed.

4. If:

- (a) an alteration of the legal boundaries of the Municipality, through annexation or otherwise, occurs after (or occurred prior to) the date that this Bylaw is passed and results in (or resulted in) the service area of any rural electrification association (as such term is defined in the *Electric Utilities Act*, R.S.A. 2003, c. E-5.1) extending into the Municipal Franchise Area; and
- (b) the service area of such rural electrification association is subsequently altered by any decision, order, or approval of the Alberta Utilities Commission (or otherwise pursuant to applicable law) such that it no longer extends into the Municipal Franchise Area (any such alteration, a "Service Area Alteration");



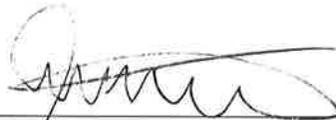
Initial

then any consumers within the Municipal Franchise Area which are connected to, and take electric distribution service from, such rural electrification association must transfer to, connect to, and take electric distribution service from, the Exclusive Franchisee no later than the ninetieth (90th) day following the date of such Service Area Alteration.

READ a First time in Council assembled this 25th day of June, 2019

READ a Second time in Council assembled this 25th day of June, 2019

READ a Third time in Council assembled this 25th day of June, 2019



Mayor Greg Rathjen



Chief Administrative Officer, Elizabeth Smart

Town of Bentley 2022 Franchise Presentation

Kayla Law
Stakeholder Relations Manager

FORTIS
ALBERTA

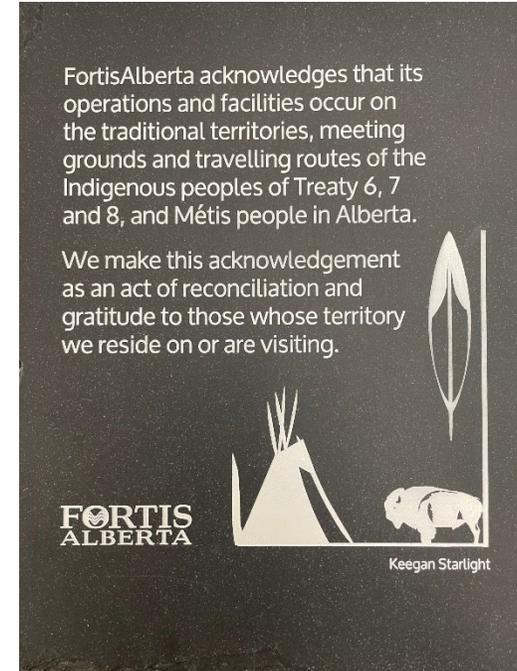


Acknowledgement of Traditional Land

FortisAlberta acknowledges that its operations and facilities occur on the traditional territories, meeting grounds and travelling routes of the Indigenous Peoples of Treaty 6, 7 and 8, and Métis people in Alberta.

We make this acknowledgement as an act of reconciliation and gratitude to those whose territory we reside on or are visiting.

[FortisAlberta's Indigenous Commitment Statement](#)



Agenda

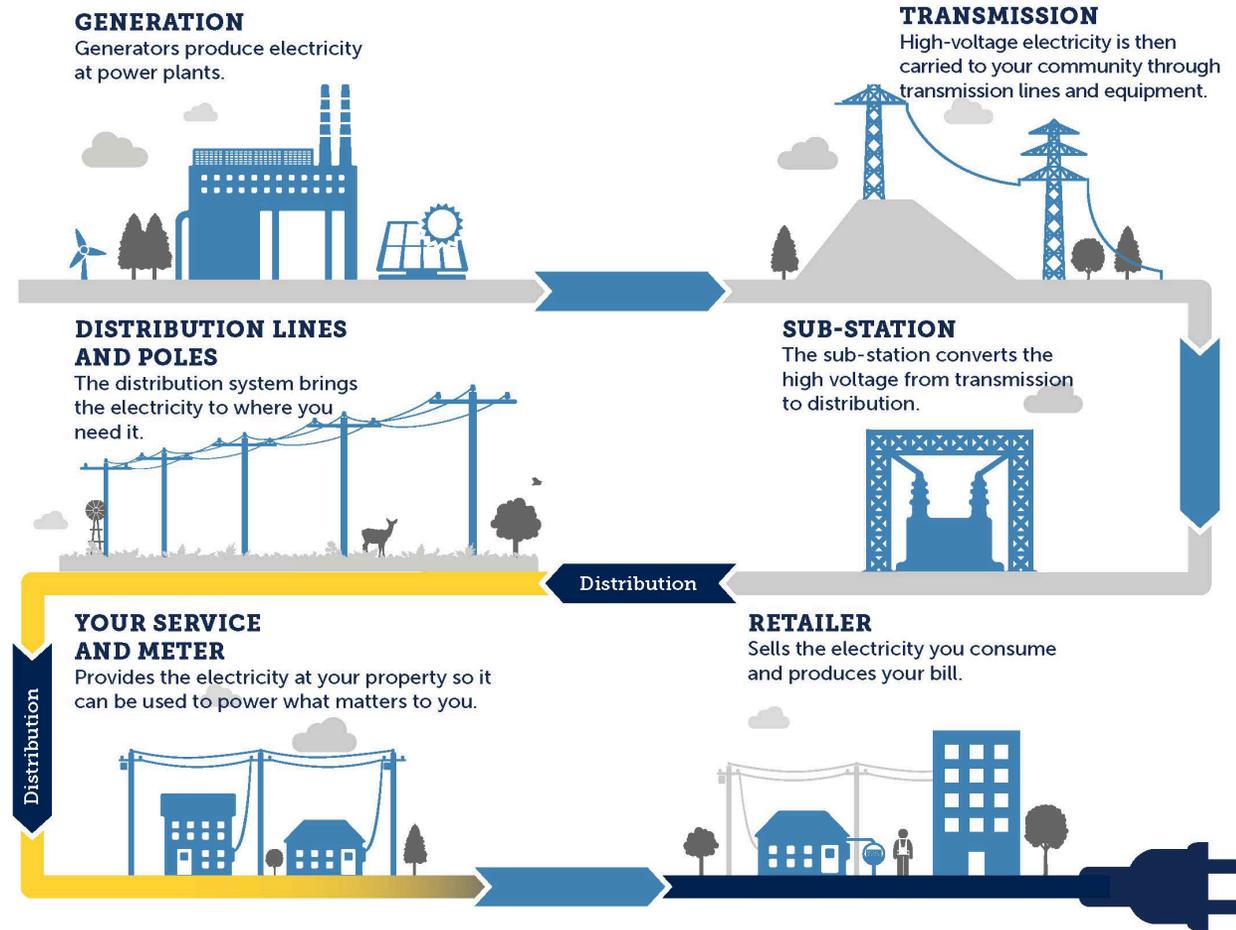
- » Who we are & Where we fit in
- » Franchise Agreement Overview
- » Safety – Overhead and Underground Contacts
- » Reliability & Outages
- » Historical Information (Site Count, Consumption, Franchise Fees and Linear Tax)
- » Streetlights
- » System & Maintenance Planning
- » Link References

Who we are

- » More than 1,100 employees who work and live in 240 communities we serve
- » Serving nearly two million Albertans (570,000 sites of which 43 per cent are rural) including 22 Indigenous communities
- » Regulated distribution-only utility
- » Deliver 45 per cent of electricity consumed in Alberta
- » Alberta Top 75 employer (2021 and 2022)
- » Electricity Canada Sustainability Designation
- » Significant annual capital and community investment in Alberta
- » 163 Franchise Agreements



Alberta's Electricity System



WHAT IS A FRANCHISE AGREEMENT?

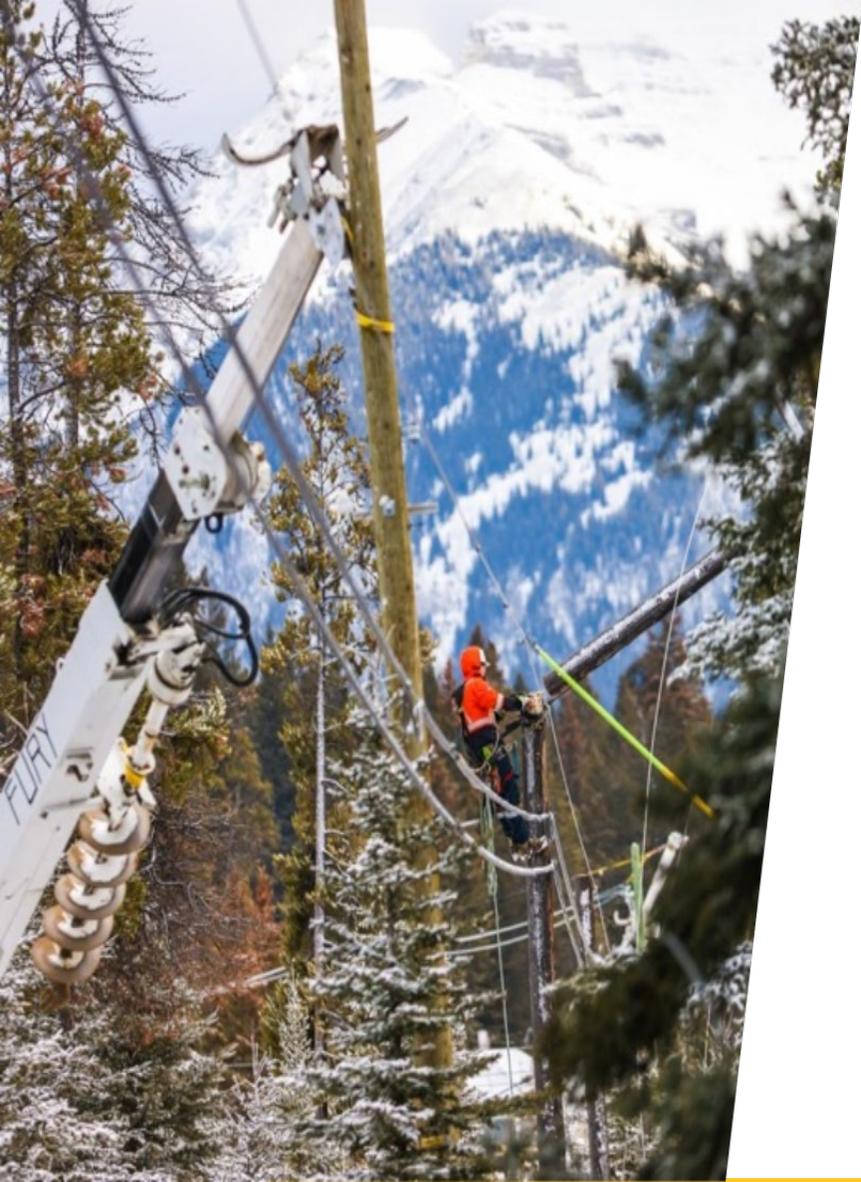
An agreement between Town of Bentley and FortisAlberta granting exclusive rights to:

- Provide essential electric distribution service
- Operate and maintain the electric distribution system
- Use of municipal rights-of-way



HISTORY

- Prior to 2001, municipalities and utilities would negotiate “one-off” agreements. This was time consuming for all parties.
- In 2012, Alberta Municipalities, ATCO and FortisAlberta received AUC approval to use a standardized franchise agreement template.
- In 2015, the AUC introduced a streamlined approval process for franchise agreements.



CURRENT FRANCHISE AGREEMENT

The Town of Bentley and FortisAlberta entered into the current Franchise Agreement.

- The current franchise agreement, was effective on Oct. 1, 2013, for a 10-year initial term
- Expiration of initial term Sept. 30, 2023
- Renewal would be effective until Sept. 30, 2028
- Municipality approval and response by June 30, 2023



BENEFITS OF A FRANCHISE AGREEMENT

- Long term partnership
- Provides another source of revenue
- Service level commitment to maintain streetlights
- Cost of relocations may be collected through a rider
- Joint use of facilities
- Reduces liability for municipality
- Schedule B – for additional services



FRANCHISE FEE

- Allows Municipalities to receive an **additional revenue source** from **all electrical users within your community**
- Applied to Distribution and Transmission **only**
- The percentage is determined annually by **Council** and can be set between 0% to a cap of 20%
- **Percentage changes require AUC approval**
- FortisAlberta flows 100% back to the municipality
- 135/163 Municipalities collect Franchise Fees within our service area



Overhead Contacts

Overhead Contacts	2019	2020	2021
Overhead Direct Contact on Conductor	192	237	297
Impact with Facility Causing an Overhead Contact	56	80	80
Contact with Communications Causing an Overhead Contact	0	0	0
Total	248	317	377

Equipment Involved Overhead Contacts	2019	2020	2021
Trackhoe	36	30	25
Large Truck/High Loads	63	54	52
Air Seeders/Sprayers	9	14	20
Crane Truck	2	5	6
Backhoe	5	8	9
Trees felled by humans	22	29	22
Airplane	2	2	5
Others	109	175	238
Total	248	317	377

Underground Contacts

Underground Contacts	2019	2020	2021
Underground Direct Contact on Conductor	91	96	149
Impact with Facility Causing an Underground Contact	26	19	13
Total	117	115	162

Equipment Involved Underground Contact	2019	2020	2021
Backhoe	16	19	19
Trackhoe	14	14	19
Power Auger	8	3	4
Directional Drill	12	9	8
Others	67	70	112
Total	117	115	162



Overhead & Underground Voltage Contacts

Voltage of Contact	2019	2020	2021
Voltage levels > 750 V	206	213	272
Overhead	159	129	179
Underground	47	84	93
Voltage levels <= 750 V	159	219	267
Overhead	89	188	198
Underground	70	31	69

Reliability Results

YEAR	SAIDI	SAIFI
2021	1.97	2.26
2020	3.94	4.39
2019	1.49	3.09

These major event outages have occurred within your Municipality over the last 3 years.

$$\text{SAIDI (System Average Interruption Duration Index)} = \frac{\text{Total Customer-Hours of Interruption}}{\text{Total Customers Served}}$$

$$\text{SAIFI (System Average Interruption Frequency Index)} = \frac{\text{Total Customer Interruptions}}{\text{Total Customers Served}}$$

	2019		2020		2021	
	SAIDI	SAIFI	SAIDI	SAIFI	SAIDI	SAIFI
FortisAlberta Average	1.88	1.23	1.82	1.20	2.42	1.42
Canadian Average	5.01	2.38	5.49	2.44	4.50	2.28

The Canadian and FortisAlberta Inc. Averages include significant events (i.e., hurricanes, floods, ice storms etc.)

Street Light Outages

Total Number of Reported Street Light Outages from January 1 – December 31, 2021		
Total # of Street Light Repairs Reported	Total # of Street Light Repairs Met SLA	Total # of Street Light Repairs Missed SLA
13	5	8

Street Light Penalties

Municipal Franchise Agreement - Schedule C – Section 1b:

“Lights- out”

The Company will replace or repair a failed light identified in its patrol or reported by customers, within two (2) weeks.

- If the reported light is not replaced or repaired within two (2) weeks, the company will provide a two (2) month credit to the Municipality based on the rate in Distribution Tariff for the failed lights.
- Such two (2) month credit shall continue to apply for each subsequent two (2) week period during which the same failed light(s) have not been replaced.

The Company agrees to use good faith commercially reasonable efforts to replace or repair:

- Failed streetlights at critical locations; or
- Failed street lighting circuits at any location, as the case may be, as soon as possible. The location of the critical streetlights will be agreed to by both Parties.



Outage Detail

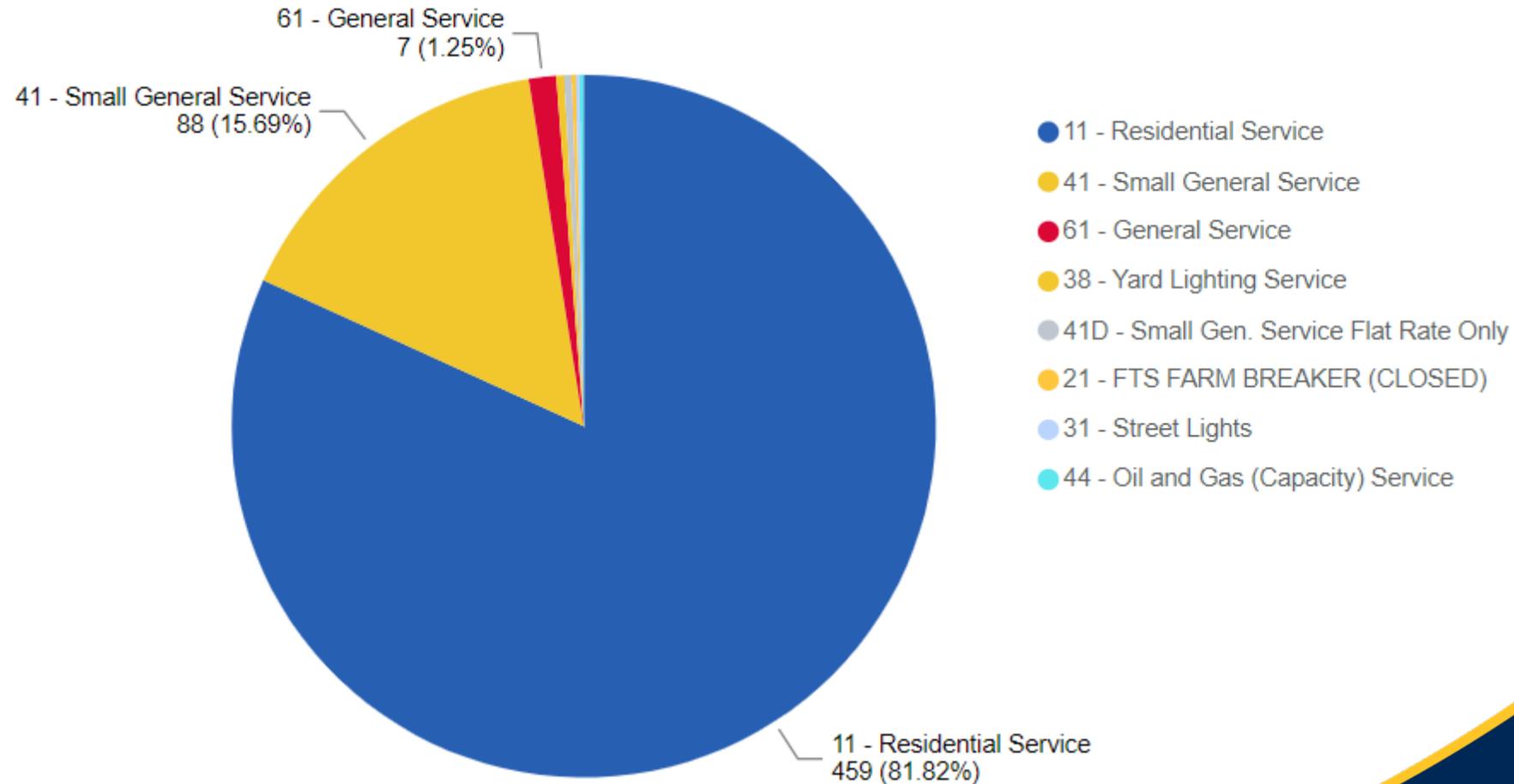
Cause	Outage Date ▼	Customer Hours	Customer Interruptions
Adverse Weather	4/27/2019	387	550
Equipment Failure	6/12/2021	601	549
	7/23/2020	604	555
	5/7/2020	678	555
Foreign Interference	7/18/2020	185	173
Lightning	7/25/2021	277	81
	7/13/2019	169	549
Tree Contacts	8/17/2020	595	555
	10/25/2019	192	549
Unknown	6/12/2021	115	549

Street Light Inventory

Rate Code	Description	Site ID	Quantity
3873	100 HPS CONNECT/UNMTRD YARDLIT	0040168330113	3
3180	100 LED EQ CONNECT/UNMTRD INVE	0040001226803	66
3876	100 LED EQ CONNECT/UNMTRD YARD	0040168330113	2
3182	150 LED EQ CONNECT/UNMTRD INVE	0040001226803	23
3884	250 HPS DISCON/METERD YARDLITE	0040168330113	1
3186	250 LED EQ CONNECT/UNMTRD INVE	0040001226803	26
3188	400 LED EQ CONNECT/UNMTRD INVE	0040001226803	6
3174	70 LED EQ CONNECT/UNMTRD YARDL	0040001226803	47
Total			174

This inventory is as of December 31, 2021

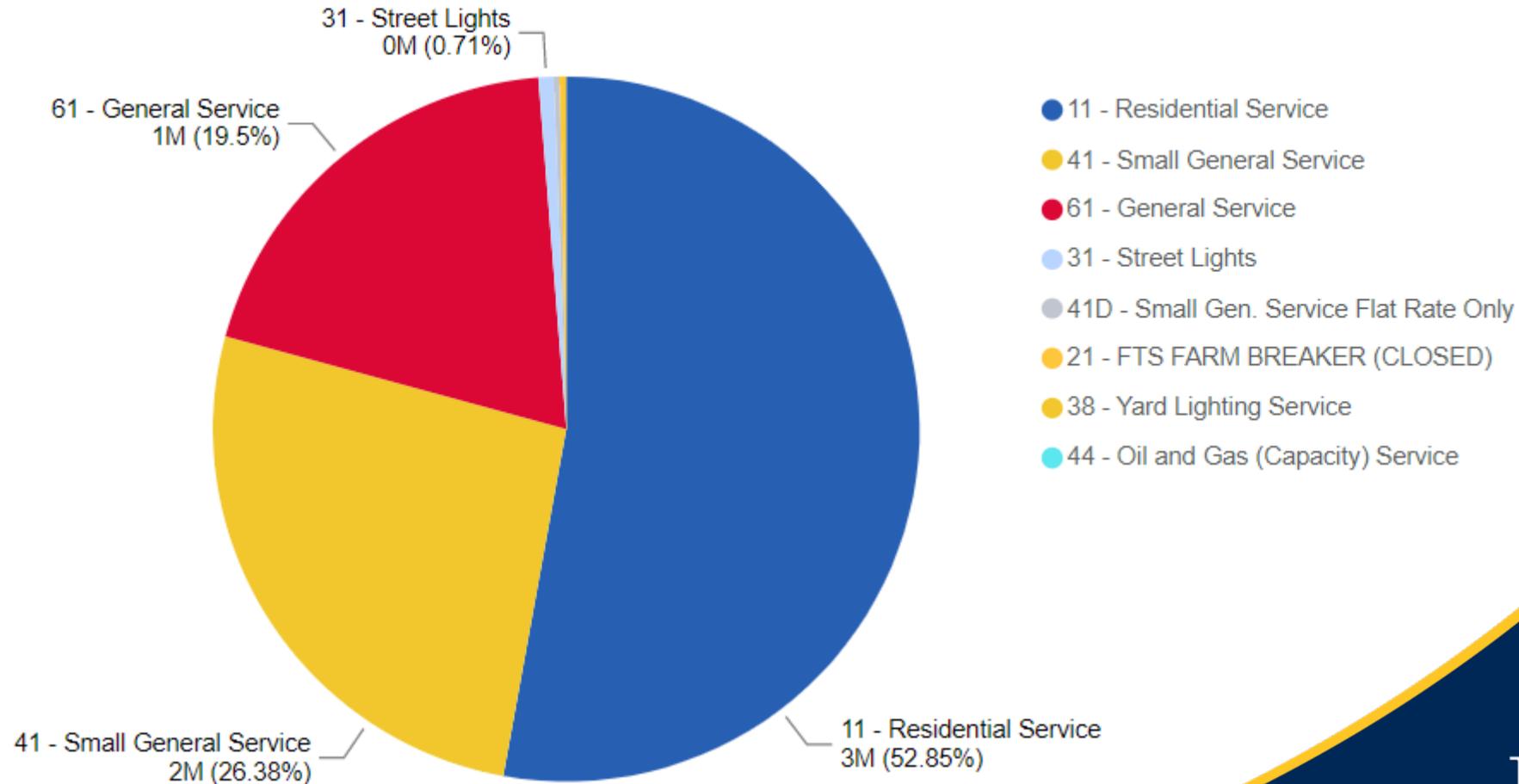
Site Count



Site Count 2019-2021

Rate Category	2019	2020	2021
11 - Residential Service	452	458	459
21 - FTS FARM BREAKER (CLOSED)	1	1	1
31 - Street Lights	1	1	1
38 - Yard Lighting Service	3	3	2
41 - Small General Service	89	89	88
41D - Small Gen. Service Flat Rate Only	2	2	2
44 - Oil and Gas (Capacity) Service	1	1	1
61 - General Service	7	7	7
Total	556	562	561

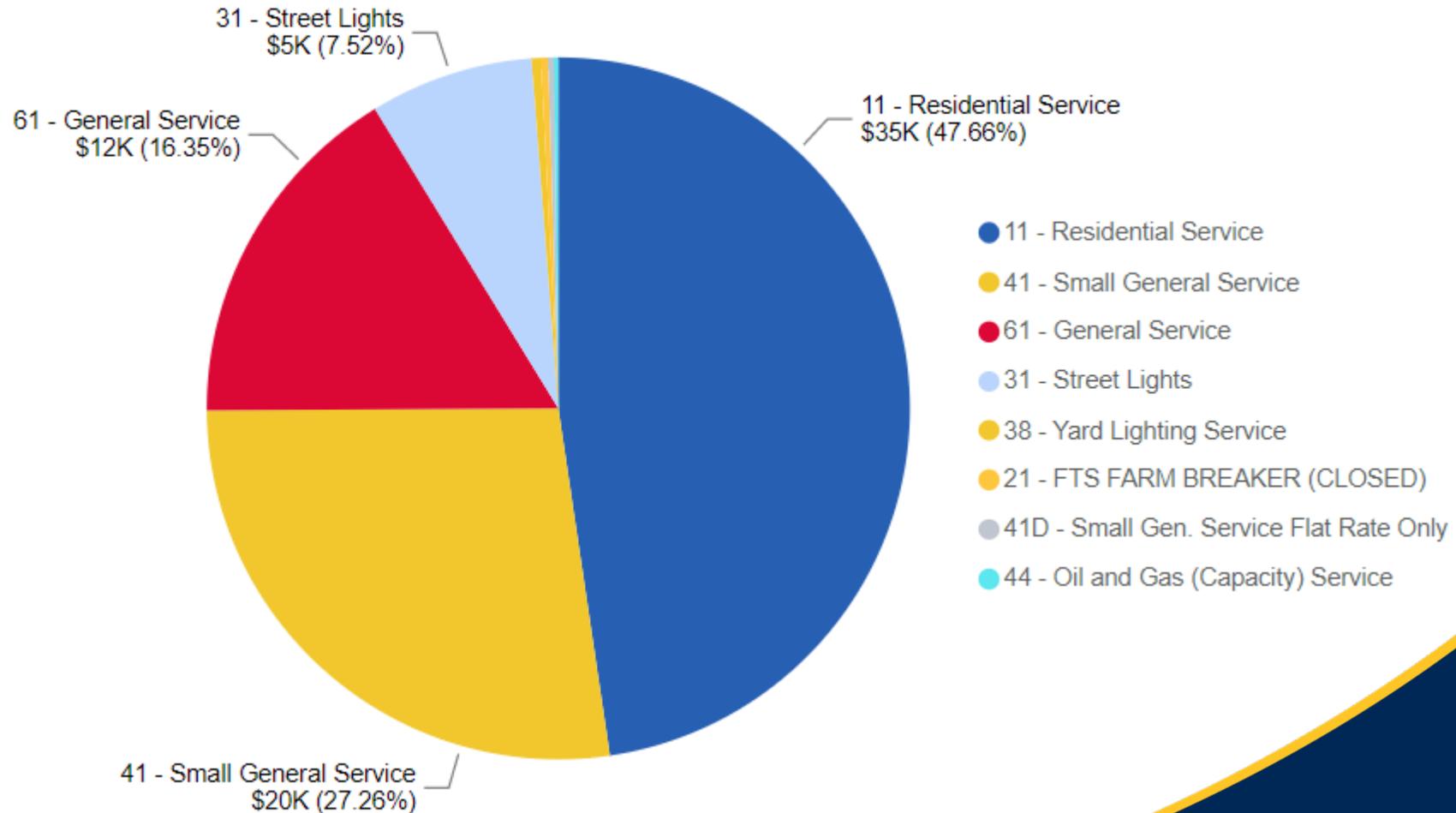
Historical Consumption kWh



Historical Consumption kWh 2019-2021

Rate Category	2019	2020	2021
11 - Residential Service	2,921,429	3,066,435	3,155,595
21 - FTS FARM BREAKER (CLOSED)	8,325	9,923	10,452
31 - Street Lights	41,916	42,190	42,539
38 - Yard Lighting Service	7,592	7,358	7,077
41 - Small General Service	1,759,161	1,676,054	1,575,206
41D - Small Gen. Service Flat Rate Only	15,306	15,348	15,306
44 - Oil and Gas (Capacity) Service	140	176	210
61 - General Service	1,292,963	1,284,766	1,164,019
Total	6,046,832	6,102,250	5,970,404

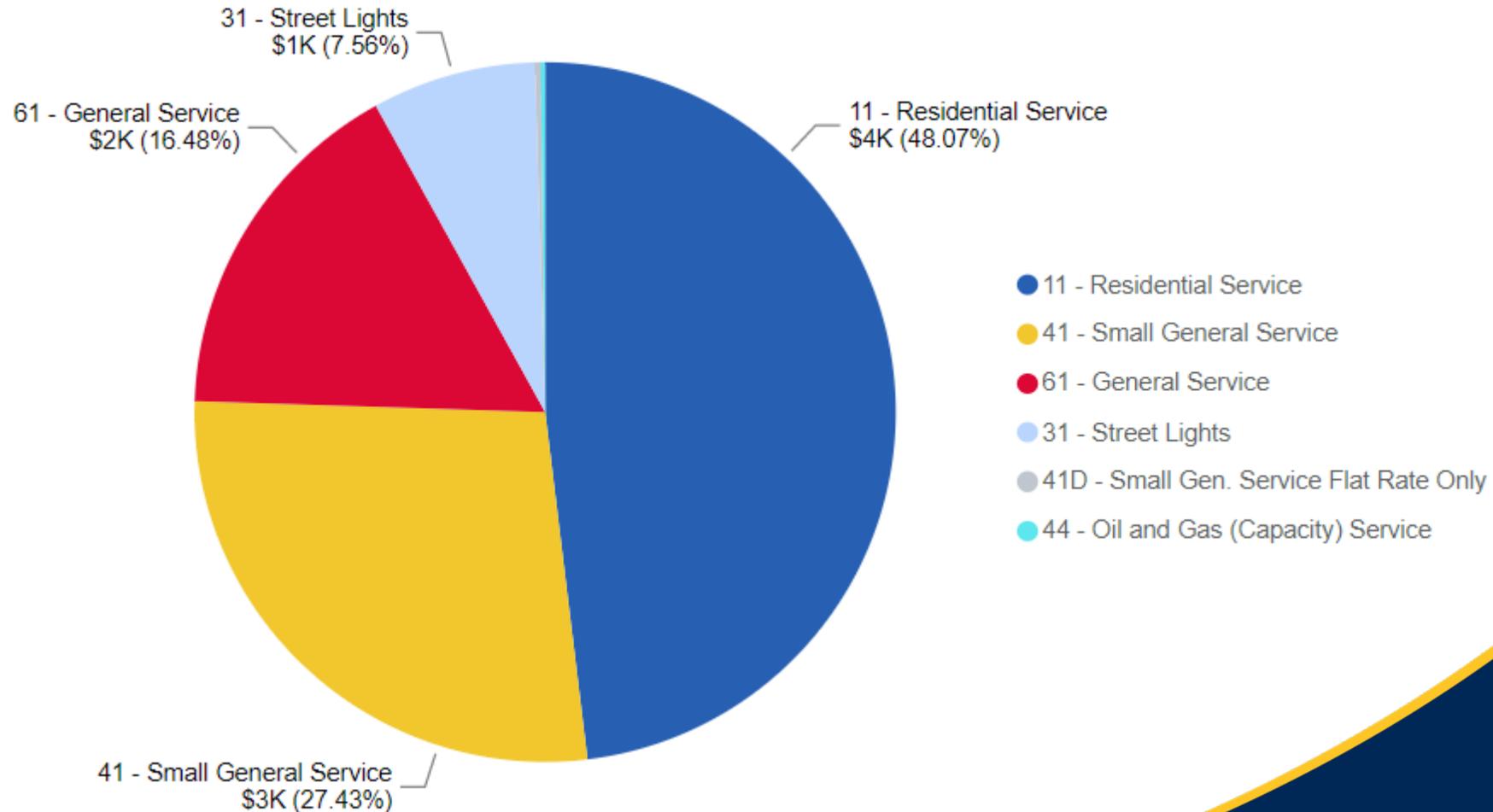
Franchise Fees



Franchise Fees 2019-2021

Rate Category	2019	2020	2021
11 - Residential Service	\$31,126	\$32,921	\$34,762
21 - FTS FARM BREAKER (CLOSED)	\$203	\$224	\$236
31 - Street Lights	\$5,083	\$5,341	\$5,486
38 - Yard Lighting Service	\$330	\$320	\$312
41 - Small General Service	\$19,538	\$19,056	\$19,881
41D - Small Gen. Service Flat Rate Only	\$177	\$182	\$191
44 - Oil and Gas (Capacity) Service	\$132	\$142	\$148
61 - General Service	\$11,564	\$11,647	\$11,930
Total	\$68,154	\$69,833	\$72,944

Linear Tax



Linear Tax 2019-2021

Rate Category	2019	2020	2021
11 - Residential Service	\$4,785	\$4,639	\$4,489
31 - Street Lights	\$775	\$748	\$706
41 - Small General Service	\$2,993	\$2,678	\$2,561
41D - Small Gen. Service Flat Rate Only	\$27	\$26	\$25
44 - Oil and Gas (Capacity) Service	\$20	\$20	\$19
61 - General Service	\$1,776	\$1,639	\$1,539
Total	\$10,376	\$9,750	\$9,339

Linear Tax

Linear Tax by Rate Class – the A-1 Municipal Assessment Rider is the collection of taxes assessed to FortisAlberta by each municipality for its distribution facilities (poles, wires, and transformers) within their boundaries, which is administered in accordance with the Municipal Government Act. FortisAlberta’s distribution facilities are classified as “regulated property” within the Alberta taxation model and fall into the “linear property” category. The A-1 Municipal Assessment Rider is commonly referred to as “linear taxes”. The linear taxes are determined by a taxation authority working on behalf of the municipality.

Linear Taxes (why was there a fluctuation in revenues)? See calculation information below:

Basically, it’s based on the info provided regarding tax and revenue amounts. Tax and revenue amounts had varied from year to year and may involve under- or over-collection from the previous year.

Calculation

The A-1 Municipal Assessment Rider is calculated annually based on updated tax and revenue amounts. Any under- or over-collection from the previous year would be included as an adjustment to the current year’s calculation. This rider is calculated as a percentage of the distribution component of the tariff.

Maintenance Activities

FortisAlberta spent over \$108M in capital maintenance activities in 2021 and has forecasted to spend over \$90M* for 2022. * this does not include line moves or urgent repairs.

Municipality	Feeder	Detailed Line Patrol	Pole & Ground Replacement	Vegetation Management
Town of Bentley	297S-47LE	2023	2024	2023

System Planning

Municipality	Feeder	Planned Projects/Upgrades & details for 2022/2023	Back-up Guidelines	Transmission Project	Neutral/Line Loss Project	Transformer Size (or Substation Limiting Element)	2031 Estimated Transformer Capacity remaining by substation (MVA)	2031 Estimated Capacity Remaining by Feeders (MVA)*
Town of Bentley	297S-47LE	There are planned projects to increase the backup capability to the system by improving existing FortisAlberta facilities and constructing new powerlines within the area.	Based on the current backup guidelines for the system under peak system conditions, full-service restoration is available from within the same substation.	N/A	N/A	42.0	27.85	5.42

All Capacity values are based on a 10-year planning horizon and terminal ampacity. Distance, voltage, local thermal capacity, etc. must be determined through individual load application studies. Capacity available is the lower of the transformer feeder capacity values. Capacity values include small aggregate load growth as well as secured forecasted growth.

*Feeder Capacity is based on a 10-year planning horizon and 13 MVA feeder loading – temporary loading >13 MVA may be available.

Required Capacity Increases are planned and constructed when required
All Municipalities will be notified of any construction within their boundaries.

For current up to date capacity planning information please contact your Stakeholder Relations Manager.

Link References

[FortisAlberta Website](#)

[Check Project Status](#)

[Community Investment](#)

[Grants](#)

[Hosting Capacity](#)

[Indigenous Engagement](#)

[Meters](#)

[Outage Map](#)

[Rates & Billing](#)

[Street Light Repair Map](#)

[Street Light Updates](#)



Thank you.



Agenda Date: September 27, 2022

Agenda Item: Unfinished Business
Oxford Building Condition Assessment

ADMINISTRATIVE RECOMMENDATION

THAT Mayor and Council authorize administration to demolish the Oxford building and undertake any required hazardous material abatement, due to the current deteriorated state of the building and the excessive cost to rectify that current state to a safe public standard; AND

THAT the Oxford Building continue to be closed to the public due to safety concerns identified through the Oxford Building Condition Assessment until such a time as it can be safely demolished, and all associated remediation and backfilling of the site can occur; AND

THAT administration be directed to develop a plan for the Municipal Park (Elks Park) that incorporates historical aspects of the Oxford Building and incorporates the feedback obtained from the June 29, 2022, public information session held at the Senior's Drop-In; AND

THAT upon completion of a formalized concept plan, that the plan be presented through an additional public information session to seek further feedback to finalize design and cost estimates. With such feedback to be incorporated into a finalized design and to be presented at a future Council Meeting in 2023; AND

THAT a fundraising campaign be started to fund any finalized design of park improvements which may be approved by Mayor and Council at a future date.

SUMMARY AND BACKGROUND

The Oxford School Building located at 4918 50th Ave Bentley Alberta was built in 1920 and is historically significant for the residents of the Town. The school was in operation for approximately 38 years and after this period the building was converted into a police station and fire station.

On April 12, 2022, at the regular meeting of Mayor and Council, a council report (Attachment #1) was presented outlining the results of the condition assessment prepared by Associated Engineering. The report also outlined:

- a brief history of the building and provided a recommendation for Mayor and Council to consider demolishing the building due to significant safety concerns and the excessive costs to renovate the building to a safe standard.
- information regarding a previous building assessment that was conducted in 2009 by Stantec, which outlined significant issues with the building back at that time.

- A presentation was given by Associated Engineering, Carma Holmes (Divisional manager, Buildings and Engineering) in relation to the significant issues outlined in their report.
- The meeting was attended by several members of the public, who were given the opportunity to speak and voiced their concern regarding the report and the consideration to demolish the building.

As a result, Mayor and Council approved the following motion at that meeting:

“ **THAT the Oxford School Building be closed to all public access, due to the significant safety concerns; AND**

THAT all utilities be shut off and the building is to be checked weekly and logged; AND

THAT a decision regarding demolishing the building will be made in the Fall once a public information session has been held ”

After the motion was passed, administration began planning the public information session, which was held on June 29, 2022. The information regarding the session was posted twice on Facebook, once on Instagram and posted on the Town website with the attached information bulletin (Attachment #2), on May 25, 2022. This information bulletin was also shared through the June issue of the Community Newsletter. The session was attended by between 20 and 25 people between the hours of 5:00pm to 9:00pm. Feedback from the session included 23 specific pieces of formal written feedback with 19 feedback forms, 2 specific emails, 1 signed letter and 1 additional comment submitted from the school. A total of 8 pieces of feedback relate to saving the school and not demolishing. The other 15 provide ideas of what to do when the building is demolished or suggested that it should be demolished mainly due to the significant costs to rectify the deficiencies. Comments and suggestions are summarized in (Attachment #3). At the information session copies of the following were also available for the public:

- 2009 Stantec Building Assessment
- 2022 Associated Engineering Building Assessment
- Information Boards that provided history and summary information regarding why this topic is being discussed and why administration made its recommendation
- Question and Answers regarding Oxford School (Attachment #4)

The fact remains that there are major concerns regarding the structural integrity of the Oxford School building have been identified and include the deterioration of the roof, load-bearing brick walls and foundations. There are also Building Code requirements for public occupancy not currently being met, such as barrier free access, sufficient washroom facilities, and a fire rated mechanical service space.

The building assessment provides opinions or probable cost for two options:

- 1.) Rehabilitate the building to a safe public standard that meets current building code requirements and public safety requirements.
- 2.) Demolish the Building

Based on the analysis undertaken and presented in the report, administration continues to feel very strongly that it is not fiscally responsible to spend more than what it would cost to construct a new building to preserve the Oxford Building. We understand the historical significance of this building, however, the building has not been maintained to a standard over the years that would make it feasible to easily rectify the deficiencies. Sale of the building to a third party is also not responsible, given the significant deteriorated state of the building, and the fact that the building sits within a municipal park.

It continues to be our recommendation that Mayor and Council provide administration with the authorization to demolish the Oxford Building in a safe manner and undertake any necessary hazardous material abatement. It is also recommended that as much of the brick, steeple, and signage can be preserved and be incorporated into a future amenity for the park and that such amenities continue to be determined through an open and transparent public engagement with residents.

RATIONALE FOR RECOMMENDATION

- The building has deteriorated beyond a simple repair. To make the building safe, the rehabilitation option includes replacing the roof structure, repairing the brick walls and basement walls, replacing the basement slab, improving building insulation, replacing aged equipment and finishes and addressing code deficiencies to make the building suitable for public occupancy.
- Town Administration has researched and looked for grants to support such a retrofit and there are not any significant grants that would offset the costs of such a retrofit due to the fact that the province will not designate the resource as a Provincial Historic Resource and has stated that the building only has local municipal historic significance.
- The building has been used minimally in the last several years and the user groups to be impacted by the possible demolition will be Royal Purple and Minor Softball (uses for storage). Town Administration has worked with both user groups to re-locate their belongings.
- Looking at community assets and community spaces, there is space available for rent at the Blindman Valley Agricultural Centre (BVAC), the Bentley Community Hall, The Town Office downstairs space, Seniors Drop-In, and the Bentley Arena. Upon review of the utilization of these spaces it was determined that these spaces are not close to being fully booked. This information was also presented as part of the April 12, 2022, council report and provides a breakdown of the annual rentals pre-covid. Therefore, is there a legitimate need for additional community space?
- Sale to a private party is not feasible as the building sits within a Municipal Park and utilization would need to align with the Public Use Zoning of the park or would require a subdivision and a rezoning, which would result in losing portions of that community park.

BUDGET AND FINANCIAL CONSIDERATIONS

Annual Cost to Maintain and Run Oxford Building

-	2021	Total Expenditure	\$	6,696.00
-	2020	Total Expenditure	\$	7,668.29
-	2019	Total Expenditure	\$	7,445.51

- 2018 Total Expenditure	\$ 5,005.89
- 2017 Total Expenditure	<u>\$ 7,979.32</u>
Average Cost over last 5 years	\$ 6,959.00
Less: Annual Rent	<u>\$ 900.00</u>
Net Maintenance Cost Oxford per year	\$ 6,059.00

Class D Estimate (Construction Cost to rectify deficiencies)

- Construction	\$ 858,675.00
- Design	\$ 86,000.00
- Escalation	\$ 95,000.00
- Construction Contingency	\$ 100,000.00
- Professional Fees	<u>\$ 114,000.00</u>
Total Estimated Cost (Renovate)	\$1,253,675.00

Cost of Construction New Build

- Construction 190 m2 public space)	\$ 625,100.00
- Design	\$ 62,500.00
- Escalation	\$ 69,000.00
- Construction Contingency	\$ 38,000.00
- Professional Service Fees	<u>\$ 80,000.00</u>
Total Estimated Cost (New Build)	\$ 874,600.00

Cost to Demolish and Remediate

- Demolition	\$ 65,000.00
- Contingency for hazardous materials	<u>\$ 20,000.00</u>
Total estimated Demolition	\$ 85,000.00

ALTERNATIVES

1. Do nothing, but you cannot allow the public in the building due to the significant public safety concerns identified. There is huge risk that the building will fail and potentially also damage the Town Hall. ***(You must not allow the public into the building)***
2. Renovate the building at a significant cost to the taxpayer. If this option is chosen, you must understand the community need and desires for what would go in the building and what would the intent and purpose be for the building as currently community facilities are underutilized.
3. Demolish and build a new building – as in point 2, you need to determine if there is community need for such a space, given that other facilities are not fully booked.

ATTACHMENTS:

1. April 12, 2022, Council Report – Oxford School building Condition Assessment
2. Information Bulletin re: Information Session Oxford School Open House June 29, 2022
3. Public Information Session Community Feedback and Comments Summary
4. Oxford School Question and Answers

Marc Fortais, CAO

ATTACHMENT #1



Agenda Date: April 12, 2022

Agenda Item: New Business:
Oxford Building Condition Assessment

ADMINISTRATIVE RECOMMENDATION

THAT the Oxford Building be closed to the public due to safety concerns identified through the Oxford Building Condition Assessment; AND

THAT Mayor and Council authorize administration to demolish the Oxford building and undertake any required hazardous material abatement, due to the current deteriorated state of the building and the excessive cost to rectify that current state to a safe public standard; AND

THAT administration be directed to develop a plan for the Municipal Park (Elks Park) that incorporates historical aspects of the Oxford Building and involves a public engagement regarding possible amenities for the park; AND

THAT a fundraising campaign be started to fund the possible park improvements as recommended through the public engagement process.

SUMMARY AND BACKGROUND

The Oxford School Building located at 4918 50th Ave Bentley Alberta was built in 1920 and is historically significant for the residents of the Town. The school was in operation for approximately 38 years and after this period the building was converted into a police station and fire station.

The basement of the school was modified to accommodate ambulance and fire truck storage by the addition of doors along the south wall of the building. Since that time, the openings in the basement wall have since been infilled. The building has also been used since 1958 by the Elks, Legion and is currently being utilized by Royal Purple Lodge No. 264.

In 1999 Town Council designated the Oxford School a Municipal Historical building through Bylaw 46/99 (Attachment 1) and applied to AB Historic Resources for registered Provincial Historical designation. In December 2002 the Alberta Government responded to the request for Provincial Historical Designation and advised that "Oxford School is primarily of local significance and does not have the province wide significance required to merit designation as either a Registered or Provincial Historical Resource." (Attachment 2).

ATTACHMENT #1

A previous building assessment was conducted in 2009 by Stantec. The assessment was partially funded via a Community Facility Enhancement Program Grant That assessment focused on a visual review of the building components, including the basement and the roof structure as well as the building envelope. The conditions of plumbing, heating, ventilation, electrical and life safety was not reviewed at that time.

In January 2022 the Town of Bentley, through a competitive process, contracted Associated Engineering with sub-consultants Grace Architecture and Timcon Construction to undertake a detailed building condition assessment. The project team undertook a visual inspection to identify significant or observed problems as well as any code related deficiencies that needed to be addressed to ensure public safety and preserve the longevity of the building.

Major concerns regarding the structural integrity of the Oxford School building have been identified and include the deterioration of the roof, load-bearing brick walls and foundations. There are also Building Code requirements for public occupancy that are not currently being met, such as barrier free access, sufficient washroom facilities, and a fire rated mechanical service space.

The building assessment provides opinions or probable cost for two options:

- 1.) Rehabilitate the building to a safe public standard that meets current building code requirements and public safety requirements.
- 2.) Demolish the Building

Based on the analysis undertaken and presented in the report, administration feels it is not fiscally responsible to spend more that what it would cost to construct a new building to preserve the Oxford Building. We understand the historical significance of this building, however, the building has not been maintained to a standard over the years that would make it feasible to easily rectify the deficiencies.

It is our recommendation that Mayor and Council provide administration with the authorization to demolish the Oxford Building in a safe manner and undertake any necessary hazardous material abatement. It is also recommended that as much of the brick, steeple, and signage can be preserved and be incorporated into a future amenity for the park (i.e., Gazebo), and that such amenities be determined through an open and transparent public engagement with residents.

Carma Holmes (Divisional Manager, Buildings and Engineering - Associated Engineering) has prepared the attached power point (Attachment #4) to summarize and share the findings of the Oxford School Condition Assessment.

RATIONALE FOR RECOMMENDATION

- The building has deteriorated beyond a simple repair. To make the building safe, the rehabilitation option includes replacing the roof structure, repairing the brick walls and basement walls, replacing the basement slab, improving building insulation, replacing aged equipment and finishes and addressing code deficiencies to make the building suitable for public occupancy.

ATTACHMENT #1

- The building has been used minimally in the last several years and the user groups to be impacted by the possible demolition will be Royal Purple and Minor Softball (uses for storage). Town Administration will work with both user groups to find an alternate location.
- Looking at community assets and community spaces, there is space available for rent at the Blindman Valley Agricultural Centre (BVAC), the Bentley Community Hall, The Town Office downstairs space, Seniors Drop-in, and the Bentley Arena. Upon review of the utilization of these spaces it was determined that these spaces are not close to being fully booked. Attachment 3 provides a breakdown of the annual rentals pre-covid. Therefore, is there a legitimate need for additional community space?

BUDGET AND FINANCIAL CONSIDERATIONS

Annual Cost to Maintain and Run Oxford Building

- 2021 Total Expenditure	\$ 6,696.00
- 2020 Total Expenditure	\$ 7,668.29
- 2019 Total Expenditure	\$ 7,445.51
- 2018 Total Expenditure	\$ 5,005.89
- 2017 Total Expenditure	<u>\$ 7,979.32</u>

Average Cost over last 5 years	\$ 6,959.00
Less: Annual Rent	<u>\$ 900.00</u>

Net Maintenance Cost Oxford per year \$ 6,059.00

Class D Estimate (Construction Cost to rectify deficiencies)

- Construction	\$ 858,675.00
- Design	\$ 86,000.00
- Escalation	\$ 95,000.00
- Construction Contingency	\$ 100,000.00
- Professional Fees	<u>\$ 114,000.00</u>
Total Estimated Cost (Renovate)	\$1,253,675.00

Cost of Construction New Build

- Construction 190 m2 public space)	\$ 625,100.00
- Design	\$ 62,500.00
- Escalation	\$ 69,000.00
- Construction Contingency	\$ 38,000.00
- Professional Service Fees	<u>\$ 80,000.00</u>
Total Estimated Cost (New Build)	\$ 874,600.00

Cost to Demolish and Remediate

- Demolition	\$ 65,000.00
- Contingency for hazardous materials	<u>\$ 20,000.00</u>
Total estimated Demolition	\$ 85,000.00

ALTERNATIVES

ATTACHMENT #1

1. Do nothing, but you cannot allow the public in the building due to the significant public safety concerns identified. There is huge risk that the building will fail and potentially also damage the Town Hall. ***(You must not allow the public into the building)***
2. Renovate the building at a significant cost to the taxpayer. If this option is chosen, you must understand the community need and desires for what would go in the building and what would the intent and purpose be for the building as currently community facilities are underutilized.
3. Demolish and build a new building – as in point 2, you need to understand if there is community need for such a space, given that other facilities are not fully booked.

ATTACHMENTS:

1. Bylaw 46/99 – Municipal Historic Resource Oxford School
2. Provincial Historical Resource Designation Denial Letter
3. Community Space Rental History
4. Power Point – Associated Engineering Condition Assessment Oxford School

Marc Fortais, CAO

BY-LAW NO. 46/99

A by-law of the Village of Bentley in the Province of Alberta to designate the OXFORD SCHOOL as a Municipal Historical Resource.

WHEREAS Section 22 of the Historical Resources Act, Revised Statutes of Alberta 1980, as amended, permits Council to designate any historic resource within the Village of Bentley whose preservation Council considers to be in the public interest, together with any land in or on which it is located as a Municipal Historic Resource;

AND WHEREAS the preservation of the OXFORD SCHOOL in the Village of Bentley appears to be in the public interest;

NOW THEREFORE the Council of the Village of Bentley in the Province of Alberta, duly assembled, hereby enacts as follows:

“Oxford School building, located on Block 9, Plan 132U, all that portion shown as school property, excepting thereout that portion for road as shown on Road Plan 5082 ET in the Village of Bentley, is hereby designated as a Municipal Historic Resource.”

This by-law shall come into force upon the final passing thereof.

READ a first time this 22nd day of June 1999.

READ a second time this 22nd day of June 1999.

By unanimous consent of all Councillors present, read a third and final time this 22nd day of June 1999 and declared finally passed.



MAYOR



CHIEF ADMINISTRATIVE OFFICER



COMMUNITY DEVELOPMENT

Cultural Facilities and
Historical Resources Division

Office of the
Assistant Deputy Minister

Old St. Stephen's College
8820 - 112 Street
Edmonton, Alberta
Canada T6G 2P8

Telephone 780/431-2300
Fax 780/427-5598

December 11, 2002

REGISTERED MAIL
Our File: Des. 2016

Ms. Lynda Haarstad
Administrative Assistant
Village of Bentley
Box 179
Bentley, AB
T0C 0J0

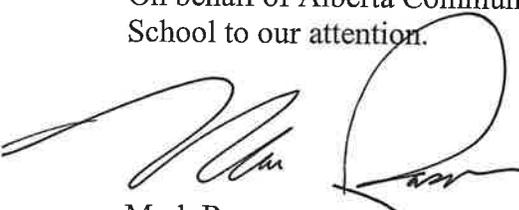
Dear Ms. Haarstad:

I have now had an opportunity to examine the data compiled on the Oxford School, Bentley, Alberta, and to consider your request to have the site evaluated for possible designation as an historical resource.

The Oxford School has been evaluated on the basis of its historical and architectural interest, its positioning in Alberta Community Development's Master Plan for the Protection and Development of Prehistoric and Historic Resources in Alberta and relevant planning issues such as community support and usage.

On the basis of this evaluation, I have determined that the Oxford School is primarily of local significance and does not have the province-wide significance required to merit designation as either a Registered or Provincial Historic Resource. Owing to this, **I am not prepared to recommend that it be designated as an historic resource.**

On behalf of Alberta Community Development I would like to thank you for bringing the Oxford School to our attention.



Mark Rasmussen
Assistant Deputy Minister
Cultural Facilities and
Historical Resources Division

cc: W. J. Byrne
L. Hurt

TOWN OF BENTLEY

OXFORD BUILDING CONDITION ASSESSMENT

April 12 Regular Meeting of Council - Attachment #3

LISTING OF RENTALS OTHER COMMUNITY BUILDINGS - Pre Covid

Blindman Valley Agricultural Society

approximately 40 paid rentals per year

do not keep track of non-paid or sponsored rentals (includes Cara meetings, 4H meetings)

do not charge for funerals is by donation

Bentley Community Hall

2019	20 rentals
2018	47 rentals
2017	48 rentals
2016	22 rentals
2015	34 rentals

Bentley Town Hall Community Room

Every Tuesday TOPS (52 rentals pais annual rent)

FCSS Lacombe 1 to 2 times per month (Partnerhips Program - Town Sponsored)

Every Friday - Community programming (52 rentals - Town sponsored program no fee for room rental)

The odd one off rental for \$20.00

Bentley School

Books birthday parites (elementary gym)

Yoddlers used to be weekly (52 rentals)

Minor Ball, Minor Soccer AGM's (annually)

Bentley Seniors Drop-In (includes yoga, footcare, quilters, birthdays, meet and greet, and private rentals)

2021 Rentals approximately 15 - 20 rentals

2019 Rentals 21 rentals

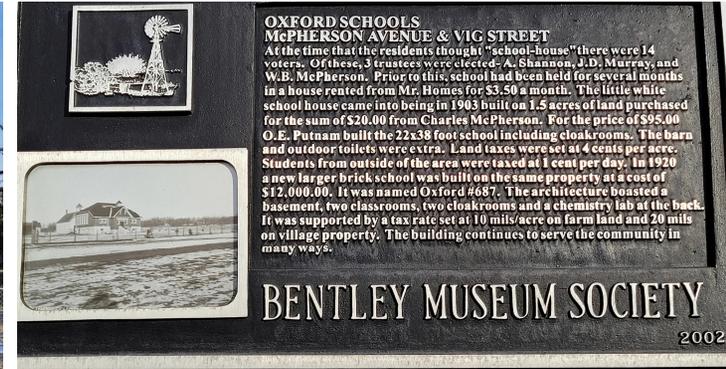
2014 Rentals 24 rentals



Associated Engineering



Platinum member



Oxford School Condition Assessment Presentation to Council

Carma Holmes, MBA, P. Eng., LEED AP

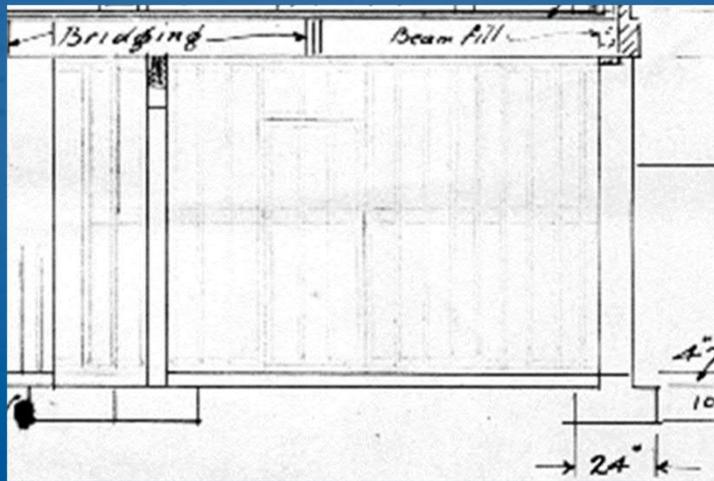
April 12, 2022

Outline

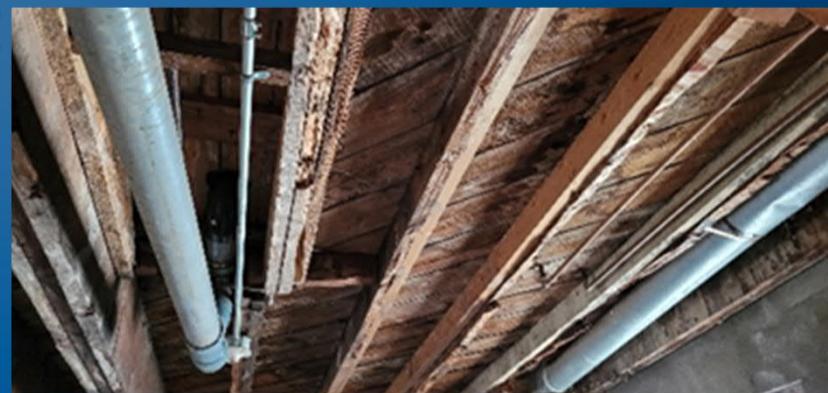
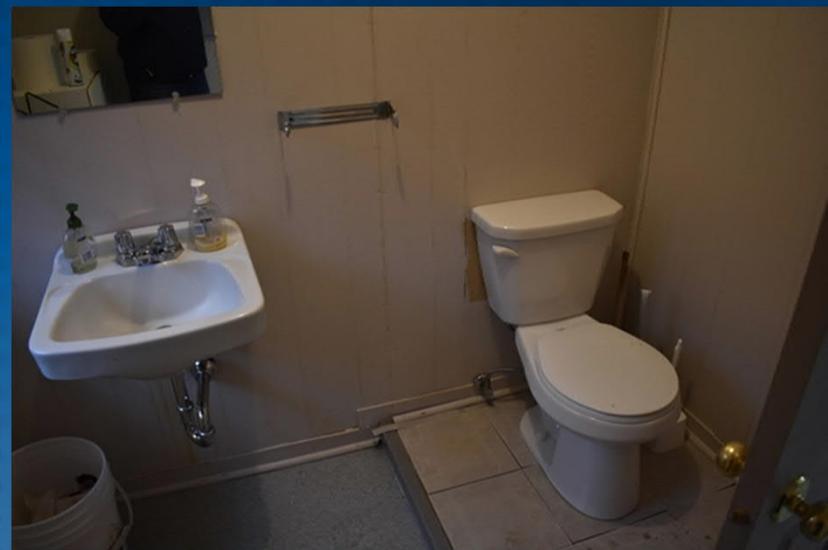
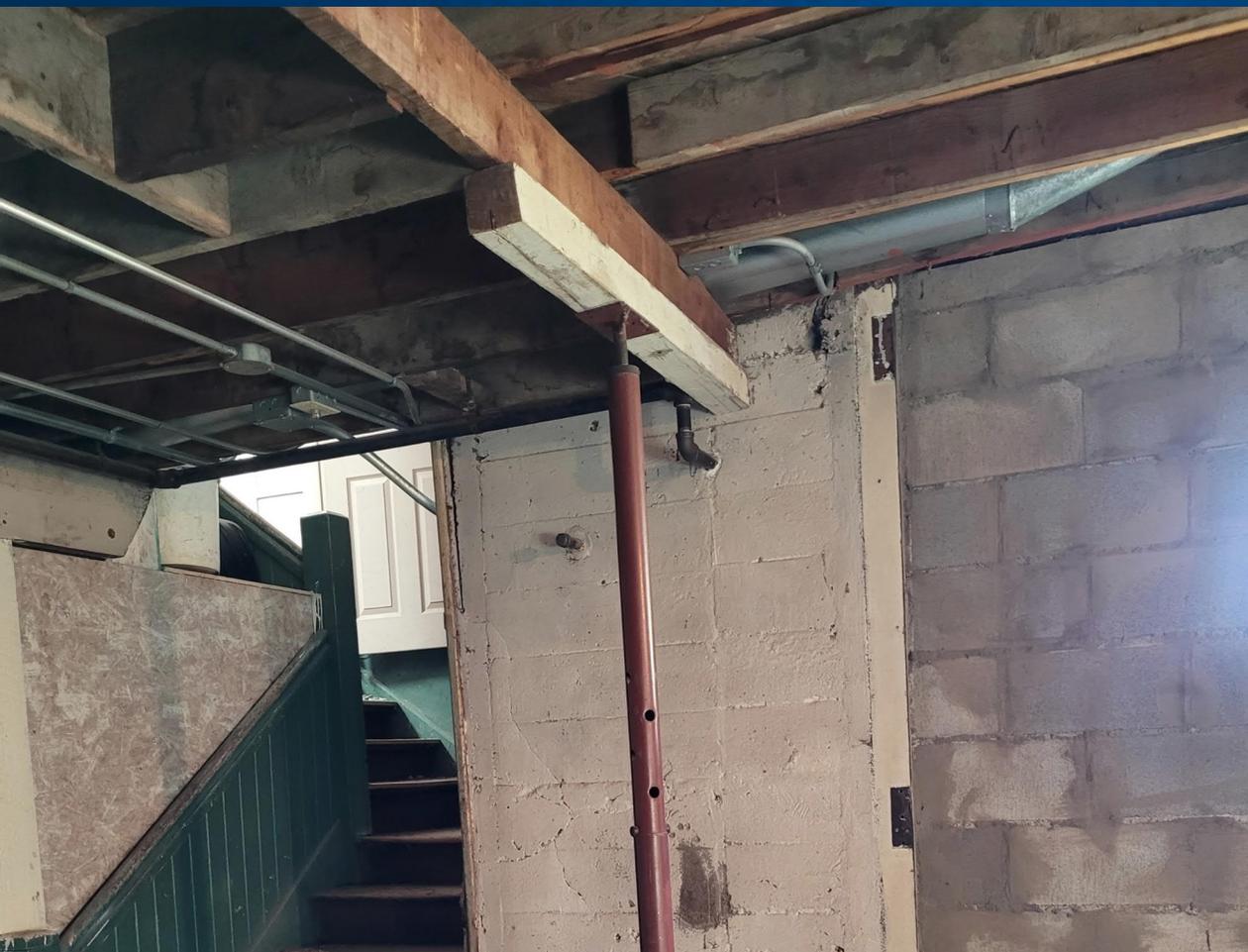
1. Overview of Assessment Findings
2. Options
3. Discussion



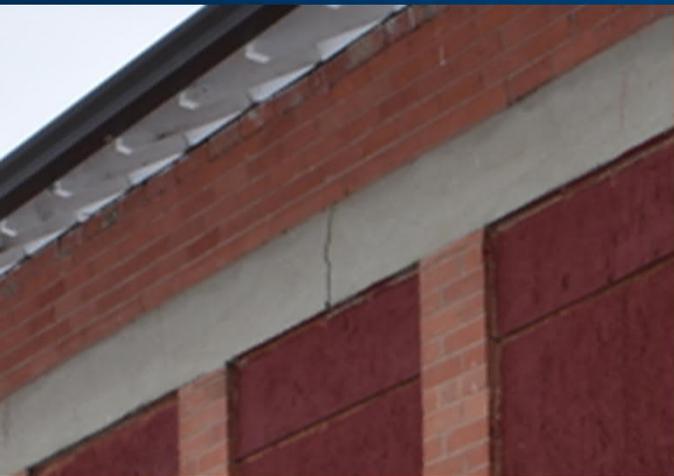
1. Overview of Assessment Findings



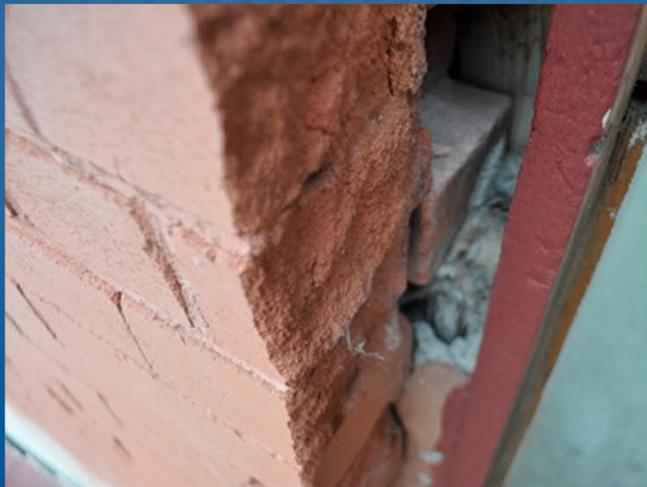
Basement



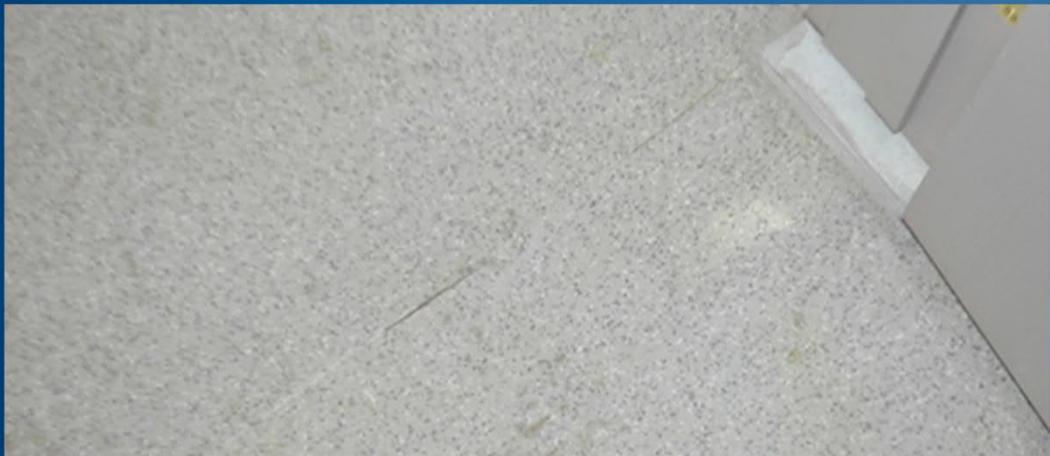
Main Floor Framing



Roof Framing and Load Bearing Brick Walls



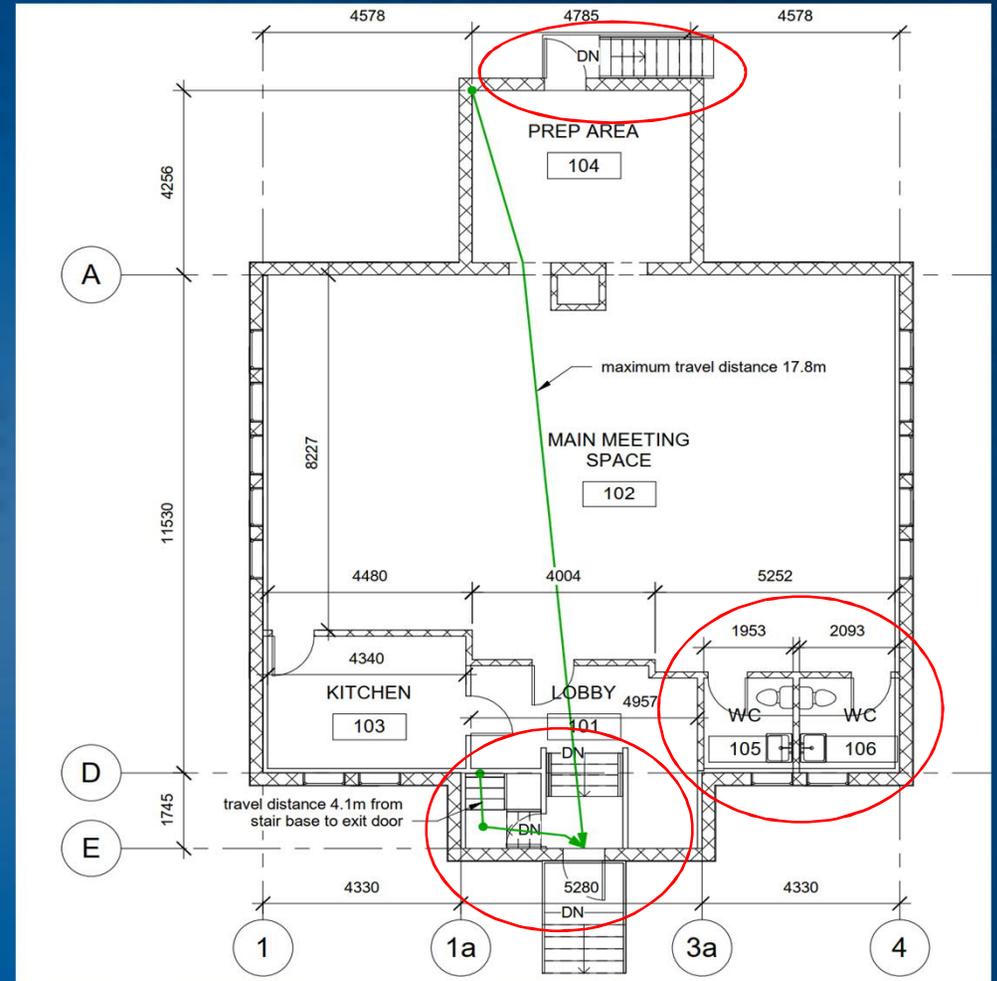
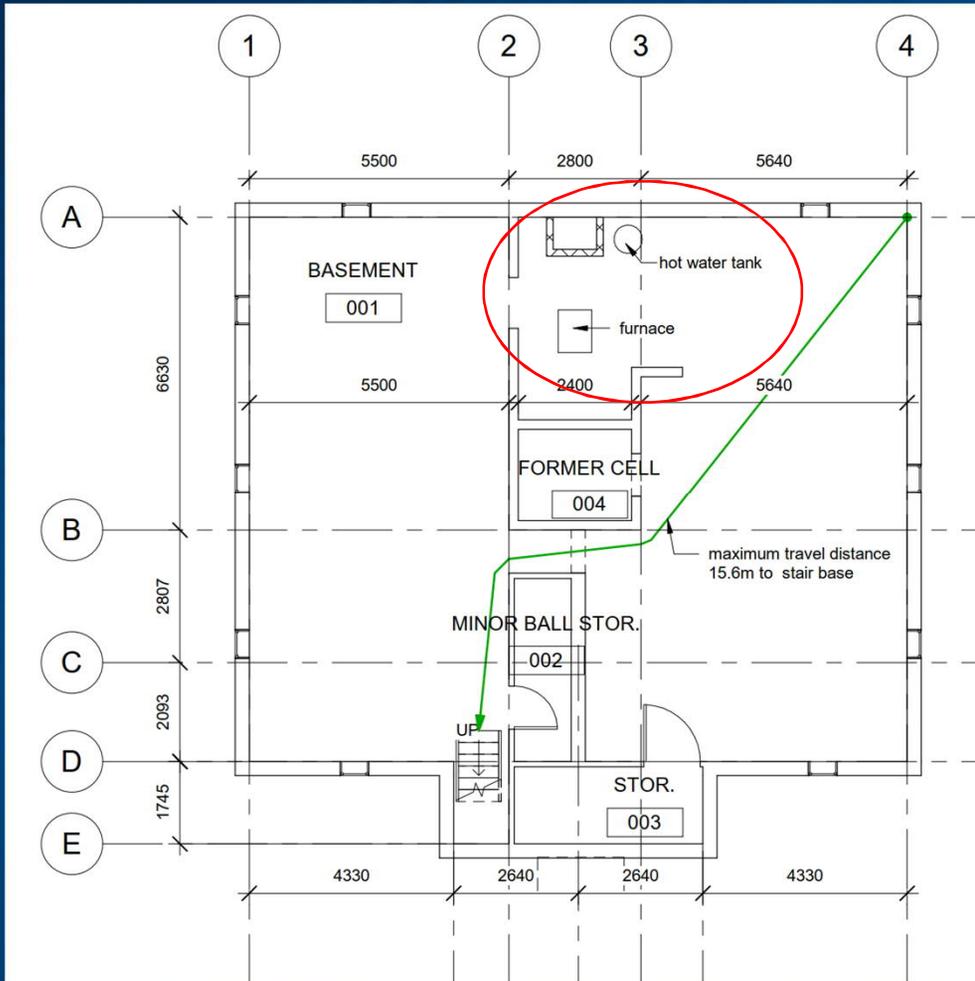
Building Envelope



Building Finishes



Mechanical & Electrical



Building Code Concerns

Building Code Concerns

- Gas fired furnace in basement is not in enclosed service room with 1 hour fire separation
- Railing and width of exterior exit stair at back door
- Washrooms not sufficient for 65 persons, no barrier-free washroom in building
- Stair to basement: headroom, handrail height, no landing
- No barrier-free access to main entrance, no barrier-free access from main entrance level to main floor level
- One more barrier-free parking stall required



2. Options

Option 1 - Rehabilitation

- Constructing new load bearing stud framed walls in the basement and main floor
- Replacing the roof structure
- Repairing the brick walls and basement walls
- Replacing the basement slab
- Improving building insulation
- Replacing aged equipment and finishes
- Addressing code violations



Option 2 - Demolition

- Hazardous material assessment
- Landfill disposal fees
- Salvaging brick
- Utility terminations
- Backfilling



Opinions of Probable Costs

Description	Estimate
Option 1 – Rehabilitation	\$1,250,000*
Option 2 – Demolition	\$85,000

- Including contingencies, professional service fees
- Excluding GST

*New building construction budget comparison: \$875,000



3. Discussion



Questions?

Contact: Carma Holmes at holmesc@ae.ca

ATTACHMENT #2



Town of Bentley

Box 179, 4918 - 50 Avenue
Bentley, AB T0C 0J0
403-748-4044 Fax: 403-748-3213
www.townofbentley.ca



Information Session - OXFORD SCHOOL Open House June 29, 2022, 5:00pm to 8:00pm At the Seniors Drop In

On April 12, 2022, Town of Bentley Administration along with representation from Associated Engineering, presented the findings of a Building Condition Assessment Report regarding Oxford School.

Major concerns regarding the structural integrity of the building were identified and include the deterioration of the roof, load-bearing brick walls and foundations. There are also many building code deficiencies that are required for public occupancy that are currently not being met.

The estimated cost for repairs to the building are more than \$1.2 million dollars. Due to this significant cost to repair as well as an analysis or current utilization of other community buildings, administration made a recommendation to consider demolishing the building. The following motion was approved by Mayor and Council:

“THAT the Oxford School Building be closed to all public access, due to the significant safety concerns AND

THAT all utilities be shut off and the building is to be checked weekly and logged; AND

THAT a decision regarding demolishing the building will be made by the Fall once a public information session has been held.

Town Administration along with members of Council will be present at the Senior's Drop In located at 4918 50th Ave, to answer your questions and seek the community's input regarding ideas for the Municipal Park. This is a drop-in format between the hours of 5:00pm and 9:00pm.

Please come out to discuss the Oxford Building and its current condition and share your thoughts and ideas regarding the future of the Municipal Park.

Once input has been gathered, a plan will be developed for the park to share with Mayor and Council and the public for consideration.

Sincerely,
Marc Fortais
Chief Administrative Officer

ATTACHMENT #3



Town of Bentley

Box 179, 4918 - 50 Avenue

Bentley, AB T0C 0J0

403-748-4044 Fax: 403-748-3213

www.townofbentley.ca

OXFORD SCHOOL PUBLIC INFORMATION SESSION COMMENTS RECEIVED IN WRITING FROM JUNE 29, 2022, SESSION

SUMMARY

- There was a total of 20-25 people throughout the evening that attended the session in person between 5:00pm and 9:00pm. There were also a couple of emails and a letter submitted to the town office.
- Feedback forms were filled out by those that wished to do so and dropped in a ballot box.
- A total of 19 forms were completed and submitted. Additionally, the town received 2 specific emails with comments and 1 signed letter. There was also 1 additional comment submitted from the school that has been added that relates to saving the school and not demolishing it. The result is 23 specific pieces of feedback.
- The comments have been typed word for word below for Mayor and Council's information
- **8 of the comments relate to saving the school and not demolishing it** and the other 15 provide ideas of what to do when the building is demolished or suggest that it should be demolished.

ATTACHMENT #3

COMMENTS

- 1.) If building is demolished the salvaged use bricks as a fund raiser (\$100.00) per brick could go a long way to be used for an enhanced park – Spray Park etc. Hopefully the Oxford School sign could be used to commemorate the site.
- 2.) Rip it down to a water park.
- 3.) Definitely re-use some of the original brick & other materials to create a small memorial marker. Create an attractive kid-friendly “school fort”, miniature like playhouse or a spray park for children. Gazebo – covered with electricity for bands. Placards, historical information pictures.
- 4.) Personally – I do not think any decisions regarding the building removal should be put on hold until all avenues are researched for upgrading. For example, government grants through Alberta Historic Resources, CFEP & Community Fundraising. Keep it closed but take the time to really research. Don't make the mistake that will be regretted in a year or so. There is a lot of potential for this building as far as user!!
- 5.) Try to incorporate all of these into the Town Park area:
 - a. Children's splash park
 - b. Open stage theatre
 - c. Improved playground equipment
 - d. Visitors centre
 - e. Washrooms
 - f. Basketball/volleyball park
 - g. Skate Park
 - h. Picnic area
 - i. Sand pit
- 6.) I would like to see if we could put a spray park in place or something that could benefit our youth. We leave town for a lot of activities and would love to have a splash park in town.
- 7.) I don't see the value in repairing the building. This town could use the money towards something that will actually benefit the town. I think that location would be perfect for a splash park.
- 8.) I feel Council should look into what will make Bentley a place where people will want to stop and have a look. So, we have to think about what we have to attract people. Taking down historical buildings is not one of them. I realize it cost money to restore things. Maybe it can be done in stages. It can be made into an attractive place to rent out. I would like to see a 5-year moratorium set before any demolition is made. 10-15 years from now you don't want to have to say, “We should have kept that school” Is there some other party or business interested in buying it or give it to some organization to restore.
- 9.) There are approximately 15 country schools in the Bentley Community the biggest of them have memorial markers (plaques sheet metal cultural artworks. I feel Oxford School should follow the same procedure. Memorial could include the steeple, bricks from Oxford School and a plaque which could include a picture. Also, if council is considering spending many \$ the taxpayer of Bentley should be consulted by survey in their utility bills with a return stamped envelope.

ATTACHMENT #3

COMMENTS CONT'D

- 10.) I believe that the financial options are to be considered! \$80,000 for demolition as opposed to \$1,250,000 to restore speaks for itself – Sorry love history and vintage buildings but I don't want to see a 25% hit on our taxes for a restored building that has no use – has not been used fully for the last 50 years. So, if someone can get a couple of million \$ then it could be restored but not on Taxpayers backs. Memorialize with vintage Style Brick Gazebo. What Bentley needs is a small Motel or Hotel for accommodation of visitors etc.
- 11.) Save the school, get the historical society involved & heritage foundation Alberta has a surplus in their budget jump at the opportunity.
- 12.) Keep the sign in a special place – what would it look like to give or sell bricks – like the Berlin Wall to raise money for needed projects in Bentley. Its beautiful, but not reasonable to borrow money & raise taxes. Do a celebration of Oxford take pictures before it goes.
- 13.) Demolish for safety reasons & salvage bricks to be used to build a Gazebo which could be used for weddings, picnics, music in the park etc. You could make the Gazebo front look similar to the Oxford School. Or use the bricks to make bathrooms for the park.
- 14.) I am against putting money into it
- 15.) From Bentley School a survey was issued to the School Community asking what they would like to see in the space of Oxford School. Here are the responses:
- | | |
|------------|---|
| Gr 1. | Water spray park |
| Gr 2/3 | Water spray park, outdoor fitness equipment, skate park, community garden |
| Gr 5 | Water spray park, outdoor pool, skate park |
| Gr 6 | Water spray park, skate park, Full sized basketball court that could be turned into an outdoor ice rink in winter, mini golf, outdoor fitness equipment |
| Gr 7 | Water spray park, outdoor fitness equipment, bathrooms |
| Gr 8 | Water spray park, new playground equipment |
| Gr 10 | Water spray park, bathrooms, green space with more picnic tables, outdoor fitness equipment |
| Gr 10 & 11 | Water spray park, bathrooms |
| Gr 12 | Water spray park |

ATTACHMENT #3

COMMENTS CONT'D

16.) Other suggestions:

The building should be declared a historical building and sold to Wolf Creek Public Schools for \$1.00. Then ask WCSD to restore the building and create a woods/cts lab. I would hope that money could be provided by the Provincial Government to help with the repair. I would love to see it restored and used.

17.) Hello there, I am writing in regard to the news that the old Oxford school house is potentially going to be demolished. Hearing this saddened me as the town hardly has any remaining historical buildings. Historic buildings are what gives small towns their charm and character. In addition to feeling sad about the news I was also frustrated to find out about this through a post on a Facebook message board. No info about previous conversations, no inquiries with the towns residents and what seems like no input from anybody who actually lives here. This is something that should be up for discussion and not just decided upon by a the few. At the very least there should be an announcement through all forms of communication with the town residents announcing that their feedback is needed, and if that needs to take place at a town meeting then this should have been communicate. I am aware that at this very moment of me writing this email, feeding my baby at home, and putting her to bed, because I cannot make it to the meeting, the fate of the schoolhouse has probably already been decided. I hope I'm wrong. I hope there are further discussions and I hope that the town council does everything in their power to make sure the residents of Bentley know about major changes to the place they call home. I understand that the cost to fix the schoolhouse is incredibly high, but I would like to think that we as a community can help come to a conclusion as to where we can at least try to save the building. I hope you reconsider the demolition of the Oxford School house.

18.) I was delayed in writing due to a family health issues this past month. Suggestions – tear down, keep some bricks to make metal Oxford School Sign as per county of Lacombe country signs. Utilities in place for a public washroom. Gazebo (band stand as per in the states) incorporate into the park with paths. Can be used for music, stage plays, weddings / pictures. Mural painting on the old firehall. Scene of Bentley old streets, old farms, countryside buildings. No abstract drawing.

19.) School is too many \$ to save! Save the bricks, build a Gazebo and family gathering place. History is important but at what cost.

20.) Save the school. Make it a place for teenagers to access. My teens found “nothing to do” in Bentley. Combine youth and seniors to share their wisdom. Find volunteers to pass on their skills & knowledge – I would volunteer to show my sewing skills. Ask the youth to be involved in fighting to save the school for a place for them. This town needs an attraction, invest in our youth instead of them exiting. Get a mechanic to volunteer to share his/her knowledge of car maintenance. Get a horticulturist to share their knowledge of gardening. Involve our youth/teens in preserving our history. SAVE OUR SCHOOL. Remember cherish our past please! Honor our seniors.

ATTACHMENT #3

- 21.) Register as a municipal historical building. Ask county of Lacombe for funding. Take a good look at what it would cost to borrow the money. What is the town total money & amount paid yearly.
- 22.) Raised stage with shell with lighting, sound system with Bricks and Arch from old building displayed.
- 23.) Please don't demolish the building! Use the money you are going to tear it down with to start a repair fund. Even if it takes 20 years do the repairs slowly as funds are available. It will take a lot of digging and work for council to find grants, but it will be well worth it. Don't be the council that destroys Oxford School!

ATTACHMENT #4



Town of Bentley

Box 179, 4918 – 50 Avenue
Bentley, AB T0C 0J0
403-748-4044 Fax: 403-748-3213
www.townofbentley.ca

Questions and Answers OXFORD SCHOOL

1.) What year was Oxford School Built?

- Oxford School was constructed in 1920

2.) Who operated the Oxford School?

- Oxford School was operated under Oxford School District 687

3.) What has the building been used for over the years?

- School, fire station, local jail, home for the legion, Elks and Royal Purple as well as storage for minor softball

3.) What are other significant dates regarding the school?

- **April 26, 1951** There was a ministerial order changing the name of Oxford School District no. 687 to Bentley School District 687
- **1999** Bentley Council Designated Oxford School as a municipal historic resource through the passing of Bylaw 46/99
- **2002** The Town received notification from the Province that they were denied an application for Provincial Historical Resource Designation – the letter specified that Oxford is primarily of local significance and does not have Province Wide Significance required to merit a designation as either a registered or provincial historic resource.
- **2007** approximately \$28,707 in roof repairs and donations received from:
 - o Bentley Community Hall Association \$2,764.39
 - o Bentley Museum Society \$1,000.00
 - o Alberta Historic Resource Grant \$5,000.00
 - o Town of Bentley \$4,942.64
 - o Elks (Bingo and Casino) \$15,000.00

ATTACHMENT #4

- **2009** CFEP (Community Facility Enhancement Program Grant was received for \$5,450 to help offset the cost of Structural Assessment which was conducted by Stantec.
- **2009** Stantec conducted a structural assessment and at this time the report indicated that the building structural systems appear to be in poor to dangerous condition (estimated \$300,000 to repair – but focus on roof structure not the basement, foundation, or slab.
- **April 26, 2011** council report presented to council advising of Stantec Report and Assessment regarding continued deteriorating state of the building and advising that no action had previously been taken regarding the recommendations. Report indicated problem was worsening and also indicated that council must correct the structural problems that are considered dangerous or declare the building unsafe for occupancy and request Bentley Elks and Royal Purple to relocate their belongings or move to another location.
- **October 25, 2011** Timcon construction provided and estimate of \$300,000 presented to council to rectify the deficiencies outlined in Stantec’s report. Council at the time decided to contact a provincial engineer specializing in buildings of this type for advice and how to best address the issue.
- **December 13, 2011** Council was advised by Historic Resource Management that they did not provide the requested services to rectify building deficiencies. They advised the Town they may be eligible for \$50,000 grants to undertake renovations. Council at the time was again advised to undertake restoration work, or vacate the building or leave the building as is and continue to allow occupancy.
- **April 12, 2022** Town of Bentley Administration along with representation from Associated Engineering presented the findings of the Building Condition Assessment Report regarding oxford school to Mayor and Council and the Public. Recommendation from Administration was to demolish the building due to the major concerns regarding structural integrity of the building.
- **May 25, 2022** Information Bulletin was issued and posted publicly on Facebook, Instagram, Town Website and issued in June neighborhood notes.
- **June 29, 2022** – Public information session and open house was held with copies of 2009 Stantec Report, 2022 Associated Engineering Report, Display Boards outlining the history of oxford, the summary of our findings in the report, the cost estimate and why our recommendation, also a Questions and Answers Document was available and other community spaces building utilization rates. Public feedback was also collected through written feedback forms
- **Sept 27, 2022** – Unfinished business posted on Public Council Agenda, posted as of Friday September 23, 2022 on Town Website and notification posted on Facebook.

4.) Why is this only being addressed now?

- This had been brought to previous councils on several occasions. Due to the local significance of the building no action was taken to restore or demolish the building

ATTACHMENT #4

over the course of many years. We have prioritized addressing the issue due to the risk to public safety of a deteriorating building.

5.) What is the estimated costs to fix the building?

- The Class D estimate to renovate the building to a safe public standard approximately \$1,200,000
- The cost to build a new building would be around \$874,000
- The cost to undertake hazardous material abatement and demolish is estimated at approximately \$85,000

6.) Why is the cost estimate now significantly more than the previous cost estimate prepared by Stantec?

- The previous Stantec analysis mainly focused on the failing roof structure. It did not go to the extent that the Associated Engineering Analysis has gone.
- As well it was mentioned in the 2009 Stantec Report that the building structure systems were in dangerous to poor condition. Given the lapse of 12 more years, these systems would have continued to deteriorate further.

7.) Is there not any grants available for the restoration work that needs to be undertaken?

- Previous council was trying to find grants and did not.
- In administrations discussions with the province – (Historic Resource Management Branch) There is a \$50,000 grant, but this is a long way from the \$1,200,000 needed to rectify the building deficiencies.

8.) Why is the cost so high to undertake a renovation?

- Renovation costs are extremely high, due to major structural failure of the building, there are issues with the slab, the brick foundation walls (which has extensive cracking, modifications (horizontal cuts to the floor joists) and roof failure due to the failure of the structural supporting walls, this coupled with code deficiencies that would be required to be updated when renovating including electrical, plumbing and fire regulations as well as barrier free access requirements for public buildings and washroom requirements for public buildings as well as ramps and railings.

9.) Why was the public previously not informed of the current study and position of Administration?

- Administration, upon review, of historical files related to the Oxford Building realized that there were potentially significant issues with the building.
- Upon a visual inspection by the CAO with the Public Works Foreman, it was realized that the issues in the building were significant and presented significant risk to the Town and to Mayor and Council As a result the study was initiated through a competitive process in which Associated Engineering was contracted to complete the scope of work.
- Until that study was completed and there was sufficient information from a registered professional structural engineer and architect to confirm the risk, we could not speculate regarding the extent of the issues.
- As soon as the report was finalized and received it was scheduled for a public council meeting.

ATTACHMENT #4

10.) Why was the public not consulted regarding administrations initial recommendation on April 12, 2022, Regular Meeting of Council?

- As the CAO for the town, I have an obligation to prioritize public safety.
- As soon as I was aware of the significant issues, I immediately advised the current users of the building that they could no longer go in it and I prepared a report and my recommendation for Mayor and Council's consideration.
- The following factors helped to inform my recommendation:
 - o This building has been previously discussed in council numerous times and remained unresolved.
 - o There is significant public safety and risk in leaving the building standing
 - o A letter was received from the province advising that the building has local historical significance only and would not be considered as a Provincial Historical Resource
 - o The cost to rectify the deteriorated state of the building is significant and would create an unnecessarily high burden on the local taxpayer
 - o Upon review of the utilization of other public space – Blindman Valley Ag Society, Bentley Community Hall, Seniors Drop In, High School facilities, Local Community Room at Town Hall – it became evident that there was minimal utilization of these other community spaces, and they have additional capacity.
 - o We are unaware of any grant funding available to support restoring the building to a safe public standard

11.) Has a decision been made by Mayor and Council to demolish the building?

- As per the motion made at the April 12, 2022, meeting:
 - o The Oxford School is currently closed to the public due to the public safety concerns
 - o Utilities will be disconnected, and the building will be checked weekly by public works
 - o The decision regarding demolition will be made by the fall once a public information session has been held
 - o The intent of the public information session is to:
 - Share further information regarding the condition of the building
 - Gather input regarding a plan for the Municipal Park (Elks Park) that incorporates the historical aspects of the Oxford Building and possible amenities



WHERE PEOPLE ARE THE KEY

HIGHLIGHTS OF THE REGULAR COUNCIL MEETING SEPTEMBER 8, 2022

SOUTHWEST BENTLEY AREA STRUCTURE PLAN

The Town of Bentley and Lacombe County have partnered and have successfully received an Alberta Community Partnership (ACP) Grant for the purpose of undertaking a number of studies and plans related to the potential annexation and development of land located within the County, southeast of the Town's existing boundary. The Town and County have begun the technical study and drafting portions of the Southeast Bentley Area Structure Plan (ASP). The objective of this project is to ensure a planning framework is in place to enable development southeast of Bentley when demand for commercial and industrial land arises.

An overview of the plan area and technical reports that have been completed to date and a draft version of the ASP's background information has been prepared by Parkland Community Planning Services (the Town's consultant). A public meeting will be held on October 22, 2022 to obtain feedback for the policy-making stage of the project.

BYLAW NO. 1369/22 – AMENDMENT TO LAND USE BYLAW

Bylaw No. 1369/22, a bylaw of Lacombe County to amend the Lacombe County Land Use Bylaw No. 1237/17 to list a special discretionary use of a "recovery centre" on W½ Pt. SW 16-39-01 W5M, received first reading. A public hearing for Bylaw No. 1369/22 will be held on October 13, 2022.

E-SCOOTER PROJECT – TRANS CANADA TRAIL

The Town of Blackfalds Council recently approved the use of E-Scooters on a two-year exclusive pilot project, similar to the one launched by the City of Lacombe. As a result of that approval, Lacombe County was contacted by Roll Technologies Inc. to consider the use of e-scooters on the Trans-Canada Trail (TCT) as a link for these two communities.

The e-scooter pilot project by Roll Technologies Inc. along the Trans Canada Trail, within Lacombe County, between the City of Lacombe and the Town of Blackfalds received the approval of Council.

ROAD PLANS 6363BM & 872 0827 – ROAD CLOSURE/CONSOLIDATION/SALE

By resolution of Council, the County Manager was directed to proceed with the process to close Road Plans 6363BM & 872 0827. The proposal is to close the Road Plans and sell them to the landowner so the properties can be consolidated with his land on the Pt. NW 16-40-03 W5M. This proposal will be circulated to interested parties for comment, and further, a report on the comments and cancellation request will be presented at the October 13, 2022 Council meeting.

POLICY RC(5) RECOGNITION OF SPECIAL EVENTS

Policy RC(5) states that Lacombe County wishes to recognize historical school houses, community halls and historical churches/sites that are of historical significance to Lacombe County. Upon completion of an application form, Lacombe County will provide either a recognition sign or plaque at a cost not to exceed \$400. Amendments to Policy RC(5) were approved by Council to provide for a change in funding from \$400 to \$1,500 for recognition signs. The grant of \$400 for plaques will remain in place.

Next Regular Council Meeting is
Thursday, September 22, 2022 - 9:00 a.m.

Next Committee of the Whole Meeting is
October 4, 2022 – 9:00 a.m.

Lacombe County Administration Building

****For more details from Lacombe County Council meetings, please refer to the meeting minutes. All meeting minutes are posted on the website (www.lacombecounty.com) after approval.**