



AGENDA
Bentley Town Council Regular Meeting
Tuesday July 12, 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 June 28, 2022**

5. Financial:

- a) Prepaid Cheque Listing – Cheques No. 20220454 to 20220490**

6. New Business

- a) Grant Application Green and Inclusive Buildings Program – Infrastructure Canada**
 - Blaine Calkins (Meeting with Council) – Request for support**
- b) New Beginnings Subdivision Reconfiguration and Budgetary Approval**

7. Correspondence

- a) Council Highlights Lacombe County June 26, 2022**

8. Other Business

- a) CAO Update Branding Survey Notification**
- b) Public Notice Temporary Road Closure – Bentley District and Agriculture Society Fair and Rodeo Parade – August 4, 2022, 12:00pm to 1:30pm**

- c) **Public Notice Temporary Road Closure – Bentley Show N Shine – Kruzin West August 6, 2022 – 8:00am to 5:00pm**
- d) **Public Notice Temporary Road Closure – Canada Day Committee and Bentley District Agricultural Society Fair and Rodeo Fireworks 10:30 pm to 11:30pm**
- e) **Deputy Mayor Change from Councillor Hansen to Councillor Eastman on July 27, 2022**
- f) **Summer Recess from July 13 to August 22 (No Council Meetings July 26, 2022, or August 9, 2022)**
 - **Next Council Meeting will be August 23, 2022**

9. Council Reports

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

10. Adjournment



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

June 28, 2022

Date and Place Minutes of the Regular Meeting of the Council of the Town of Bentley held Tuesday, June 28, 2022, at 6:45 p.m., in the Bentley Municipal Office

In Attendance Mayor Greg Rathjen
Deputy Mayor Hansen
Councillor Lenore Eastman
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 133/2022 Moved by Deputy Mayor Hansen, "THAT the agenda of the June 28, 2022, Regular Meeting of Council be amended to include the following:

a) **Lacombe Regional Waste Services Commission Update as item c under Correspondence**

b) **Procurement Process as Other Business**

Carried

Motion 134/2022 Moved by Councillor Grimsdale, "THAT the amended agenda, of the June 28, 2022, Regular Meeting of Council be accepted."

Carried

Previous Minutes

Motion 135/2022 Moved by Councillor Grimsdale, “THAT the minutes of the June 14, 2022, Regular Meeting of Council be accepted.”

Carried

Financial

a) Prepaid Cheque Listing Cheques No. 20220415 to 20220453

Motion 136/2022 Moved by Councillor Eastman, “THAT Cheque No. 20220415 to 20220453 be received for information.”

Carried

b) Mayor and Council May Remuneration

Motion 137/2022 Moved by Councillor Grimsdale, “THAT Mayor and Council Remuneration listing be received for information.”

Carried

Role of Chair

Mayor Rathjen stepped down from the chair of the meeting as he was coughing uncontrollably. Deputy Mayor Hansen assumed the role as chair for the meeting at 6:55pm.

New Business

a) Board Appointments – Bentley Municipal Library Board

Motion 138/2022 Moved by Councillor Valiquette, “THAT Mayor and Council appoint the following persons to the Town of Bentley Library Board for the term specified:

Joan Dickau for a 3-year term from June 28, 2022, to June 27, 2025

Robin Lemay for a 3-year term from June 28, 2022, to June 27, 2025

Carol Hamelin for a 3-year term from June 28, 2022, to June 27, 2025

Kathy Pike for a 3-year term from June 28, 2022, to June 27, 2025

Maureen Rue for a 3-year term from June 28, 2022, to June 27, 2025

Alan Wilson for a term from June 28, 2022, to October 31, 2023

Pam Hansen for a term from June 28, 2022, to December 31, 2022; AND

THAT the alternate representative for the Town of Bentley specified through the October 26, 2021, Organizational Meeting be removed to ensure alignment with the Libraries Act for the Province of Alberta.

Carried

b) Municipal Accountability Audit Report

Motion 139/2022 Moved by Mayor Rathjen, "THAT Mayor and Council accept the 2022 Municipal Accountability Program Report for the Town of Bentley as information; AND

THAT administration report back to Mayor and Council quarterly with the financial report on progress at addressing the findings of the report.

Carried

Correspondence

a) Council Highlights Lacombe County June 9, 2022

b) AHS – Letter Dr. Jennifer Bestard – Central Zone Medical Director

**c) Lacombe Regional Waster Services Commission – Verbal Update
Deputy Mayor Hansen**

Motion 140/2022 Moved by Deputy Mayor Hansen, "THAT the June Council Reports be accepted as information."

Carried

Motion 141/2022 Moved by Councillor Grimsdale, "THAT Mayor and Council authorize Councillor Eastman to submit a claim for reimbursement related to reasonable expenses occurred in relation to a Doctor Familiarization Tour she will be undertaking in July with the new Doctor being recruited to Sylvan Lake Community Health Centre.

Carried

Other Business

a) Procurement Process

Deputy Mayor Hansen asked the CAO to provide an overview regarding the procurement process utilized by the Town of Bentley for Tenders, RFPs, and competitive process.

CAO Fortais advised that all rules in relation to procurement and the New West Trade Partnership Agreement are followed in relation to procurement thresholds and public tendering as follows:

- \$75,000 for goods
- \$75,000 for services
- \$200,000 for construction

There have been many instances such as branding, commercial garbage pickup, recycling services, website development, engineering services, photocopier acquisition, Servicing Studies, Biophysical Assessments, Gateway signage, hwy roundabout signage etc. that have involved either

formal RFP posting or request for quotations in Bentley that have been well under the above-mentioned thresholds and have provided an opportunity for competitive bidding.

Also, it was mentioned, that if Mayor and Council are approached by a local vendor that is interested in doing business with the Town of Bentley, they should encourage them to reach out to the CAO to outline the services/goods and expertise that they can provide to the Town.

The Town of Bentley is always open to hearing from qualified vendors regarding the provision of services and or goods for the community.

Adjournment

The Role of Chair was passed back to Mayor Rathjen from Deputy Mayor Hansen at 7:37pm

Motion 142/2022 Moved by Councillor Valiquette, "THAT the regular meeting of council be adjourned at 7:38pm

Carried

Mayor Greg Rathjen

CAO Marc Fortais



TOWN OF BENTLEY

Cheque Listing For Council

Cheque #	Cheque Date	Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20220454	2022-06-30	CARSON, BARBARA J				
20220455	2022-06-30	JENSEN, DARREN J				
20220456	2022-06-30	MEREDITH, SANDRA L				
20220457	2022-06-30	GIBSON, COLE C				
20220458	2022-06-30	DENNEHY, NATHAN				
20220459	2022-06-30	GREAVES, LORYANNE				
20220460	2022-06-30	FORTAIS, MARC C				
20220461	2022-06-30	KIKSTRA, ROBERT B				
20220462	2022-06-30	LOOV, CHRISTOPHER D				
20220463	2022-06-30	BUDGELL, KAYDE T				
20220464	2022-06-30	SMITH, MADISON M				
20220465	2022-06-28	SERVUS CREDIT UNION	28062022	PAYMENT HOTEL DEPOSIT FOR FALL AB M	3,469.10	3,469.10
20220466	2022-06-30	HOLDEN, KARI	30062022 30062022. 357924 June302022	PAYMENT OFFICE JANITORIAL FOR JUNE 2 SENIOR CENTRE JANITORIAL FC BENTLEY FIREHALL JANITORIAL BASEMENT JANITORIAL FOR JUI	195.00 30.00 195.00 15.00	435.00
20220467	2022-06-30	JACKSON, BRIAN	02062022	PAYMENT JUNE CAMPGROUND CONTRAC	1,375.68	1,375.68
20220468	2022-06-30	RECEIVER GENERAL	30062022 30062022.	PAYMENT REGULAR EI PAYMENT FOR JUN REDUCED EMPLOYMENT INSUR	3,882.86 15,912.60	19,795.46
20220469	2022-06-30	SERVUS CREDIT UNION	29062022 RXNHV4Y8HBM TRN8HYWXXMI V9N72K7YT97 Z8N7FGMLCSN	PAYMENT REGISTRATION DALE GRIMSDAL REGISTRATION GREG RATHJEN REGISTRATION BRENDA VALIQU REGISTRATION PAM HANSEN AE REGISTRATION LENORE EASTM	656.25 656.25 656.25 656.25 656.25	3,281.25
20220470	2022-06-30	STANTEC CONSULTING LTD.	1715145	PAYMENT SOUTHEAST ASP SERVICING ST	18,972.39	18,972.39
20220471	2022-06-30	ZINGIT PAINT AND FINISH	09	PAYMENT 2ND INSTALLMENT PAYMENT OF	2,940.00	2,940.00
20220472	2022-06-30	BENTLEY COMMUNITY HALL	20221945	PAYMENT DONATION TO BENTLEY COMM	1,000.00	1,000.00
20220473	2022-07-05	BRANDT TRACTOR LTD.	05 4510038	PAYMENT GRADER BLADES	1,762.17	1,762.17
20220474	2022-07-05	D & M CONCRETE PRODUCTS LTD.	7436	PAYMENT GRAVEL FOR ROADS & STREET	444.88	444.88
20220475	2022-07-05	GREGG DISTRIBUTORS LP	059-462758 059-464491	PAYMENT PUBLIC WORKS SHOP MAINTEN PARKS & REC WATER HOSE	252.63 102.72	355.35
20220476	2022-07-05	HHID	01072022	PAYMENT JULY DEM MONTHLY PAYMENT	787.50	787.50
20220477	2022-07-05	INNOV8, DIGITAL SOLUTIONS INC.	IN349122	PAYMENT JUNE FEES FOR FCSS NN AND C	1,385.63	1,385.63
20220478	2022-07-05	MUNISIGHT LTD.	INV222875	PAYMENT TICKET TO FIX CORRECT YEARE	105.00	105.00
20220479	2022-07-05	PARKLAND REGIONAL LIBRARY		PAYMENT		2,495.75



TOWN OF BENTLEY

Cheque Listing For Council

2022-Jul-5
2:11:48PM

Cheque					Invoice	Cheque
Cheque #	Date	Vendor Name	Invoice #	Invoice Description	Amount	Amount
20220479	2022-07-05	PARKLAND REGIONAL LIBRARY	220023	3RD QUARTER REQUISITION PA	2,495.75	2,495.75
20220480	2022-07-05	PITNEY BOWES LEASING	3202015501	PAYMENT POSTAGE METER LEASE	242.24	242.24
20220481	2022-07-05	RIMBEY EXPRESS	2207	PAYMENT WATER SAMPLES & RETURNS F	137.50	137.50
20220482	2022-07-05	SELECT AG FOODS	23062022 29062022 29062023.	PAYMENT OFFICE SUPPLIES WATER, CREAMER & COOKIES F BOTTLED WATER	27.95 32.87 14.25	75.07
20220483	2022-07-05	SHAW CABLE	06122022 06232022 21062022	PAYMENT OFFICE INTERNET PUBLIC WORKS SHOP INTERNE FCSS INTERNET	131.25 73.50 124.95	329.70
20220484	2022-07-05	STANTEC CONSULTING LTD.	1715596 1715600	PAYMENT NEW BEGINNINGS FEASIBILITY : SOUTHEAST ASP TIA	2,404.65 8,689.81	11,094.46
20220485	2022-07-05	TAXERVICE	30062022	PAYMENT TAXERVICE PAYMENT FOR JUNE	525.00	525.00
20220486	2022-07-05	TELUS COMMUNICATIONS INC.	04072022 Jul042022 July042022	PAYMENT TELUS INTERAC LINE ARENA WIFI TELUS COMMUNICATIONS BILL I	37.55 68.25 770.14	875.94
20220487	2022-07-05	WASTE CONNECTIONS OF CANADA INC.	7425-00024373	PAYMENT COMMERCIAL WASTE PICK UP	907.53	907.53
20220488	2022-07-05	WASTE MANAGEMENT	1142891-0613-9	PAYMENT RECYCLING	5,904.34	5,904.34
20220489	2022-07-05	WILD ROSE ASSESSMENT SERVICES	8664	PAYMENT PROGRESS PAYMENT FOR JULY	1,330.88	1,330.88
20220490	2022-07-05	WOLF CREEK BUILDING SUPPLIES	429040	PAYMENT PARKS & REC BUILDING PAINT	138.36	138.36

Total 100,594.64

*** End of Report ***



Agenda Date: July 12, 2022

Agenda Item: **New Business:**
Grant Application Green and Inclusive Buildings Program – Infrastructure Canada – Support Request to Blaine Calkins

ADMINISTRATIVE RECOMMENDATION

THAT Mayor and Council authorize CAO Marc Fortais to submit a grant application to Green and Inclusive Buildings Program – Infrastructure Canada for a grant of approximately \$2,400,000 (80% of the funding for the replacement of the Arena Slab and Ice Plant at the Arena and additional lighting upgrades to improve energy efficiency and replace aging capital); AND

THAT Mayor and Council authorize, and commit, that the remaining cost of 50% * \$600,000 = **(\$300,000)** will be funded by the Town of Bentley through a combination of Gas Tax, MSI and Municipal Reserves in 2023. The combination of funding will be formally determined through the 2023 budget process; AND

THAT the remaining 50% * \$600,000 = **(\$300,000)** be requested from Lacombe County as a Capital Grant to support the facility, which is utilized heavily by County users; AND

THAT any funding committed to be provided by the Town of Bentley or Lacombe County is conditional upon successful application and approval of the Green and Inclusive Buildings Program – Infrastructure Canada.

SUMMARY AND BACKGROUND

The Bentley Arena was constructed in 1965 and has operated since it was opened. The arena supports a multitude of community activities, including the Bentley Farmers Market, The Curling Club, Bentley Minor Hockey, The Bentley Rodeo, Parkland Hockey League, Bentley Skating Club, Bentley School Hockey Academy, and a variety of other bookings from organizations throughout Lacombe County, Red Deer and Sylvan Lake. The Arena is an important asset for the community and attracts tourism and supports the local business community by drawing people that spend money in support of those local businesses.

Administration for the Town of Bentley has had concerns regarding the operation of the Slab and the continued ability to be able to make ice due to an imminent slab failure. The arena slab has had problems in the past and due to the significant cost of a full replacement, only a partial replacement from the end of the faceoff circle to the East end boards was done in 2007 at a cost of \$185,432.00. This partial replacement has continued to cause issues with the separate sections of the slab moving differently and causing a significant difference in elevation between the two pieces of slab. As a result, the Town asked Stantec Consulting to undertake a review of the slab and provide an order of magnitude cost estimate to facilitate the consideration of seeking out funding for a full slab

replacement. (Attachment #2) The movement in the slab is between 2” and 3” and has resulted in a crack opening in the slab along the line of movement, which is causing spalling of the concrete and additional cracks forming in the new slab.

Although a partial slab replacement is again an option discussed in the report, it is not recommended due to the issues that we are currently experiencing. As well, contractors have indicated that they would not warranty a partial slab replacement as they feel expected lifespan would only be two years. In addition, issues such as failure of piping connections between slabs, cracking and or settling of the existing slab and new slab portion, failure of structural connections between the two slabs and differing ground conditions can result with a partial slab replacement.

Additionally, the Ice Plant in the Arena is original to the facility and only serves the single ice slab, the Curling Rink has a separate ice plant, and both are served by a single evaporative condenser outside the ice plants. Originally the refrigerant was R22 and has been changed in the past few years to R407c. The ice plant has had a failure of the refrigerant piping and the chilled brine piping as a result, several portions of the piping have been repaired and replaced. The entire refrigeration plant is past its serviceable operational life span. While the plant is still operational, the plant is very inefficient when compared to a new plant and parts and servicing of the plant can become more difficult as parts become harder to find.

It should be noted that the town and the County have supported investment in the Arena throughout its lifecycle and overall, the building is in great shape, items such as:

- Improved drainage around the building (2008)
- Replacement of lobby roof and North Wall insulated building panels (2008)
- Replacement of concrete on north side & under and behind spectator stands (2008)
- Replacement all exit doors (2008)
- Replacement West Wall insulated building panels (2009)
- Replacement 4 furnaces (2009)
- New score clock, replace overhead heaters, replace compressor, and brine components (2011)
- New rubber flooring, new energy efficient lighting over ice surface, replace toilets, sinks, urinals, epoxy shower walls and floors, new flooring in lobby washrooms (2013)
- New Arena/Curling Rink Roof (2014)
- Concrete Replacement (Ice resurfacers entrance to ice surface) (2015)
- Ongoing maintenance, painting, flooring, ice plant (2016-2020)
- New northeasterly loading ramp and disability access project (2021)

Investment in the facility for the past 15 years has been more than \$1,500,000 and has resulted in a great facility that is continuing to support the community of Bentley, the County, and the Central Alberta Region.

Town of Bentley Administration feels based on the investment in the facility to date and from a fiscal responsibility perspective it makes sense to continue to invest in the arena and replace the slab and ice plant to preserve the longevity of the asset for the next 20 to 25 years. Consideration to build a new facility is not fiscally responsible at this time due to the small tax base and given the investment to date in the existing facility. Replacements such as this slab replacement and ice plant, along with the continued maintenance of the building will continue to meet the needs of the community for many years to come, until such a time that Bentley's tax base grows and is able to bear the tax implications of building a new facility.

RATIONALE FOR RECOMMENDATION

- The Town of Bentley has completed phase 1 Asset Management for Water Services and is working towards completion of additional phases including Wastewater, Roads/Streets and Sidewalks, Storm Water and Building Infrastructure. Phase 2 for Roads/Streets and Sidewalks, Storm Water and Wastewater is anticipated to be complete next year. The work on Asset Management is being funded via grant applications to Federation of Canadian Municipalities. In the past prioritization for capital replacement has been done based on historical knowledge of the staff and an understanding of key pieces of infrastructure that need to be replaced based on that knowledge. The asset management program will formalize this process and further document asset replacement schedules and plans to lead to better long-term planning and capital replacement. However, as we work through the process of formalizing our asset management strategy, there are significant and key assets that need to be replaced or revitalized now to ensure the continuation of tourism attraction and the support of sport and recreation programs in Bentley.
- The County and the Town continue to have a great relationship and the County has continued to support and invest in Town Assets over the years, this investment is critical to ensuring that assets such as the Arena are available to support rural county residents as well as the Town of Bentley and encourage sport, recreation, and culture in our communities.
- If successful, the grant will potentially pay for a large portion of this much needed capital upgrades and replacement, improve overall efficiency of the facility and ensure the continued operation of the Bentley Arena for many years to come.
- A Bentley Arena Condition Report was completed by Bearden Engineering Consultants in May 2005 to understand necessary improvements. It was mentioned in this report that groundwater elevation is high for the site and barely below 3" to 4" below the arena slab. As a result, the slab has suffered frost movement and settling over many seasons. It also mentions inadequate insulation and no heat floor below the insulation installed. Challenges with the slab were identified from the condition assessment in 2005 and recommended to be addressed as a priority.

BUDGET AND FINANCIAL CONSIDERATIONS

Arena Slab Replacement Estimated Cost	\$1,440,000
Arena Ice Plant Estimated Replacement Cost	\$1,500,000
Lighting /Insulation Upgrades Arena	<u>\$ 60,000</u>
Total Project Cost	\$3,000,000
(80% funding through Green and Inclusive Buildings Program)	<u>\$2,400,000</u>
Remaining Costs to be Funded	\$ 600,000
<i>(Includes: all design, engineering, construction and 20% contingency)</i>	
Town of Bentley Share (50% of Remainder)	\$ 300,000
Request to be sent to Lacombe County (50% of Remainder)	<u>\$ 300,000</u>
Total Funding Town of Bentley & Lacombe County	\$ 600,000
<i>(Anticipate funding needed in 2023 – after grant approval and design)</i>	

ATTACHMENTS:

1. Bentley Arena Engineering Study (June 30, 2021)

Marc Fortais, CAO



Bentley Arena Engineering Study

June 30, 2021

Prepared for:

Town of Bentley


Prepared by:

Stantec Consulting Ltd.




BENTLEY ARENA ENGINEERING STUDY


This document entitled Bentley Arena Engineering Study was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Town of Bently (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by  _____
(signature)

Benjamin Ellah

Prepared by  _____
(signature)

Lorne Hildebrandt

Reviewed by  _____
(signature)

Brad Vander Hayden



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BENTLEY ARENA ENGINEERING STUDY

Existing Arena Conditions

1.0 EXISTING ARENA CONDITIONS

The Bentley Arena was constructed in 1965 and has been in operation since it was opened. The Town of Bentley asked Stantec Consulting Ltd (Stantec) to review the existing slab condition. The review of the slab took place on January 22, 2021 with representatives from Stantec, the Town of Bentley, and the arena operators. While Stantec was on site they took the opportunity to review the existing ice plant serving the slab. The review was completed with ice on the arena slab and some of Stantec's reporting is based on information provided by the Bentley Arena operator and Town of Bentley staff.

1.1 ARENA SLAB CONDITION

The arena was constructed in 1965 and most of the slab is original to the facility. The slab had a partial replacement, in 2007, from the end faceoff circle to the East end boards. Refer to Figure 1 Area of New Slab. In the past few years, the area of the new slab has started moving vertically up and down reportedly between 600mm (2') and 900mm (3'). The slab drops during the operating season and rises in the spring when the ice is removed. This movement has resulted in a crack opening in the slab along the line of movement, spalling of the concrete and addition cracks forming in the new slab.

Figure 1 Area of New Slab



The movement of the slab has resulted in uneven ice coverage. The uneven ice coverage has resulted in inefficient ice plant operation, repainting of the lines during the season, melting of the ice during chinooks



BENTLEY ARENA ENGINEERING STUDY

Existing Arena Conditions

at the West End Boards, heaving of the spectator walkways on each side of the rink, and heaving of the boards. Refer to Figure 2, Figure 4, Figure 3 and Figure 5 for examples of the ice depth testing. The ice coverage was measured as follows:

- West End Boards 12mm (1/2")
- West End Goalie Key 25mm (1")
- Center Line 25mm (1")
- Crack Line 25mm (1")
- East End Goalie Key 200mm (8")
- East End Boards 25mm (1")



BENTLEY ARENA ENGINEERING STUDY

Existing Arena Conditions

Figure 2 Drill Hole Example



Figure 3 Ice Depth Example 2



Figure 4 Ice Depth Example 1



Figure 5 Ice Depth Example 3



The heaving and movement in the slab could also be influenced by the surrounding soil and underground water conditions adjacent to the building and throughout Bentley. The finished grade along 50th Street is higher than the arena slab and then slopes down to the west appearing lower at the west end of the arena. Geotechnical information available for review from road work that the town did on 53rd Avenue indicates a high-water level in boreholes along 53rd Avenue in proximity to 50th Street. This high-water level may also impact the soils under the arena slab which in turn can assist in the heaving, especially if the slab is not insulated and the soil has high moisture content when it freezes when the slab is cooled to make ice.

Typically, due to the movement we would expect damage to the chilled water lines in the refrigeration slab. However, the operator has not seen a loss of brine in the system or soft spots in the slab that run the length of the rink. Those issues would indicate damage to the refrigerant piping in the slab and loss of a cooling loop.



BENTLEY ARENA ENGINEERING STUDY

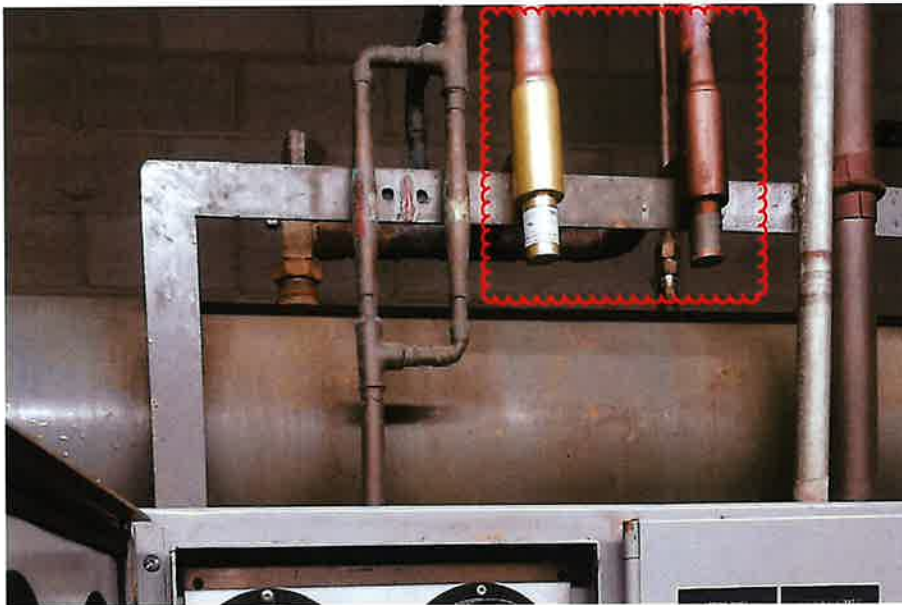
Existing Arena Conditions

Record drawings and construction photographs of the partial replacement of the slab are not available. The operators and Town of Bentley staff did remember details about the construction, specifically that the new slab area was insulated underneath. As the new slab has been insulated and the existing slab is not insulated Stantec believes that while it appears that the new slab is dropping during the ice season it is possible that the existing slab is frost heaving, and the new slab is not moving.

1.2 ARENA ICE PLANT CONDITION

The ice rink refrigeration plant is original to the facility and only serves the single ice slab, the curling slab has a separate ice plant, and both are served by a single evaporative condenser outside the ice plants. Originally the refrigerant was R22 and has been changed in the past few years to R407c. The ice plant has had a failure of the refrigerant piping and the chilled brine piping and portions of the piping has been repaired and replaced. Refer to Figure 6 for a sample of repairs to the refrigeration plant. The entire refrigeration plant is past its serviceable operational life span. While the plant is still operational the plant is very inefficient when compared to a new plant and parts and servicing of the plant can become more difficult as parts are harder to find for the old equipment. It also appears that the refrigeration plant room does not meet the requirements of the existing refrigeration code for safety and ventilation systems.

Figure 6 Example of Refrigeration Plant Repairs



2.0 SLAB RENOVATION OPTIONS

2.1 OPTION 1 - ARENA SLAB PARTIAL REPLACEMENT

Stantec is of the opinion that the 1965 slab is heaving, and the 2007 slab is not heaving. We have spoken to several contractors with the specialty experience with installing ice rink slabs about partial rink slab replacement. The contractors that have completed this type of work told us that it was only to achieve one or two more years of operation on facilities that already had major slab replacements and renovations planned. The contractors also indicated that no warranty would be provided on a partial replacement. Stantec feels this heaving is due to the insulation that was installed below the 2007 slab. An option to deal with the issue of the heaving is to remove the east end slab and the insulation and replace it with a new uninsulated slab. A review of the soils under the slab once demolished will aid in developing a solution for remediating the soils below the slab. Newer technologies are available that can provide soil stabilization or strengthening that could be considered as part of the base soil remediation.

The following major steps would be required to complete the construction of option 1:

- Remove boards, demolishing the slab, piping, and insulation.
- Excavation down to suitable native materials and backfilling with engineered fill or other soil stabilizing solution.
- Dowling to connect the existing and new slab.
- Backfill with drainage rock, installation of new refrigerant pipes with connection to the old and placement of the new slab.
- Curing, reinstallation of boards and startup of the new slab.

As only a portion of the existing slab is being replaced this option has substantial risks as follows:

- An expected life span of only one to two years.
- Failure of the piping connections between the new slab piping and the existing slab piping.
- Cracking and or settling of the existing slab or new slab.
- Failure at the structural connection between the two slabs.
- No warranty being provided by the contractor.
- Not actually correcting the heaving issue with the existing slab and ending up with the exact same issue in the future.



2.2 OPTION 2 - ARENA SLAB REPLACEMENT

To remove the issue with differential movement of the arena slab the entire slab could be replaced. This would involve demolishing the existing 1965 slab and the new 2007 slab. The two slabs would be replaced with a single continuous slab. A new brine header would be installed from the refrigeration plant to the ice slab and new chilled brine loops would be run in the slab. A warm floor and drainage grid would be installed below the existing slab to prevent frost penetration and future heaving of the ice rink slab. The existing boards would be removed at the start of the project and reinstalled at the end of the project. As with any arena slab it is critical that the contractors be qualified to do the work, an ice rink slab is not the same as any other slab and as such we recommend that only contractors with experience in the installation of arena concrete slabs be allowed to bid this sort of project.

The following major steps would be required to complete the construction of option 2:

- Removal and storage of the existing boards.
- Removal of the existing slabs, piping, header, and sub grade material.
- Compaction of the native materials and back fill with new sub grade materials.
- Installation of new sub surface heating, drainage, and insulation.
- Installation of new header, chilled floor piping, and concrete ice rink floor.
- Curing, reinstallation of boards and start up of the new slab.

As with any construction project the replacement of the entire slab does have some risks as follows:

- The number one risk is cost as the cost of a new slab will be more than a partial slab replacement.
- The boards once completely removed may not be suitable for reinstallation and a new boards system would have to be supplied.
- Getting a contractor that does not have previous experience with this sort of project and we get a poor-quality product that does not last the 30 to 40 years we would expect from an ice rink slab.



3.0 ICE PLANT RENOVATION OPTIONS

A typical ice plant would have an expected operational life span of 30 to 35 years. The refrigeration plant at Bentley arena is original to the facility and is at least 56 years old. Due to its age the refrigeration plant has an assumed coefficient of performance (COP) of 1, whereas new systems have a COP of 3 or higher. While the refrigeration plant does not need to be replaced at the same time as the ice slab it is a good opportunity to replace aging infrastructure without further impacting the operational season of the facility. As well as serving the ice rink the new plant would be capable of serving the curling rink and submetering would be provided to accurately monitor the utility costs.

The refrigerants used at modern rinks use are manufactured refrigerant, CO₂, or ammonia. We understand that another municipality has an ammonia plant that they are planning on selling and this might be an opportunity. Ammonia refrigerant is the most efficient refrigerant if the rink is to be operational year-round. Ammonia refrigerant would require extensive plant room upgrades including but not limited to an exit directly to outdoors, vestibules on all doors to the plant room, conversion of the structure to be non-combustible, a new gas detection system and associated warning devices and a new ventilation system. We recently did a study for a municipality near Edmonton that had a similar plant room upgrade requirement and based on that project, we estimate an order of magnitude cost of \$100,000.00. As well as the upgrades to the space, additional staff training would be required, and a refrigeration mechanic would be required. Due to the additional construction cost, the additional staff training and the possible new hire we will not be considering or recommending an ammonia plant.

3.1 OPTION 1 – MANUFACTURED REFRIGERANT ICE PLANT

Manufactured refrigerant, often referred to as Freon, is a common method of providing air conditioning to buildings and has been used as an ice rink refrigerant in the past. The existing refrigeration plant had used R22 and has recently been switched to R407c refrigerant due to R22 being discontinued due to its environmental effects. A new low charge manufactured refrigerant to brine refrigeration plant would be provided in the existing plant room. The refrigerant would be a class A1 refrigerant, a non-toxic, non-flammable refrigerant with a global warming potential (GWP) below 300. The refrigerant plant would have a COP of 3.0 to 3.2. The plant would consist of a low charge refrigerant to brine chiller, a condensing cooler, a chilled brine pump, a heat recovery heat exchanger, a warm brine pump and all required controls, valves, etc. Waste heat would also be harvested from the plant to provide underfloor heating. The chemicals and systems for the existing plant and the new plant are of similar operation and as such they do not need to be installed at the same time; a new plant could be installed in the future. Also, as this is a new plant if a new arena is constructed in the future the plant could be relocated to serve the new arena.



3.2 OPTION 2 – CO₂ REFRIGERANT ICE PLANT

Another option would be a CO₂ to brine refrigerant plant will be installed in the existing refrigeration plant. The refrigerant system will consist of CO₂ compressors, CO₂ to brine chiller, a CO₂ to warm brine heat exchanger, all the required pumps, controls, valves, etc. Waste heat would also be harvested from the plant to provide underfloor heating. The chemicals and systems for the existing plant and the new plant are of similar operation and as such they do not need to be installed at the same time; a new plant could be installed in the future. Also, as this is a new plant if a new arena is constructed in the future the plant could be relocated to serve the new arena.



4.0 OPINIONS OF PROBABLE COST

The following costing is to be considered an Opinion of Probable Cost (OPC). The following budgetary costs are based on cost data from the latest edition of RS Means, supplier information and recent construction experience including the Village Square Leisure Centre. The costs include a 20% contingency and 15% for professional services. All costs listed below are rounded to the nearest \$1000.

4.1 SLAB REPLACEMENT OPTIONS OPC

Option 1 Partial Slab Replacement	\$666,000.00
Option 2 Full Slab Replacement	\$1,440,000.00

4.2 REFRIGERANT PLANT OPTIONS OPC

Option 1 Manufactured Refrigerant Plant	\$1,443,000.00
Option 2 CO2 Refrigerant Plant	\$1,526,000.00

4.3 COST EXPLANATIONS

We have not had previous experience with replacing partial ice rink slabs, but we have spoken to contractors with ice rink slab experience, Bry Sand Concrete and Cimco Refrigeration, and they made recommendations on the costing. Our costs for the partial slab replacement are based on their recommendations.

We have done many full ice slab replacements with facilities that have single ice sheets and multiple ice sheets throughout Alberta. Our most recent ice plant replacement, Village Square Leisure Centre, cost was approximately \$1,045,000.00 and allowing for a 20% contingency and 15% for professional services is how we calculated the \$1,440,000.00 ice slab replacement.

The OPCs for the refrigerant plant options were based on budget prices provided by refrigeration contractors, Cimco Refrigeration & Gateway Refrigeration. We have also allowed for a new gas detection system so that we meet the requirements of the Refrigeration Code.



5.0 GRANTS

We have reviewed the grants that would be available for this project. The Province of Alberta has the Community Facility Enhancement Program (CFEP). CFEP funding provides financial assistance to acquire, build, purchase, repair, renovate, upgrade or expand sports, recreational, cultural or other related public-use community facilities. This funding source could be used for replacement of the refrigerated slab. Municipalities are not eligible for CFEP funding but, you could partner with a non-profit organization, or agricultural society to apply for the funding and have the project completed. The Municipal Climate Change Action Centre (MCCAC) has the Recreation Energy Conservation Program (RECP). This funding source is to save money by reducing energy use and greenhouse gas emissions from municipality's recreation facilities. The MCCAC RECP could be used for the replacement of the refrigeration plant. The Canadian federal government has the Canada Community Revitalization Fund (CCRF) offered through Western Economic Diversification Canada. The CCRF provides funding for communities across Canada to help them build and improve community infrastructure projects to help the communities rebound from the effects of the COVID-19 pandemic. The CCRF would be suitable for the slab replacement and the ice plant replacement.





Agenda Date: July 12, 2022

Agenda Item: **New Business:**
New Beginnings Subdivision – Re-Configuration

SUMMARY AND BACKGROUND

The Summersault Area Structure Plan was approved through Bylaw 178/2014 on August 19, 2014, and it covered 17.81 hectares (44 acres of land) This area was also included in the former Northeast Area Structure Plan, which was adopted in 1993. The Northeast Area Structure Plan had envisioned low density residential development.

The purpose of both the Northeast Area Structure Plan and the Summersault Area Structure Plan was to establish a framework for the future subdivision and development of the lands. A formal development agreement was signed with the developer in January of 2014 with the intent to provide a mix of single-family dwellings, duplexes, manufactured dwellings, and small apartments buildings in the Summersault Area.

Subsequently throughout 2017 and 2018 Northland Mortgage and Investment Corp initiated foreclosure proceedings against the developer and on August 2, 2018, The Court of Queen's Bench granted the order of foreclosure.

In September of 2018 the Town of Bentley approved the purchase of the subdivision, now known as New Beginnings Subdivision. Two borrowing bylaws were also approved, one on October 9, 2018, Borrowing Bylaw 202/2018 for \$675,000 to purchase the land and the second on May 28, 2019, Borrowing Bylaw 211/2019 for \$512,000 to complete the servicing. An additional credit of \$160,000 that had been held from the developer, was also applied to complete the servicing of the lots.

Throughout 2019 and 2020 the servicing work was completed by the Town of Bentley and coordinated by the Town's contractor WSP. By the end of 2020, there were 30 lots available for sale. The current configuration of the subdivision is shown in (Attachment #1).

Since the completion of the lots, there has been minimal interest in them, due to their current configuration. The feedback from our realtor is that selling the current configuration of lots will be difficult.

Administration has been working on a re-configuration of the subdivision to change the lots to Single Family Dwelling Lots, that will be more in alignment with the inquiries received by the Town Office and through our realtor. This report has been prepared to outline the additional cost and seek council approval for the re-configuration.

CURRENT STATE:

On October 2021 administration for the Town of Bentley prepared and presented to Mayor and Council in-camera, regarding initial budgetary estimates and cost summaries for a plan to re-configure the New Beginnings Subdivision. The estimates were within reasonable amounts to continue to refine costs and move forward to further develop the plan to re-configure the subdivision.

Since that time, administration has been working with Stantec Consulting and the various utility companies to provide a reasonable option for Mayor and Council's consideration.

In June of 2022, administration presented revised costs estimates, (Attachment #1) based on formal quotes provided to undertake the work at the New Beginnings Subdivision. The cost estimates provide a more accurate assessment of the associated costs to re-configure the subdivision from 30 lots to 16 lots available for sale from the Town of Bentley. The new configuration of the subdivision is shown in (Attachment #3)

On July 5, 2022, the Town of Bentley held a public information session, with full details regarding the potential plan. The Information session was advertised for several weeks on the Town's Website, Facebook and through the Neighborhood Notes. It was also placed on several council agendas, which were publicly posted and was posted around town on laminated posters.

A few residents attended the public information session and provided feedback regarding the potential reconfiguration as follows:

- Some do not like the name of the current subdivision and want it renamed
- A proposal was received to rename the subdivision to Ture North because its on the North side of Town and its very Canadian (however this may not be the very North of the Town forever – a naming competition or survey could be done as well)
- Some comments regarding potential larger lot sizes, specifically related to lot 17, 18 and 19, which the current configuration shows the three lots combined and subdivided into two semidetached lots. Based on the public feedback, administration will look to consolidate 17,18 and 19 into one larger single family dwelling lot and remove the semi-detached categorization of this lot.

Administration is seeking Mayor and Council's approval to spend an additional \$237,226.89 to re-configure the New Beginnings Subdivision to Single Family Dwelling Lots based on the summary presented in Attachment #1.

RATIONALE FOR RECOMMENDATION

- No lot sales to date other than the original 4 plex and the foreclosed property not owned by the Town.

- Selling the current configuration of multi-family lots will be difficult as per the feedback from our realtor and public feedback to date.
- If full build out took place of the existing subdivision the way it is currently configured, there will be parking challenges.
- Inquiries for the last three years at the Town office have been related to Single Family Dwelling Lots.
- There are currently 30 lots at the existing configuration and the re-configuration will result in 16 lots, however it still makes financial sense to do the re-configuration and sell the 16 Single Family Dwelling Lots.

BUDGET AND FINANCIAL CONSIDERATIONS

Servicing Costs

• Servicing Costs Paid by Town	\$705,205.94
• Less Security Held from the Developer	(\$160,000.00)
• Less: Shallow Utility Installation	<u>(\$ 22,504.79)</u>
Town Investment Servicing	\$522,701.15
Add: Shared Cost Allocation Phase 1	<u>\$ 65,175.28</u>
Total Servicing Cost Phase 1	\$587,876.43

Additional Costs Reconfiguration

• Planning Fees	\$ 3,000.00
• Legal Survey and Registration	\$ 10,250.00
• Engineering Fees	\$ 24,708.30
• TELUS/Shaw Reconfiguration	\$ 16,280.72
• FORTIS Reconfiguration and 200amp svc	\$ 61,280.72
• Consolidation of Water Services	\$ 96,850.00
• Contingency 10%	<u>\$ 25,000.00</u>

Total Additional Reconfiguration Costs **\$237,226.89**

Total Cost Phase 1 and Reconfiguration **\$825,103.32**

Funding for the Reconfiguration Costs will be as follows:

• Remaining 2021 MSI Carryforward	\$ 29,103.89
• 2021 Gas Tax Carryforward	<u>\$126,222.00</u>
Total Grant Funding	\$155,325.89
• General Reserve Funding	<u>\$ 81,901.00*</u>

Total Funding **\$237,226.89**

***NOTE RESERVE FUNDING WILL BE REPLENISHED WHEN LOTS ARE SOLD**

RECOMMENDATION

THAT Mayor and Council authorize a budgetary amount of \$237,226.89 to re-configure the New Beginnings Subdivision from multi-family lots to single family dwelling lots based on the administrative recommendation presented at the July 12, 2022, Regular Meeting of Council; AND

THAT the approved budgetary amount of \$237,226.89 be funded via MSI and Gas tax funding for a total amount of \$155,325.89 and a transfer from general reserves in the amount of \$81,901.00; AND

THAT upon the sale of lots from the New Beginnings Subdivision, the general reserve is to be replenished by \$81,901.00.

ATTACHMENTS

- 1) Subdivision map before re-configuration
- 2) New Beginnings Subdivision Re-configuration Power Point Presentation
- 3) Subdivision map after re-configuration

Marc Fortais, CAO



106.19

211.01
108.24
247.56

385.50
306.83

**48A Street
Close**

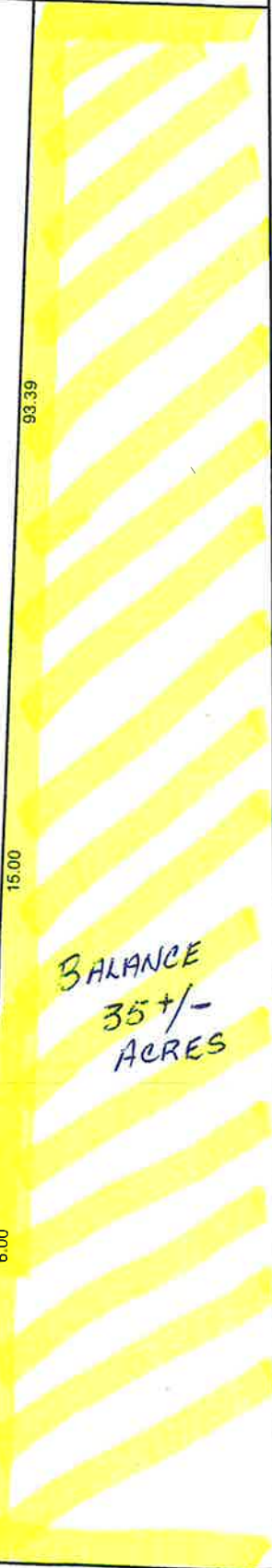
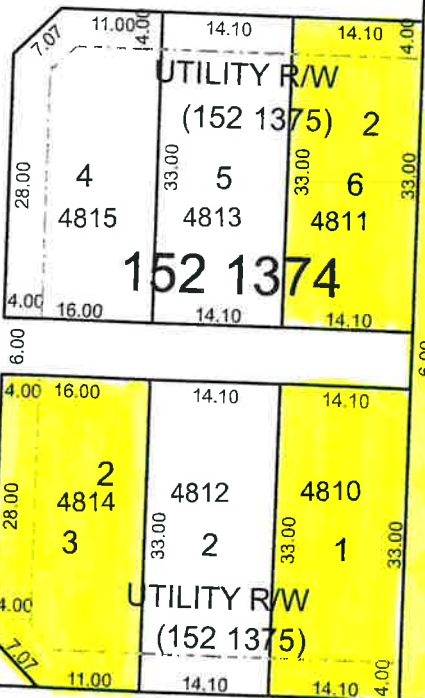
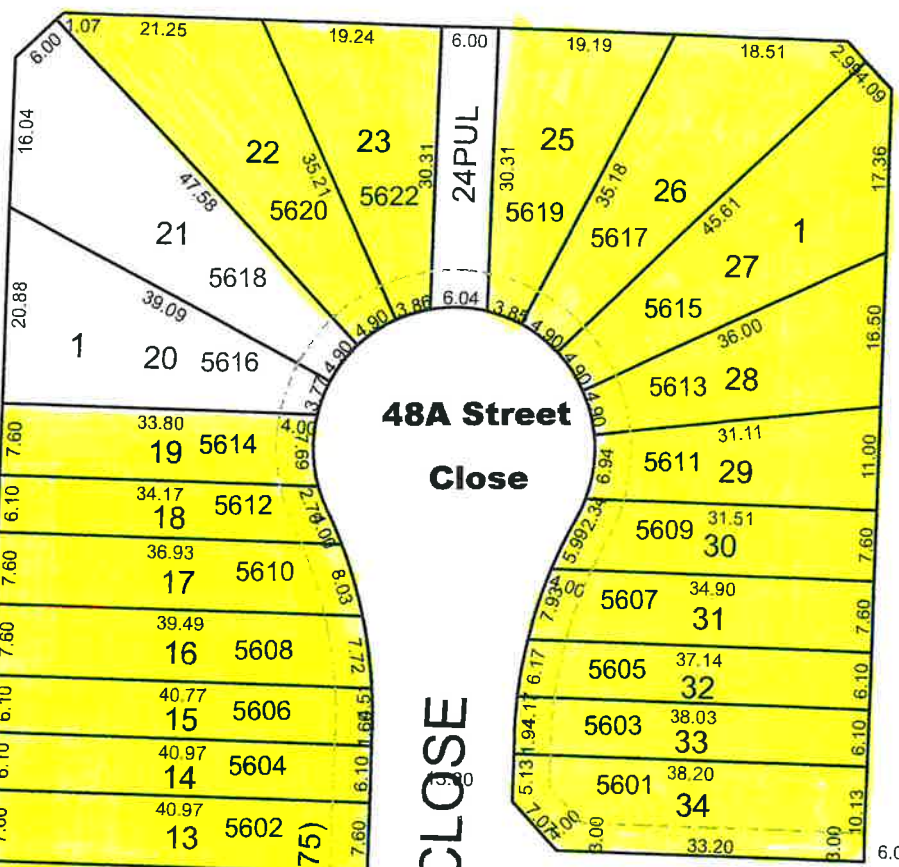
48A ST. CLOSE

**48A
Street**

56 AVE

152 1374

55 AVE



93.39
15.00
15.00
6.00

*BALANCE
35 +/-
ACRES*

TOWN OF BENTLEY

NEW BEGINNINGS SUBDIVISION – SUMMARY OF COSTS AND REDESIGN

Presented by CAO Marc Fortais

TABLE OF CONTENTS

- Introduction
- History of Subdivision
- Land Use Concept
- Architectural Controls
- Original Configuration and Costs (Including Allocation of Shared Costs)
- Original Anticipated Revenue after Costs
- New Beginnings Re-Design
 - New Configuration and Costs
 - Anticipated Revenue Less Expenditure
- Next Steps

HISTORY OF SUBDIVISION

- **Bylaw 178/2014 – Summersault Area Structure Plan**
 - Covered 17.81 hectares (44 Acres of Land)
 - Land legally described as S.W. 26-40-1-W5M (located in the northeastern portion of the Town of Bentley, north of 55th Avenue and east of 49th Street)
 - Development Agreement signed January 2014
 - Bylaw was passed August 19, 2014
 - Included in the former Northeast Area Structure Plan – adopted in 1993 and envisioned a low-density residential development.
- Purpose was to establish the framework for the future subdivision and development of the lands
 - Developer's intent to provide a mix of single family, duplex, townhouse, manufactured dwellings and small apartment buildings
 - Driven by 2011 census (86% of private dwellings – detached SFD)
 - Municipal Development Plan (MDP) stipulated a max density of 30 units per hectare for new development
 - **It should be noted that the area structure plan stated - the exact disbursement and location of various land uses could change based on market demand**

HISTORY OF SUBDIVISION

- October 2017 Northland Mortgage & Investment Corp - application to the Court of Queen's Bench to foreclose
- August 2, 2018, The Court of Queen's Bench granted the Order for Foreclosure
- September 14, 2018 - Town of Bentley approved the purchase of the defunct subdivision
- October 9, 2018 – Borrowing Bylaw 202/2018 \$675,000 for purchase of Land
- May 28, 2019 – Borrowing Bylaw 211/2019 \$512,000 & application of \$160,000 credit from developer for completion of servicing
- Throughout 2019/2020 remaining service work was completed - 30 finished lots available for sale
- 2019/2020 - property continued to be listed throughout (Remax – Dale Russell) – with limited interest
- October 2021 – Initial Budgetary Cost Summary with a plan to re-configure the subdivision
- June 14, 2022 – Revised Cost Summary based on quotes to re-configure subdivision

**LAND USE CONCEPT
NEW BEGINNINGS SUBDIVISION LAND USE BYLAW
189/2016 AND AMENDMENTS THERETO**

- **General Residential R2B**

- To provide an area for a variety of dwelling types from detached to semi-detached dwellings in multiple units and other uses

- **Permitted Uses**

- Single Family Detached Dwellings
- Manufactured Homes
- Duplexes and Semi-Detached Dwellings, Townhouses, Multiple Unit Dwellings, Accessory Residential Buildings where the total floor area is less than 70m² (753.5 ft²), Building Demolition

- **Discretionary Uses**

- Accessory Uses
- Accessory Residential Buildings where the total floor area is greater than 70 m² (753 ft²)
- Secondary Suite in Detached Dwellings only
- Day Care Facility
- Home Occupation, Minor
- Parking Facilities for Uses in this District
- Parks and Playgrounds
- Public and Quasi public uses
- Public Works Buildings or Structures
- Signs

ARCHITECTURAL CONTROLS BYLAW 216/2020

- **Architectural Controls Bylaw 216/2020 was approved March 24, 2020**
- Intent is to ensure that the development of all principal buildings in the R2B District, shall be required to contribute to an attractive and aesthetically pleasing appearance along the public street. Each principal building shall be designed and constructed to address the following:
 - a) A roof line that is made up of varying surfaces, valleys and peaks to create variety and, through the use of dormers, gables or similar features, divide the overall mass of the roof into segments;
 - b) Large, prominent windows on upper and lower floor elevations to create visual interest on wall surfaces;
 - c) A front entrance that is highly visible from the street through the use of landings, porches, verandas or similar features;
 - d) Jut-outs, protruding wall surfaces, recessed entrances, window boxes or similar features to create visual variety along wall surfaces that face a public street;
 - e) Use of at least two different types of exterior cladding materials, such as vinyl, cement board or composite material siding, stone or brick, stone or brick veneer, or similar materials on each wall surface that faces a public street;
 - f) Use of at least two colors of exterior cladding on each wall surface to break the wall surface into segments and/or the use of bands of a sufficiently contrasting colour (e.g., White banding and dark primary colour) to accent the point where each floor/level of the building meet;
 - g) Use of contrasting color as trim around doors and windows and on corners or common walls between units to add visual interest and give the appearance of separate buildings;
 - h) Avoiding mirror duplication of an existing or approved principal building on an adjacent parcel on the same street through the use of differing colours and/or exterior cladding materials

ORIGINAL CONFIGURATION COSTS

Actual Servicing Cost of the Subdivision

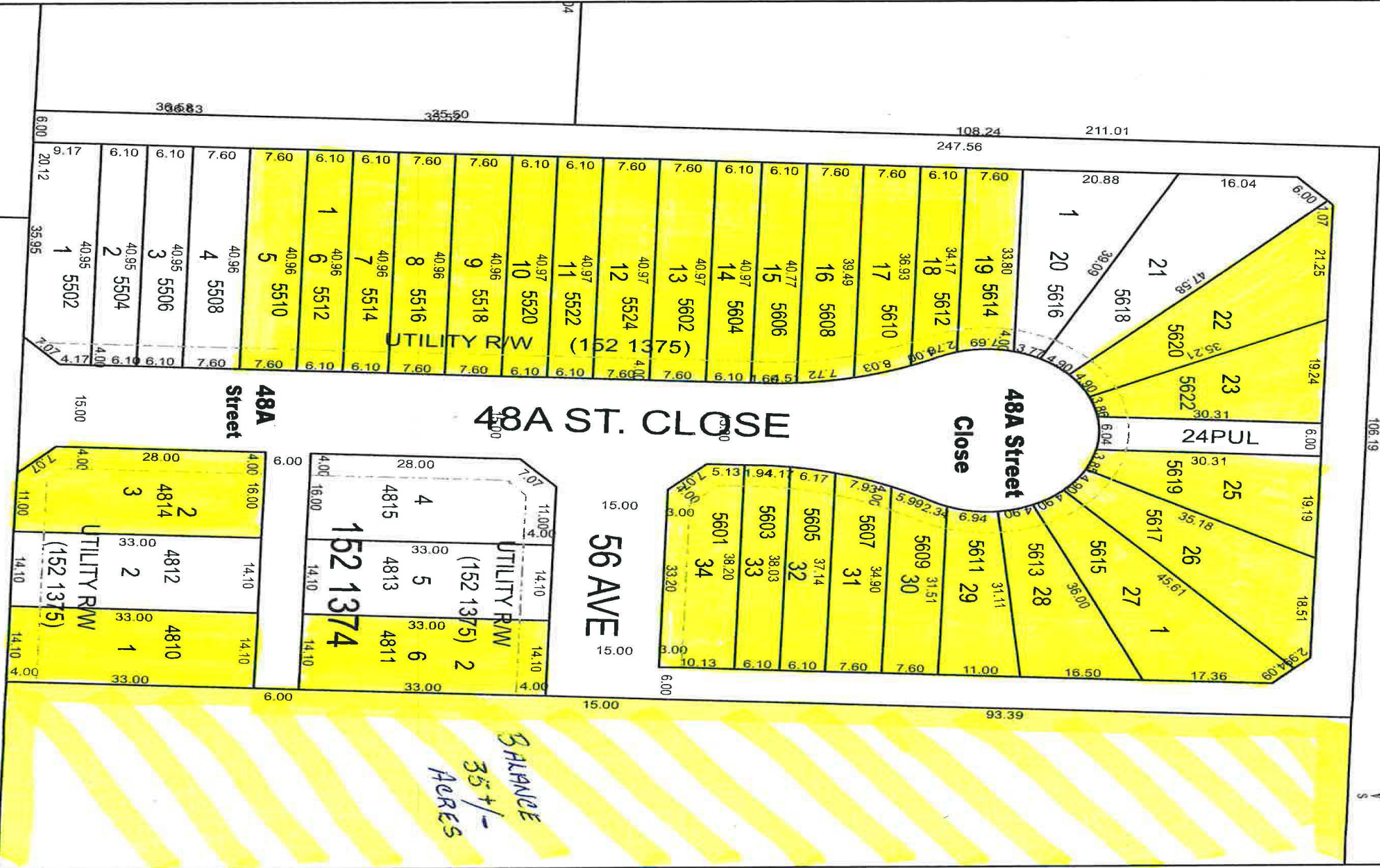
• Costs Original Developer for Servicing	\$719,778.82	
• Costs Paid by Town of Bentley to Complete Servicing Phase I	<u>\$705,205.94</u>	
Total Actual Costs of Servicing Subdivision Phase I		\$1,424,984.76

Land Cost to the Town

• Land Cost to the Town <i>(note: this includes the cost of servicing from developer)</i>	\$675,000.00	
• Interest on Borrowing	<u>\$ 61,564.72</u>	
Total cost of land including interest		\$ 736,564.72

Total Cost to the Town to date for Land Acquisition and Servicing

• Total Cost to Town to Purchase Land Including Interest	\$736,564.72	
• Total Cost to Town to complete servicing	<u>\$705,205.94</u>	
Total Cost Incurred by the Town to Date		\$1,441,770.66
Less: Security Recovered from Developer		<u>\$ 160,000.00</u>
Total Net Cost to the Town of Bentley for Land Acquisition and Servicing		\$1,281,770.66



ORIGINAL CONFIGURATION COSTS COST ALLOCATION – SHARED COSTS

Calculation of Costs Shared by Entire Development and Remaining Lands

• Offsite costs for infrastructure within 55 Ave	\$ 250,000.00 (Non-Recoverable)	
• Initial Storm Pond Construction	<u>\$ 61,500.00</u> (Non-Recoverable)	
Total Non-Recoverable Costs		\$ 311,500.00
• Shallow Utilities Installation and Power Pole Relocate Fortis	\$ 22,504.79 (Recoverable)	
• Land Purchase Price and Borrowing Costs	<u>\$ 736,564.72</u> (Recoverable)	
Total Recoverable Costs		<u>\$ 759,069.51</u>
Total Land Purchase Cost and Other Shared Costs for Entire Development		\$1,070,569.51

Total Acres less land acquired by other parties (29.9 acres -.89acres) 29acres (759,069.51 / 29) \$ 26,174.81 per acre

Phase I (Apportionment)	2.49 acres	\$ 65,175.28 to phase I
Remaining Amount To Be Allocated	<u>26.51 acres</u>	<u>\$693,894.23</u>
Total Reconciled Balance	29.00 acres	\$759,069.51

ORIGINAL CONFIGURATION ANTICIPATED REVENUE LESS EXPENSE

Net Sales (That were anticipated)

• 4 Duplex Lots @ \$90,000 per	\$ 360,000.00	
• 1 Triplex Lot @ \$84,000 per	\$ 84,000.00	
• 4 Fourplex Lots @ \$112,000 per	\$ 448,000.00	
• 2 Single Detached Lots @ \$55,000 per	\$ 110,000.00	
• 1 Single Detached Lot @ \$57,000 per	<u>\$ 57,000.00</u>	
Total Anticipated Lot Sales	\$1,059,000.00	
Less: 5% Real Estate Commissions	<u>\$ 52,950.00</u>	
Total Revenue from Sales of Lots		\$1,006,050.00
Add: Revenue from Fortis – Additional Meter Install Recovery (\$2,556 per meter)		<u>\$ 76,680.00</u>
Total Recoverable Revenue at full sales value		\$1,082,730.00

Net Expenses (Allocated to Phase I)

• Servicing Costs Paid for Directly by the Town for Phase I	\$ 705,205.94	
• Less: Security Recovered by Developer	(\$ 160,000.00)	
• Less: Shallow Utilities Installation and Power Pole Relocation	<u>(\$ 22,504.79)</u>	
• Town Investment in servicing less shallow utilities	\$ 522,701.15	
• Add: Proportion of shared cost to be allocated to phase I	<u>\$ 65,175.28</u>	
Total Net Expenses Phase I		\$ 587,876.43
TOTAL NET SURPLUS ANTICIPATED IF ALL LOTS SOLD AT FULL LIST PRICE		\$ 494,853.57

NEW BEGINNINGS RE-DESIGN

Challenges and Reconfiguration

- No lot sales to date other than original 4 plex lot and foreclosure across the street
- Selling current configuration of lots will be exceedingly challenging as per our Realtor
- Parking challenges with existing configuration
- People inquiring at Town Office look for SFD lots with small yard
- There are currently 30 lots, and we are looking to reconfigure to 16 lots
- Potentially additional costs for service connection modifications

NEW CONFIGURATION COSTS

Net Expenses (Allocated to Phase I)

• Servicing Costs Paid for Directly by the Town for Phase I	\$ 705,205.94	
• Less: Security Recovered by Developer	(\$ 160,000.00)	
• Less: Shallow Utilities Installation and Power Pole Relocation	(\$ 22,504.79)	
• Town Investment in servicing less shallow utilities	\$ 522,701.15	
• Add: Proportion of shared cost to be allocated to phase I	\$ 65,175.28	
Total Net Expenses Phase I		\$ 587,876.43

- *No changes to the cost allocation amount calculated in the previous slides*

Additional Costs for Re-Configuration

• Planning Fees PCPS (includes assessment of lots, re-design, and registration)	\$ 3,000.00	
• Legal Survey Costs and registration costs for new plan to create SFD Lots	\$ 10,250.00	
• Engineering Fees to undertake study to determine how existing systems can be modified	\$ 9,708.30	
• Engineering Fees construction support and oversight	\$ 15,000.00*	
• Telus/Shaw Quote	\$ 16,137.87	
• Fortis Quote (includes upgrading to 200 amp services from 100 amp)	\$ 61,280.72	
• Consolidation of Water Services	\$ 96,850.00**	
• Contingency 10%	\$ 25,000.00	
Total Additional Costs for Reconfiguration		\$ 237,226.89

TOTAL COSTS including reconfiguration **\$ 825,103.32**

* Engineering Fees are estimated high this most likely will be less

** Further revising estimate for water services consolidation – anticipate this coming down



Lot Areas

Lot Number	Area (m ²)
1	465.3
3	515.0
6	465.3
5/6	561.4
7/8	561.4
9/10	561.4
11/12	561.4
13/14	561.4
15/16	555.8
17/18/19	763.7
22/23	833.4
25/26	828.1
27/28	828.0
29/30	529.7
31/32	505.1
33/34	607.3

NEW BEGINNINGS SUBDIVISION

- Parcels Not Owned By Town
- Building Envelop
- Single Family Detached (R2B)
- Single Family Detached (R1A)

Land Use Bylaw Designations: Low Density Residential (R1A)
 General Residential (R2B)

Yard Requirements:
 Front Yard 6.0 m
 Side Yard 1.5 m or 3.0 m on Corner Parcel
 Rear Yard 10.0 m

NOTE: All dimensions are metric.

N.T.S.

July 2022



ANTICIPATED REVENUE LESS EXPENSE

Net Sales (That are anticipated from reconfiguration at full sales value)

• 2 SFD Lots @ \$49,900 per	\$ 98,800.00	
• 7 SFD Lots @ \$55,000 per	\$385,000.00	
• 4 SFD Lots @ \$89,900 per	\$359,600.00	
• 2 SFD Lots @ \$60,000 per	\$120,000.00	
• 1 SFD Lot @ \$30,000 per	<u>\$ 30,000.00</u>	
Total Anticipated Lot Sales	\$994,400.00	
Less: 5% Real Estate Commissions	<u>\$ 49,720.00</u>	
Total Revenue from Sales of Lots		\$ 944,680.00
Add: Revenue from Fortis – Additional Meter Install Recovery (\$2,556 per meter)		<u>\$ 40,896.00</u>
Total Recoverable Revenue at full sales value		\$985,576.00
Net Expenses for Phase I (including additional re-configuration costs)		<u>\$825,103.32</u>
TOTAL NET SURPLUS ANTICIPATED IF ALL LOTS SOLD AT FULL LIST PRICE		\$160,472.68

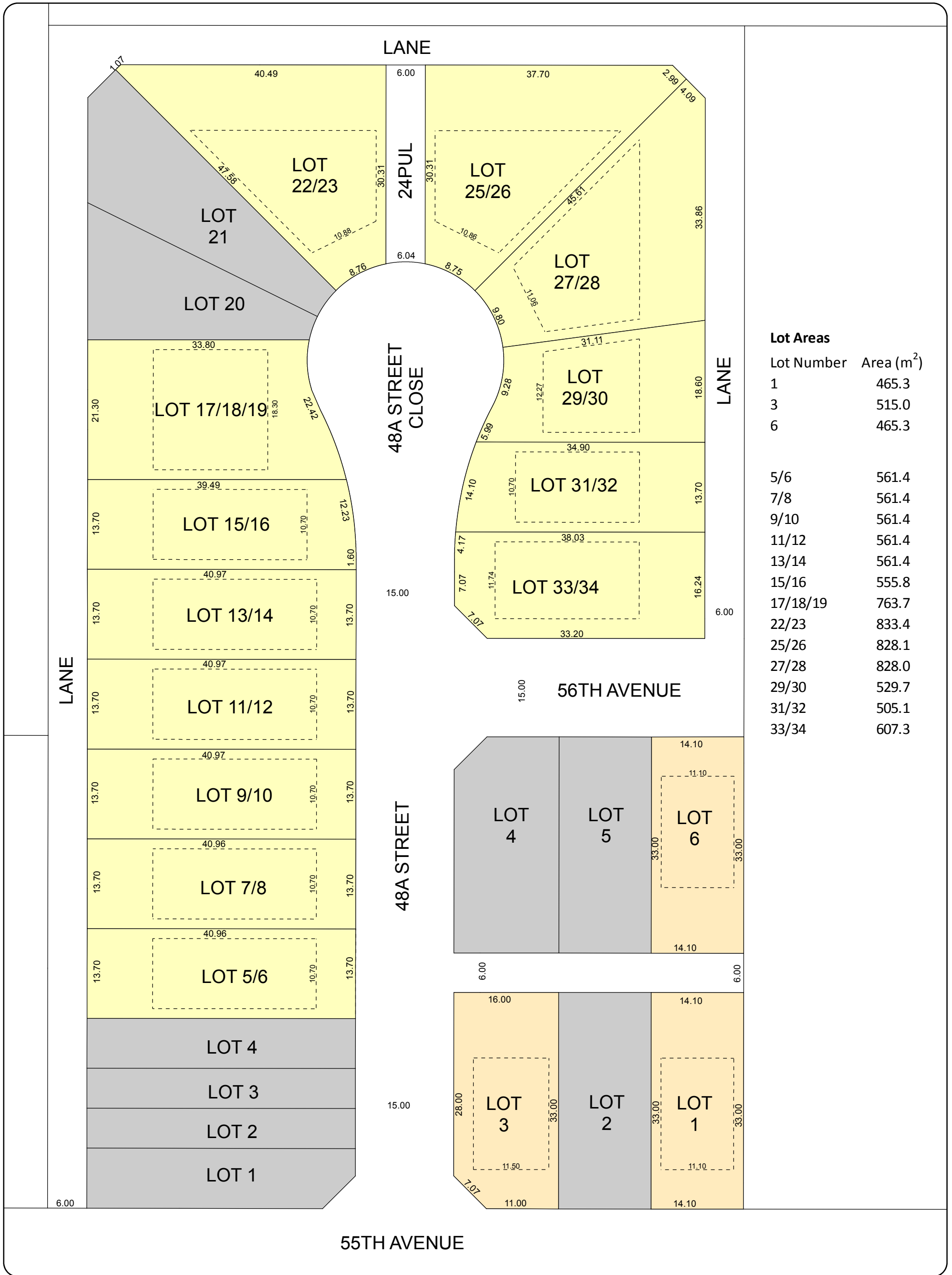
PUBLIC INFORMATION SESSION

JULY 5, 2022

- Transparent and full disclosure of financial information in this presentation was shared
- Design presented and feedback obtained
- Several Residents attended and shared their thoughts including
 - Is it possible to rename the subdivision
 - Suggestion of True North for name of subdivision
 - Is there a possibility for some larger lot sizes
 - No duplex or multi-family lots please

NEW BEGINNINGS NEXT STEPS

- New Business Report July 12, 2022, Council Meeting requesting decision to proceed or not
- New Survey and pins to change to Single Family Dwelling Lots
- Consolidation of Servicing
 - Fortis/ATCO/Shaw/TELUS
 - Upgrade electrical from 100-amp service to 200-amp service
 - Consolidate Water Servicing and pull extra ccs to meet new lot configuration
- Servicing Capacity is available to meet the demand and needs of the Subdivision
- Will add Tax Revenue to the Town, once lots are sold and homes occupied



NEW BEGINNINGS SUBDIVISION

- Parcels Not Owned By Town
- Building Envelop
- Single Family Detached (R2B)
- Single Family Detached (R1A)

Land Use Bylaw Designations: Low Density Residential (R1A)
 General Residential (R2B)

Yard Requirements:
 Front Yard 6.0 m
 Side Yard 1.5 m or 3.0 m on Corner Parcel
 Rear Yard 10.0 m



NOTE: All dimensions are metric.

N.T.S.

July 2022





WHERE PEOPLE ARE THE KEY

HIGHLIGHTS OF THE REGULAR COUNCIL MEETING JUNE 23, 2022

TOWN OF BLACKFALDS – BOLT BUS SERVICES – ASPELUND INDUSTRIAL PARK

As per a recent request from the Town of Blackfalds that the County give consent and support for the use of two regional Blackfalds On-Demand Local Transit (BOLT) bus stops in Aspelund Industrial Park the following resolution received Council approval:

That Lacombe County provide a letter to the Town of Blackfalds:

1. authorizing their provision of BOLT service within the Aspelund Industrial Park and confirming consent and support for the two regional bus stops located on private property owned by Eagle Builders within the Aspelund Industrial Park, and
2. providing consent and support for the use of the Lacombe County roadways within Aspelund Industrial Park for the BOLT service.

5-YEAR RECREATION CAPITAL PLAN 2023 to 2027

In 2021, Council approved the first Five-Year Recreation Capital Plan. The Plan is reviewed annually to ensure that areas of highest need are prioritized. In 2022, one project was identified: the Sunbreaker Cove washroom replacement.

An overview of the proposed projects for the 2023-2027 five-year plan was presented. Areas identified are of strategic importance and high use. All proposed funding sources are subject to Council approval during the annual budget process. The 5-year Recreation Capital Plan for 2023 to 2027 was approved as presented.

COUNTY RESERVE LANDS

Lacombe County Policy RC(8) Use and Management of County Reserve Lands outlines how the County manages lands designated as municipal reserve, environmental reserve, and reserve. Inspections are currently being performed of County reserve lands to ensure that reserve lands are being managed in a way consistent with County Policy. A report was presented highlighting 1) Timelines of Reserve Management; 2) Inspections and Findings; 3) Challenges; and 4) Future Steps.

COMMITTEE OF THE WHOLE

The following recommendations from the Committee of the Whole meeting held on June 13, 2022 received the approval of Council:

- *That the County Manager be directed to prepare a report regarding the programs and initiatives of the educational component being provided by Inside Education; and further, that that report be presented at a future Council meeting.*
- *That the presentation and discussion with the RCMP representatives be received for information.*
- *That the presentation on the County's assessment process be received for information.*
- *That the report on Recreational and Cultural Programming be received for information: and further; that the County Manager be directed to review Policy RC(6) Library Support and present a report regarding this review at a future Council meeting.*
- *That the discussion regarding the procedures bylaw be received for information.*
- *That the discussion on Truth and Reconciliation be received for information; and further, that Council be authorized to attend the presentation on September 30, 2022 with regard to Truth and Reconciliation.*
- *That the discussion regarding incentive programs for businesses located in or coming to Lacombe County be received for information.*
- *That the discussion on the potential boat launch on the southwest side of Sylvan Lake be received for information.*
- *That the discussion on permits for one-time promotional events be received for information.*



WHERE PEOPLE ARE THE KEY

VESTA ENERGY LTD.

A presentation by Vista Energy Ltd. representatives on their initiatives, current and future activities within Lacombe County was received for information by Council.

CITY OF LACOMBE E-SCOOTER PROJECT – ROLL TECHNOLOGIES

Arda Erturk, CCO, Roll Technologies provided a presentation on the proposed City of Lacombe E-Scooter Project highlighting

- How the E-Scooter Project Works
- Best Practices Implemented
- User Safety
- Helmet Distribution
- Superior Geo-Fencing

The e-scooter is also being considered for use in the Rosedale Valley subdivision which is located within Lacombe County. The County Manager was directed to prepare a report regarding the use of e-scooters within Rosedale Valley. That report will be presented at a future Council meeting.

Next Regular Council Meeting is
Thursday, July 14, 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.**

FORWARD.

TOGETHER.

Why does the Town of Bentley matter to residents, investors, and visitors now and in the future? What makes Bentley different or better than other places, and what do we want to be known for?

The Town of Bentley is developing a new Brand that will work to answer these questions.



What is a Brand? Think of it as an iceberg... The part you are sure to see includes a new logo and a redesign of the Town website, as well as such things as signage, banners, and even some marketing and advertising.

The bigger part you won't see so readily above the waterline includes vision, strategy, and communications... where and what the Town of Bentley wants to ambitiously head toward, where it sees opportunities for strategic community and economic development actions to effectively communicate this vision of the future and attract new residents, visitors, and investment, and how it can work to build community pride through all of its positive impacts.

A really great brand is more than just a new logo or website. More than just the tip of an iceberg, it's about the whole iceberg. The best brands are:

Aspirational — Identifying and pursuing a community's ideal vision of itself, and enabling transformational plans for strategic community and economic development actions that will work to reach these ambitious new horizons;

Bold — Leveraging great "dare to be different" marketing salesmanship to break through a world of noise and connect with the people a community needs to thrive in the future; and

Expressive — Effectively communicating and celebrating what makes a community distinct in a competitive world where investment, residents, and visitors have a world of choice.

Brand gives us a gateway through which to answer deep questions at the soul of our community: **What if we could achieve the exceptional, and what legacy do we want to leave behind for our children and grandchildren?**

Today, the Town of Bentley can be appreciated for its small-town connectivity, friendliness, and affordability. Location within the dynamic Red Deer region presents many economic and community development opportunities. However, Bentley's population is roughly the same as it was 20 years ago, and it has a comparatively small non-residential tax base; which can be a challenge when it comes to investing and re-investing in infrastructure and amenities.

This rebranding initiative provides the Town of Bentley with an opportunity to have its residents look back on 2022 as a landmark year: The year we set a new, ambitious horizon line for our community, and for our future.

We need your input and ideas!

Scan the QR code or visit the URL below to fill out our Community Survey where we ask some key questions critical to creating strategic direction for the brand.

Check out townofbentley.ca for provide further background and initiative updates.

surveymonkey.com/r/BentleyBrand



The initiative, anticipated to be completed by late October, will also see the participation of Town Staff and a Community Brand Working Group in direction-setting. The Town of Bentley, who is leading the initiative, has retained Fort Saskatchewan-based Unfussy (unfussybrands.com) to develop our brand.



The Town of Bentley is Creating a New Brand and We Need Your Input!

What is a Brand?

Think of a brand as being an iceberg... The part you are sure to see includes a new logo and a redesign of the Town website, as well as such things as signage, banners, and even some marketing and advertising. The bigger part you won't see so readily includes vision, strategy, and communications...where and what the Town of Bentley wants to ambitiously head toward, where it sees opportunities to effectively communicate this vision and attract new residents, visitors, and investment, and how it can work to build community pride through all of its positive impacts.

A really great brand is more than just a new logo or website. More than just the tip of an iceberg, it's about the whole iceberg. The best brands are aspirational; pursuing a community's ideal vision of itself while targeting the people and the activities needed to achieve this vision. The best brands also celebrate what makes a community truly distinct, and they "dare to be different" in narrative and visual expression to break through a world a noise to connect with the right people the Town needs to achieve its vision and be a thriving community in the future.

We ask that you please spare a few minutes to answer a handful of questions that will help provide clarity to our community vision in the creation of a new Town of Bentley Brand. This short survey will remain open until July 31, 2022.

OK

1. What one word would you use to describe what you most value about living in the Town of Bentley (use as many single words as you like)?

2. What do you feel the Town of Bentley's unique strengths are?

1.

2.

3.

4.

5.

3. In your opinion, what makes the Town of Bentley different or better than other places?

4. What key challenges do you feel the Town of Bentley needs to overcome to be a highly successful community in future?

1.

2.



















3.

4.

5.

5. What “next big idea” or suggestion would you give to an open-minded business investor inquiring about investment opportunities in Bentley that can become

8. Please rank the following Town of Bentley initiatives in order (from 1-21) according to what is most to least important to you in consideration of a positive and ambitious future for the Town (you can drag and drop options into a priority list or click the arrow up/down on the left into a priority list).

-  Volunteer recognition
-  Investment attraction/marketing (new residents)
-  Investment attraction/marketing (industrial/commercial)
-  New land for residential development
-  New land for non-residential development
-  More housing choice/affordability options (e.g. accessory dwelling units, secondary suites, smaller houses)
-  Accommodation (e.g. hotel, motel, Airbnb)
-  Health services
-  Waste reduction/recycling/water conservation
-  Policing
-  More recreation amenity (e.g. off-leash dog park, trails, spray park)
-  Asset management/re-investment/value for tax dollars in basic services (e.g. water, sewer, roads)
-  Communication/engagement between Town and residents
-  Business retention and expansion initiatives (e.g. shop local)
-  Community events
-  Downtown enhancement
-  Better recreation amenity (enhance what we have before considering more amenity)
- 

- Better/more activities/amenities for seniors
- Placemaking ("beautiful Bentley" initiatives)
- Childcare

9. How likely is it that you would recommend the Town of Bentley as a place to live to a friend or colleague?

NOT AT ALL LIKELY					EXTREMELY LIKELY					
0	1	2	3	4	5	6	7	8	9	10

10. How long have you lived in Bentley?

- Less than 1 year
- 1-5 years
- 6-10 years
- 10+ years

11. Why did you move to Bentley? (choose one primary reason)

- Job in Bentley
- Affordable housing
- Good place to raise a family
- Easy access to job in Red Deer region
- Community amenities
- Gull Lake close by
- Great place to retire
- Affordable cost of living (taxes, utilities)
- Safe/clean
- Sylvan Lake close by

Other (please specify)

12. Why did you move to Bentley vs other communities in the Red Deer region (Sylvan Lake, Penhold, Blackfalds, Lacombe, Red Deer, Innisfail, Bowden)?

DONE

Powered by



See how easy it is to [create a survey](#).

[Privacy & Cookie Notice](#)



Town of Bentley

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

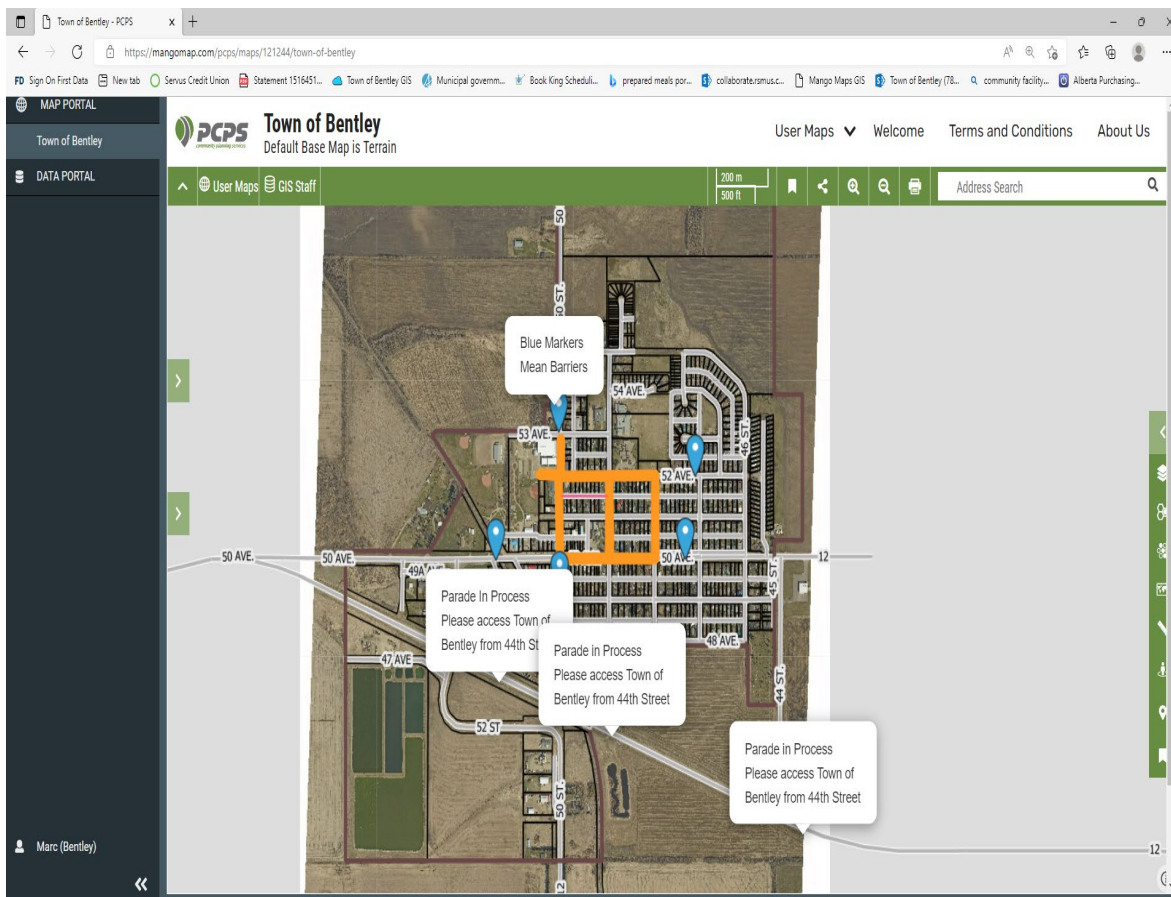
Information Bulletin

Road Closure for Bentley & District Agriculture Society Fair and Rodeo Days Parade

August 4, 2022, 12:00pm to 2:30pm

Hosted by Bentley Agriculture Society

Please be advised that a road closure will be in effect on August 4, 2022, from 12:00pm to 2:30pm as per the below map, to support a special event permit issued to Bentley & District Agricultural Society to host the Fair and Rodeo Days Parade. We apologize for any inconvenience this may cause you, and hope you have time to enjoy the show!



If you have any concerns or questions, please contact the Town Office at (403)-748-4044.

Sincerely,

Marc Fortais
Chief Administrative Officer



Town of Bentley

Box 179, 4918 - 50 Avenue
Bentley, AB T0C 0J0
403-748-4044 Fax: 403-748-3213
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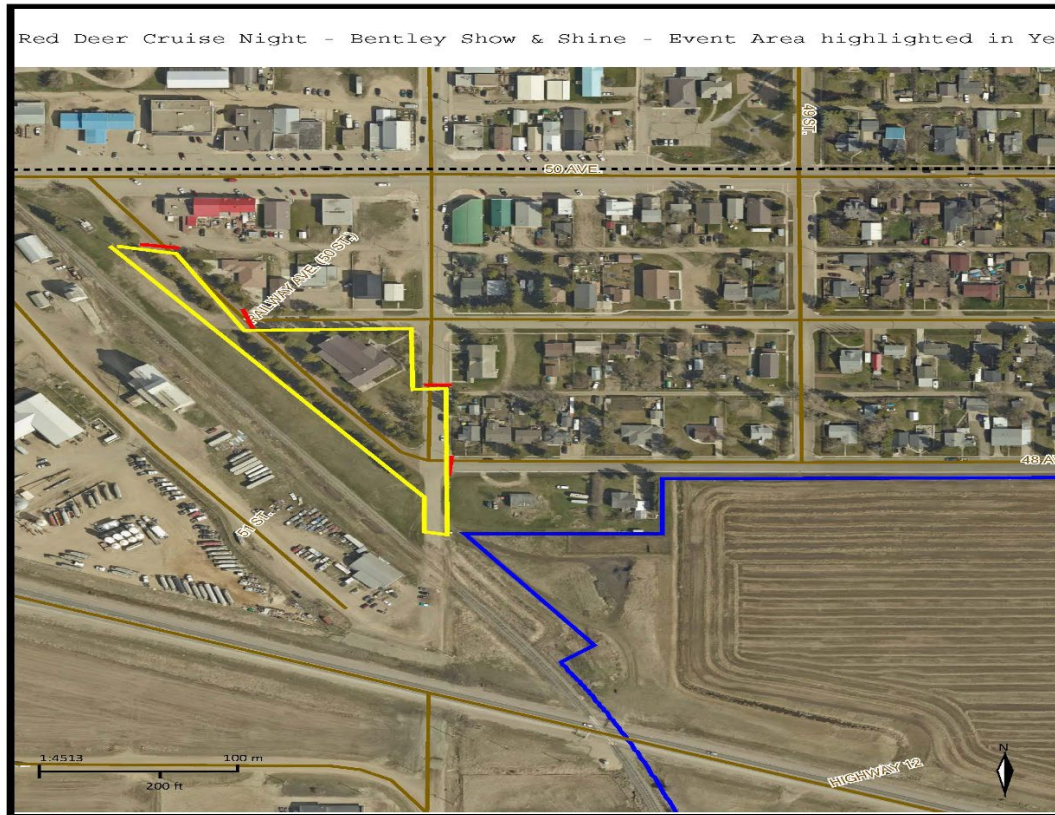
Information Bulletin

Road Closure for Bentley Show N Shine – Kruzin West

August 6, 2022, 8:00am to 5:00pm

Hosted by Kruzin West

Please be advised that a road closure will be in effect on August 6, 2022, from 8:00am to 5:00pm as per the below map, to support a special event permit issued to Kruzin West to host the Bentley Show & Shine. We apologize for any inconvenience this may cause you, and hope you have time to enjoy the show!



The makes no representation as to the completeness, timeliness and accuracy of the information contained on this website. The expressly disclaims liability for any and all damages and losses arising from or in any way related to the use of this website.



If you have any concerns or questions, please contact the Town Office at (403)-748-4044.

Sincerely,

Marc Fortais
Chief Administrative Officer



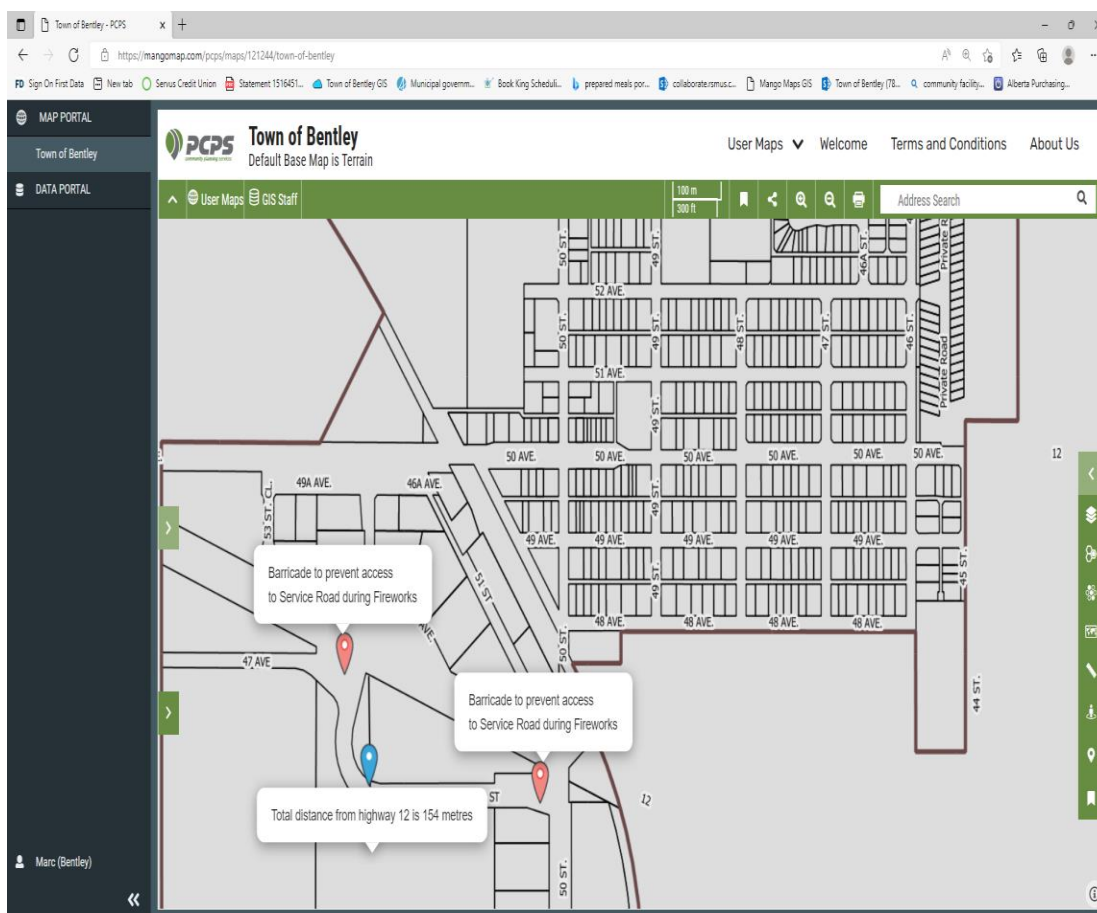
Town of Bentley

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www.townofbentley.ca

Information Bulletin

Road Closure for Canada Day Committee/ Bentley Agriculture Society Annual Fair and Rodeo Fireworks August 6, 2022, 10:30pm to 11:30pm

Please be advised that a road closure on the 52 st service road between the transfer site and 50th street south will be in effect on August 4, 2022, from 10:30pm to 11:30pm as per the below map, to support a special event permit issued to Bentley Agricultural Society and the Canada Day Committee to host Fireworks. We apologize for any inconvenience this may cause you, and hope you have time to enjoy the show!



If you have any concerns or questions, please contact the Town Office at (403)-748-4044.

Sincerely,

Marc Fortais
Chief Administrative Officer



Greg Rathjen

REPORT FOR June 2022

- June 4th Delivered material to our Hazard Waste Drop off and spent two hours at the Farmers Market in the Town of Bentley Booth meeting many people visiting and new to our town and area. Great Response
- June 9th Meeting with the CAEP Session at the Track meeting people and leaders from central Alberta Government representatives.
 - Presentations on each municipality with business opportunity. Speaker for Middle east sharing plans and wishes to establish businesses in Central Alberta. Visited with Minister of Highways Calgary-Northeast Honourable Minister Rajan Sawhny. Met Honourable Ric McIver Municipal Affairs, Honourable Ron Orr, Minister of Culture, Honourable Devin Dreeshen, we were able to connect with many government reps and the leaders of CAEP
- June 14 Regular Council Meeting We dealt with Asset Management Policy and in Camera Meeting – New Beginnings Subdivision
- June 17 Celebration of Former Mayor Helen Posti for over 30 plus years on council and Mayor of Eckville
- June 18 Took the two hours at the Farmers Market meeting many people visiting and new to our town and area. Great Response
- June 24 Represented Town at Grade Twelve Bentley Graduation
- June 28 Council Meeting We discussed the launch of the Branding and Website project with the intent for council to recommend residents to make up a local working group representing all groups/ business/youth and people
- June 30 Mayor representing Bentley at the planned day at Ponoka Rodeo. Mayors, Reeves, fifteen provincial and federal Government leaders in a 2-hour parade, lunch connection and part of the Rodeo.



Pam Hansen

REPORT FOR June 2022

- June 14 regular council as per minutes
- June 28 regular council as per minutes
- June 29 community meeting re: Oxford



Dale Grimsdale

REPORT FOR June 2022

- June 13th parent Advisory Council meeting- 11 new hires in the school for next year.
 - 435 students forecasted which is a large number. 15 FTE students also coming into Bentley school
 - looking at Sept 16th for a welcome back breakfast, Sept 23 Terry Fox run
 - Sept 29th meet teacher BBQ
 - nutrition grant rewarded and bringing back the hot lunch/breakfast program.
 - 110 chrome books will be at end of life and unable to be replaced due to budget constraints.
 - Quality Teaching is the main theme and focus for next year

- June 14th Council meeting

- June 28th Council Meeting

- June 29th PAMZ board meeting followed by PAMZ annual general meeting Red Deer
 - First in person meeting since Covid 19 protocols
 - 25-year anniversary
 - Finalizing of the board and boundary realignment
 - update on the airdar system and Rimbey portable being moved to Ponoka
 - 90 percent efficiency at all stations, with only 2 recorded limit overages. One in Caroline for 2 hours on May 27 and in Red Deer on June 12 for one hour. These were due to smoke and traffic.
 - recognized the contributions of outgoing member Greg Rathjen
 - overview of all 2021 financials and accomplishments



Lenore Eastman

REPORT FOR June 2022

- June 14 - Regular council meeting
- June 15 - Economic Development (CAEP)
- June 22 - Lacombe Regional Waste Services
- June 27 - Lacombe Foundation
 - went through planning draft.
- June 28 - Regular council meeting
- June 29 - Open House for Oxford School.



Brenda Valiquette

REPORT FOR June 2022

- June 14, 2022, Council meeting
- June 28, 2022, council meeting
- June 29, 2022, open house for Oxford house discussion went well Brenda Valiquette Town of Bentley Council