



**Minutes of the Regular of the Council of the Town of Bentley  
May 14, 2024**

***In-Camera meeting at 6:00pm in advance of regular council meeting***

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- Date and Place** Minutes of the Regular Meeting of the Council of the Town of Bentley held Tuesday, May 14, 2024, at 6:30 p.m., in the Bentley Municipal Office and In-Camera meeting held at 6:00 pm, in advance of the regular meeting.
- In Attendance** Mayor Greg Rathjen  
Deputy Mayor Hansen  
Councillor Valiquette  
Councillor Eastman  
Councillor Grimsdale  
CAO, Marc Fortais
- In-Camera Meeting** Pursuant to section 194 of the Municipal Government Act, RSA, 2000 c.M-26, a special In-Camera Council Meeting conducted in-person took place and began at 6:00pm in advance of the Regular Council Meeting on May 14, 2024. In the Council Chambers (Seniors Drop-In) at the Town Office. The purpose of the in-camera meeting was to discuss the current realtor contract for the sale of the lots within the Sunset Heights Subdivision.
- Motion 100/2024** Moved by Councillor Grimsdale, "THAT the special in-camera meeting of Mayor and Council to discuss the current realtor contract for the Sunset Heights Subdivision, be closed to the public at 6:00pm, pursuant to section 24(1) of the Freedom of Information and the Protection of Privacy Act."
- Carried**
- Motion 101/2024** Moved by Councillor Grimsdale, "THAT the special in-cameral meeting of Mayor and Council be concluded, and that Mayor and Council reconvene in public at 6:30pm."
- Carried**
- Call to Order** Mayor Rathjen called the regular council meeting to order at 6:31pm
- 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 102/2024** Moved by Councillor Valiquette, "THAT the agenda of the May 14, 2024, regular meeting be accepted."

**Carried**

## Previous Minutes

**Motion 103/2024** Moved by Councillor Grimsdale "THAT the minutes of the May 14, 2024, Regular Meeting of Council be accepted."

**Carried**

## Financial

**a) Prepaid Cheque Listing – Cheques No. 20240292 to 20240332**

**Motion 104/2024** Moved by Deputy Mayor Hansen, "THAT Cheques No. 20240292 to 20240332 be received for information."

**Carried**

## New Business

**a) Public Works 1<sup>st</sup> Quarter Report**

**Motion 105/2024** Moved by Councillor Eastman, "THAT Mayor and Council accept the Public Works 1<sup>st</sup> quarter report as information."

**Carried**

**Parks Recreation and Safety 1<sup>st</sup> Quarter Report**

**Motion 106/2024** Moved by Councillor Eastman, "THAT Mayor and Council accept the Parks Recreation and Safety Report for the 1<sup>st</sup> quarter as information."

**Carried**

## Break

**Motion 107/2024** Moved by Councillor Eastman that Mayor and Council take a short recess at 7:25pm for 5 minutes."

**Carried**

## Call to Order

**Mayor Rathjen called the meeting to order and resume at 7:31pm**

**b) Arena Caretaker Contract Renewal**

**Motion 108/2024** Moved by Councillor Valiquette, "THAT Mayor and Council authorize the CAO to renew and enter a 5-year contract with Sylvan Lake Summer Hockey Camp Ltd. For \$74,000 per year plus GST."

**Carried**



c) **Sunset Heights Lot Sales**

- **Lot 5, Block 2, Plan 1521374 (4813 56<sup>th</sup> Ave)**
- **Lot 6, Block 2, Plan 1521374 (4811 56<sup>th</sup> Ave)**

**Motion 109/2024** Moved by Deputy Mayor Grimsdale, "THAT Mayor and Council approve the sale of 4813 56<sup>th</sup> Ave (Lot 5, Block 2, Plan 1521374) located in the Town of Bentley within the Sunset Heights Subdivision, to Billex Enterprises Ltd, in the amount of \$49,900 (excluding any applicable GST), subject to the **Terms and Conditions** listed below this motion; AND

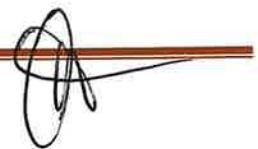
THAT Mayor and Council approve the sale of 4811 56<sup>th</sup> Ave (Lot 6, Block 2, Plan 1521374) located in the Town of Bentley within the Sunset heights Subdivision, to Billex Enterprises Ltd, in the amount of \$49,900 (excluding any applicable GST), subject to the **Terms and Conditions** listed below this motion."

**Carried**

**Terms and Conditions Lot 5 (4813 56<sup>th</sup> Ave)**  
**Lot 5, Block 2, Plan 1521374 (4813 56<sup>th</sup> Ave)**

**Excepting thereout all mines and minerals**

<b>Purchaser</b>	Billex Enterprises Ltd.
<b>Sale Price</b>	The Sale price is \$49,900 excluding any applicable GST. Also does not include any development costs or permits.
<b>Environmental Considerations</b>	The subject property is sold on an "as is – where is" basis.
<b>Fees and Disbursements</b>	The purchaser shall be responsible for all legal and registration fees associated with the transaction.
<b>Vendor Conditions</b>	Subject to approval of this agreement by Town of Bentley Council before 5:00pm on May 17, 2024 The Seller will rebate the Buyer 20% of the sales price (net of GST) = \$9,980.00 upon full completion of the foundation ( <b>walls of the basement have been erected and are permanently in place</b> ). This condition



is based on completion of the foundation within 12 months of closing date.

**Purchaser Conditions**

Subject to buyers' satisfaction with a revised grading certificate before 5:00pm on June 27, 2024.  
Subject to approval of buyers building plans before 5:00pm on June 27, 2024.

**Completion Day**

Contract completed, the purchase price fully paid and vacant possession given to the buyer at 12 noon on July 16, 2024.

***Terms and Conditions Lot 5 (4811 56<sup>th</sup> Ave)***

***Lot 6, Block 2, Plan 1521374 (4811 56<sup>th</sup> Ave)***

**Excepting thereout all mines and minerals**

**Purchaser**

Billex Enterprises Ltd.

**Sale Price**

The Sale price is \$49,900 excluding any applicable GST. Also does not include any development costs or permits.

**Environmental Considerations**

The subject property is sold on an "as is – where is" basis.

**Fees and Disbursements**

The purchaser shall be responsible for all legal and registration fees associated with the transaction.

**Vendor Conditions**

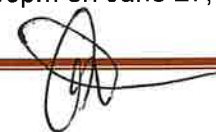
Subject to approval of this agreement by Town of Bentley Council before 5:00pm on May 17, 2024

The Seller will rebate the Buyer 10% of the sales price (net of GST) = \$4,990.00 upon full completion of the foundation (**walls of the basement have been erected and are permanently in place**). This condition is based on completion of the foundation within 12 months of closing date.

**Purchaser Conditions**

Subject to buyers' satisfaction with a revised grading certificate before 5:00pm on June 27, 2024.

Subject to approval of buyers building plans before 5:00pm on June 27, 2024.



**Completion Day**

Contract completed, the purchase price fully paid and vacant possession given to the buyer at 12 noon on August 22, 2024.

**Correspondence**

**a) Lacombe County Council Highlights April 25, 2024**

**Motion 110/2024** Moved by Councillor Valiquette, "THAT correspondence item a be accepted as information."

**Carried**

**b) Key Messages and Motion on Bill 20's Changes to the MGA and LAEA**

**Motion 111/2024** Moved by Deputy Mayor Grimsdale, "THAT CAO Marc Fortais be directed to draft a letter from Mayor and Council to support Alberta Municipalities concerns regarding Bill 20."

**Carried**

**Other Business**

None

**Council Reports**

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

**Motion 112/2024** Moved by Councillor Eastman, "THAT the April Council Reports be accepted as information."

**Carried**

**Adjournment**

**Mayor Rathjen adjourned the May 14, 2024, Regular Council Meeting at 8:05pm**



**Mayor Greg Rathjen**



**CAO Marc Fortais**