



# AGENDA

## Town Council

September 12, 2022 - 5:00 PM

Town Administration Building - Council Chambers

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AGENDA FOR REGULAR MEETING OF THE TOWN COUNCIL TO BE HELD ON MONDAY, SEPTEMBER 12, 2022 AT 5:00 PM IN THE COUNCIL CHAMBERS OF THE TOWN ADMINISTRATION BUILDING, 4938 – 50 AVENUE, RIMBEY, ALBERTA.

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### 1. CALL TO ORDER REGULAR COUNCIL MEETING & RECORD OF ATTENDANCE

#### 1.1 LAND ACKNOWLEDGEMENT

### 2. AGENDA APPROVAL AND ADDITIONS

### 3. MINUTES

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[RFD 3.1.1 Council Meeting Minutes August 22, 2022](#)

### 4. PUBLIC HEARINGS

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### 6. BYLAWS

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## **7. NEW AND UNFINISHED BUSINESS**

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## **10. OPEN FORUM**

(Bylaw 939/18 - Council Procedural Bylaw Part XXI 1. The open forum shall be for a maximum total of twenty (20) minutes in length to allow members of the public present at the meeting to address Council regarding issues arising from the meeting in progress. No formal decision shall be made on any matter discussed with Council during the open forum session.

**11. CLOSED SESSION**

**12. ADJOURNMENT**

Town Council  
**REQUEST FOR DECISION**



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Minutes  
**Item For:**  Public Information -or-  Closed Session

**RECOMMENDATION:**

To accept the Minutes of August 22, 2022 Regular Council meeting, as presented.

**ATTACHMENTS:**

[RFD 3.1.1 Town Council Meeting Minutes 22 Aug 2022](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

**ENDORSED BY:**

A handwritten signature in blue ink that reads "Lori Hillis".

Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**





# MINUTES

## Town Council Meeting

Monday, August 22, 2022 - 5:00 PM

Town Administration Building - Council Chambers

**1. CALL TO ORDER REGULAR COUNCIL MEETING & RECORD OF ATTENDANCE**

Mayor Pankiw called the meeting to order at 5:00 pm with the following in attendance:

- Mayor Rick Pankiw
- Councillor Wayne Clark
- Councillor Jamie Coston
- Councillor Lana Curle
- Councillor Gayle Rondeel
- Lori Hillis, CPA, CA - Chief Administrative Officer
- Bonnie Rybak - Executive Assistant

Delegates: Kayla C. Law with Fortis Alberta (Franchise Agreement Renewal & Streetlights Purchase & Sale Agreement)

Public: (2) members of the public

**1.1. LAND ACKNOWLEDGEMENT**

**2. AGENDA APPROVAL AND ADDITIONS**

Motion 167/2022

Moved by Councillor Curle to accept the Agenda for the August 22, 2022, Regular Council Meeting, as presented.

- |                    |          |
|--------------------|----------|
| Mayor Pankiw       | In Favor |
| Councillor Clark   | In Favor |
| Councillor Coston  | In Favor |
| Councillor Curle   | In Favor |
| Councillor Rondeel | In Favor |

CARRIED

**3. MINUTES**

3.1. Minutes

Motion 168/2022

Moved by Councillor Coston to accept the Minutes of the Regular Council Meeting of July 25, 2022, as presented.

- |                    |          |
|--------------------|----------|
| Mayor Pankiw       | In Favor |
| Councillor Clark   | In Favor |
| Councillor Coston  | In Favor |
| Councillor Curle   | In Favor |
| Councillor Rondeel | In Favor |

CARRIED

**4. PUBLIC HEARINGS**

**5. DELEGATIONS**

5.1. Fortis Alberta Franchise Agreement Renewal

Motion 169/2022

Moved by Councillor Curle to renew the Fortis Alberta Franchise Agreement for an additional (5) five years, ending June 30, 2028.

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Coston	In Favor
Councillor Curle	In Favor
Councillor Rondeel	In Favor

CARRIED

5.2. Fortis Alberta - Streetlight Purchase & Sale Agreement

Motion 170/2022

Moved by Councillor Clark to enter into a purchase and sale agreement with Fortis for the sale of the streetlights along Highway 20A and Highway 53, east of 51 Street.

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Coston	In Favor
Councillor Curle	In Favor
Councillor Rondeel	In Favor

CARRIED

**6. BYLAWS**

**7. NEW AND UNFINISHED BUSINESS**

7.1. Addendum to Rimbey Municipal Library Agreement

Motion 171/2022

Moved by Councillor Rondeel to accept the addendum to be attached to the 2019 Agreement with the Rimbey Municipal Library.

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Coston	In Favor
Councillor Curle	In Favor
Councillor Rondeel	In Favor

CARRIED

7.2. Garrett Dick – Fitness Centre

Motion 172/2022

Moved by Councillor Curle to review and increase the rates at the Rimbey Fitness Centre starting January 1, 2023.

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Coston	In Favor
Councillor Curle	In Favor
Councillor Rondeel	In Favor

CARRIED

7.3. Council Round Table Discussion

**8. REPORTS**

**8.1. DEPARTMENT REPORTS**

Motion 173/2022

Moved by Councillor Curle to accept the department reports, as information.

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Coston	In Favor
Councillor Curle	In Favor
Councillor Rondeel	In Favor

CARRIED

**8.2. BOARDS/COMMITTEE REPORTS**

Motion 174/2022

Moved by Councillor Coston to accept the board and committee reports, as information.

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Coston	In Favor
Councillor Curle	In Favor
Councillor Rondeel	In Favor

CARRIED

**8.3. COUNCIL REPORTS**

Motion 175/2022

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

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Coston	In Favor
Councillor Curle	In Favor
Councillor Rondeel	In Favor

CARRIED

**9. CORRESPONDENCE**

9.1. Correspondence

Motion 176/2022

Moved by Councillor Coston to accept the correspondence from the concerned resident, as information.

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Coston	In Favor
Councillor Curle	In Favor
Councillor Rondeel	In Favor

CARRIED

**10. OPEN FORUM**

Resident, Mark Grundy spoke about a subdivision application received by Administration.

Mark and Tammy Grundy exited the meeting at 6:03 pm.

**11. CLOSED SESSION**

**12. ADJOURNMENT**

12.1. Adjournment

Motion 177/2022

Moved by Councillor Clark to adjourn the meeting at 6:04 pm.

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Coston	In Favor
Councillor Curle	In Favor
Councillor Rondeel	In Favor

CARRIED

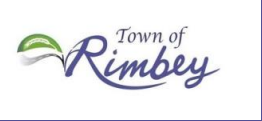
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Rick Pankiw, Mayor

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Lori Hillis, Chief Administrative Officer

Town Council  
**REQUEST FOR DECISION**



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Delegation: Outdoor Sport Surface  
**Item For:**  Public Information -or-  Closed Session

**RECOMMENDATION:**

Administration recommends Council accept the Rink Slide presentation from Kathleen Hull-Beagle, as information.

**ATTACHMENTS:**

[RFD 5.1.1 Rink slide extended Presentation](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

**ENDORSED BY:**

A handwritten signature in blue ink that reads "Lori Hillis".

Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

# Outdoor Sport Surface at Rimbey Elementary School



**It all started with  
an idea...**

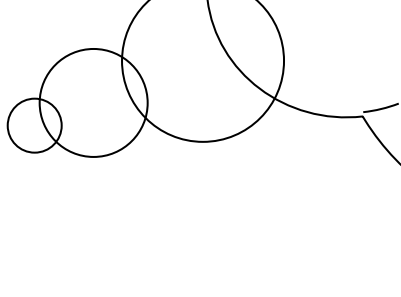
This is Reed, Tavish and Dutch.

When they were in grade 6, they had an IDEA. NOW they are almost in grade 10.



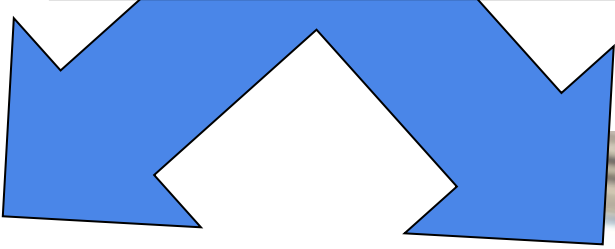


It sure would be cool if we could teach kids from the elementary school how to skate, but our outdoor rink is in poor shape.



The group needed **support**.  
They needed to build a **team**.

**Mrs. Coston** (our school's librarian at the time) and **Mrs. Bramfield** (our school's principal) supported the kids and their ideas. They all worked as a team.



The kids needed people with different ideas and perspectives on their team.

They required people with special skills to help come up with a **PLAN.**

Mr. Shukin was the woods teacher at Rimbey Junior Senior High school. He had a special skill set that the group needed. He helped them decide on what materials and costs there would be to fix the rink.

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	Material Costs.	Treated Lumber.	
①	24' Large Pit	2x10x10	~ 550.00
		4x4x8 (cut in 1/2)	~ 50.-
		2 1/2" screws	~ 30.-
			<hr/>
			\$ 630.00
②	14' pit	2x10x16 (cut in 1/2)	~ 443.-
		4x4x8	~ 50.-
		2 1/2" screws	~ 30.-
			<hr/>
			\$ 525.00
	Customer Total Cost		\$ 1160.00

Council Agenda Item 5.1

### Outdoor Rink Repair

- Level the ground so the water does not drain away when flooding
  - I think we can get a parent volunteer with a bobcat or something to do this for us.
- Fix electrical and install LED lights (Wolf Creek School Div. policy)
  - Cost? Email is into central office for them to provide us with an estimate
- Repair broken boards - install ½ inch pressure treated plywood over broken boards.
  - 48 boards x \$25.00
- Puckboard over the plywood.
  - ¼ inch 4x8 puckboard = \$86.99 x 45 =
- Screws = \$349.00
- Additional costs
  - Miscellaneous

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**Costs**

¾ Plywood	48 sheets x 25.00 = \$1200 + GST =	\$1260.00*
¼ Puck board	48 sheets x 86.99 = \$4175.52 + GST =	\$4384.96*
Screws		\$350.00*
Electrical -	6 x \$150 LED lights	\$900.00**
	6 x \$500 (Installation of lights)	<u>\$3000.00**</u>
		\$9894.96
Cement		\$20 000.00***
Cement	Prep and Materials	<u>\$15 000.00***</u>
		\$35 000.00
Extras:		
Page Wire		
Gate		
Shelter or bench for getting ready		

\*Price as quoted from Rimbey Co-op  
 \*\*Price quoted from Wolf Creek Public Schools - Facilities

The cost of repairing the rink is as follows:

¾ Plywood	48 sheets x 25.00 = \$1200 + GST	1260.00*
¼ Puck board	48 sheets x 86.99 = \$4175.52 + GST	4384.96*
Screws		350.00*
Electrical	6 x \$150 LED lights	900.00
	6 x \$500 (Installation of lights)	<u>3000.00</u>
		<b>\$9894.96</b>

\*Price as quoted from Rimbey Co-op.

Our request is for either a monetary donation or a discount on building materials. We appreciate you taking the time to consider our request. If you have any questions, we can be contact at Rimbey Elementary School at 403-843-3751.

Sincerely,

Reed Toussaint, Tavish Beagle, and Dutch Felt

Lots of ideas cost money!  
The group needed to think about  
how to get the money for their  
project.

Goals + Dreams 0  
Grants  
Edmonton Oilers foundation grant

Co-op  
VFA X  
Canadian Tire X

Telus 0  
W8s4Q942  
byr2K2jr3L

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- Leon Droisaitl  
- Connor McDavid

People to support their idea?

Businesses to support their idea?

Leanne a Neighborhood place

People in the community to help?

- 1st week of January do Bottle drive

Grants to write?

Come back mid January

Ideas to make money

hot chocolate ~~or~~ coffee (where?)  
\* farmers Market (gnomes, geckos etc)  
sell shootout shot (penalty shot)  
competitions (fastest player, stickhandling, shooting) passing competition

Community ENGAGEMENT?

secret weapon  
(Tavish, Reed, Dutch)  
come out third period in Midget/Coaches game  
I've got free penalty shot  
~~and get a penalty shot~~





The boys cleared plates at a pancake breakfast and spoke to the members of the Lion's Club and the public. They Lion's club in 2018 donated their 50/50 earnings to the project!

They made and sold hot  
chocolate at the School's  
Christmas concert.

They sold tickets and souvenirs, and participated in the coach/ player game to raise money. Rimbey Minor Hockey donated proceeds from their provincials to the project!







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Council Agenda Item 5.1

The group spoke to town council and at a Lion's meeting.

They wrote letters asking for support.

**THE PEOPLE OF THE RIMBEY AND  
AREA COMMUNITY WERE  
INCREDIBLE!!!**

**THEY WERE SUPPORTIVE in SO MANY  
WAYS.**

THE TEAM WAS OVERWHELMED WITH THE  
FINANCIAL and SOCIAL SUPPORT.



The kids and the team had raised over \$25,000! The community's generosity and the boys' dedication and commitment allowed them to dream bigger!

They considered pouring concrete, getting new boards and a few other options to make the outdoor rink even better.

The goal was to start the project in 2020... but COVID and the complications that came with it meant that groups could not meet and work and materials were uncertain.

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This was discouraging for the team. The boys were getting older and the adults got busy with other things.

In the spring of 2021, Allison wanted to help get the project done. Her interest and passion was just what the group needed to finish the project!



Allison and her family organized a “Community takes Flight” special at Hawktail Brewery where 1\$ of each flight was donated to the outdoor rink! She planned a “float” fundraiser at Hawktail. Reed and Tavish, along with Nixon, Cohen and Meikenna served the floats. The Troubled Monk donated all of the pop thanks to Nixon’s letter.





Grant writing is an art, and the team needed help to write them. Leanne Evans from Rimbey Neighbourhood Place helped look over what the group had and then made suggestions to improve our chances of getting the grants.

Grant writing: They wrote to many places asking for financial support. These grants took a lot of time and editing to write.



*Community Facility  
Enhancement Program*



WO

W!



<sup>\$100,000</sup>  
Thank you to CO-OP Community Spaces!

WO

W!



\$98,750

Thank you to the CFEP Grant!

# What does it take to pour some concrete?



The team needed something called a **GEOTECHNICAL REPORT**. The people at Parkland Geo were incredibly supportive and offered their labour, materials and expertise to get the team a report!

**CONCRETE TEST SUMMARY**  
CIA 23.2-14

**ParklandGEO**  
ParklandGEO Ltd.  
102, 4756 Riverside Drive  
Red Deer, Alberta T4N 2N7, Canada  
Phone: 403-343-2428  
www.parklandgeo.com

CLIENT: Wolf Creek Public Schools  
PROJECT #: R07794  
PROJECT: Kimberly Outdoor Rink

DATE & TIME BY  
All Samples Cast Cured, Transported, and Tested By ParklandGEO UNLESS SPECIFICALLY NOTED

SAMPLE: 2022/08/18 07:51 Jerod Alward  
CAST: 2022/08/18 Jerod Alward  
PICKUP: 2022/08/19 16:00 Jerod Alward  
RECEIVED: 2022/08/19 09:30 Utsoy Thakkar

I.D. #	DATE TESTED	AGE (days)	DIAM (Avg (mm))	LENGTH (Avg (mm))	LOAD (kN)	MASS (kg)	TEST BY	STRENGTH COMP (MPa)	FRACT TYPE *	COMMENTS
A	Aug 25, 2022	7	101.7	194.2	174.59	3442.9	Amosde Boerhorsten	21.5	1	
B	Sep 15, 2022	20	101.7	194.2		3045.6				
C	Sep 15, 2022	20	101.7	194.2		2633.1				
D	Oct 13, 2022	56	101.7	194.2		2650.5				

Method of End Preparation: Grinding DEVIATIONS FROM STD LAB PROCEDURES: No

ELEMENT AND TEST LOCATION	SPECIFICATIONS
ELEMENT: <u>Floor Slab</u>	NOT AVAILABLE <input type="checkbox"/> SAME AS DELIVERY TICKET <input checked="" type="checkbox"/>
LOCATION: <u>5m South of Gridline A and 2m West of Gridline 2</u>	STRENGTH: <u>32</u> MPa @ <u>28d</u>
CURING CONDITION: <u>Exposed</u>	SUMP FLOW: <u>70-110</u> mm AIR(%) <u>5-8</u>
SUPPLIER INFORMATION	FIELD TEST RESULTS
SUPPLIER: <u>Nikkis Bros Contracting Ltd.</u>	PLACING METHOD: <u>Pump</u>
MIX No.: <u>N/A</u> Strength: <u>32</u> MPa @ <u>28d</u>	CONCRETE TEMP: <u>21.4</u> °C
CEMENT TYPE: <u>HS</u>	AIR TEMP: <u>14</u> °C
AGG. SIZE: <u>20</u> mm	MOULD TYPE: <u>Plastic</u>
ADMITTANCES: <input checked="" type="checkbox"/> Air <input checked="" type="checkbox"/> SP <input type="checkbox"/> Wires <input type="checkbox"/>	SLOPE: <u>95</u> mm
SUMP: <u>70-110</u> mm FLOW <u>n/a</u> mm Air: <u>5-8</u> %	AIR: <u>5.9</u> % Density: <u></u> kg/m <sup>3</sup>
BATCH TIME: <u>07:25</u> Aug 2022	CURING TEMP MIN: <u>17.0</u> °C
TRUCK No.: <u>3</u> TICKET No: <u>N/A</u> MAX: <u>30.6</u> °C	DEVIATIONS FROM STD. FIELD PROCEDURES: <u>No</u>
LOAD AMOUNT: <u>5.0</u> m <sup>3</sup> CUMULATIVE: <u>5.0</u> m <sup>3</sup>	Field Test Reported to Client <input checked="" type="checkbox"/> ON SITE <input type="checkbox"/> PHONE <input type="checkbox"/> E-MAIL
Reported to Contractor <input checked="" type="checkbox"/> ON SITE <input type="checkbox"/> PHONE <input type="checkbox"/> E-MAIL	COMMENTS
	CURING BOX #/LOCATION: <u>South of Northwest corner</u>

1 2 3 4 5 6 \* TYPE OF FRACTURE MUST BE REPORTED FOR ALL BUT TYPE 1 FAILURES REGARDLESS OF

CCIL PER: Timothy Heeban  
Timothy Heeban

Reporting of these results is a testing service. Engineering assessment of these results, by our engineers can be provided upon request.

Council Agenda Item 5.1

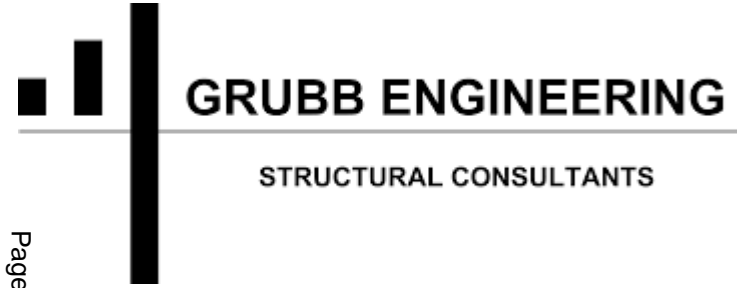
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Cost: \$0- Generous Donation



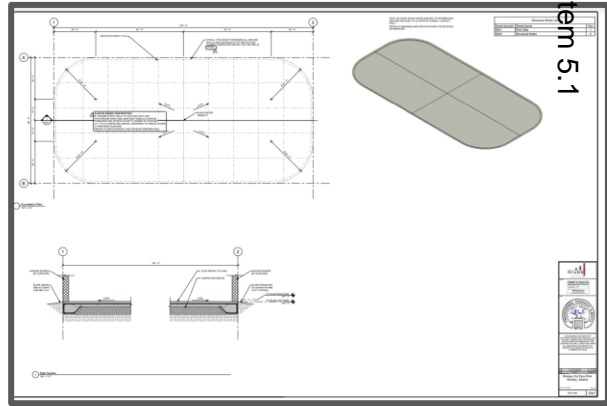
There were so many teachable moments! The grade 3 kids got to learn about types of soil and ask amazing questions!

# What does it take to pour some concrete?



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After the geotechnical report, the team needed a structural engineer to come up with a recipe for the proper mixture in the cement. Kelly Grubb offered his skills and expertise and took the time to explain the process to the team.



Cost: \$0- Generous Donation



What does it take to prep and demolish before we pour concrete (and supply the concrete)?

**NIKIRK**  
**BROS. CONTRACTING LTD**

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Nikirk Bros. were quick to support the project through weekend work, and getting jobs done efficiently and properly.



Cost: \$21,780 (also donation of time and costs)

PAID



What does it take to pour some concrete?

**SANDE BROTHERS  
CONCRETE INC.**



After evaluating bids, we chose Sande Brothers for our concrete work. They were professional and committed to the spirit of the project!

Council Agenda Item #1

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Cost: \$71,487

PAID

# SANDE BROTHERS CONCRETE INC.



It was fun to watch them work; they know their stuff!



# SANDE BROTHERS CONCRETE INC.



# SANDE BROTHERS CONCRETE INC.



Who cleans up, landscapes and makes it safe for students after the concrete is poured?



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Kelsey with Apex worked hard through the long weekend to get the ground ready for the students to return to school. It looked super when he was done!



Cost: Generous Donation of time and materials for Geotechnical report  
\$TBA- Landscaping and removal of debris before students arrived



What next?



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Council Agenda Item 5.1

Sport Court- we met with Brent to talk about the layout of the court. Because of the generous contributions, some of the ideas that were just big dreams all of a sudden became realities.

Cost: \$74,000

(\$36,000 deposit paid already)



Where do the boards come from?



Sample diagram of what the boards will be like. Pro-Line provided these boards.

Cost: \$88,592

Our funding request:

50% of the cost of the boards: **\$44,296.00**

(Total Cost: \$88,592)



Town Council  
**REQUEST FOR DECISION**



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Delegation: Baytex Energy Affluent Agreement  
**Item For:**  Public Information -or-  Closed Session

**RECOMMENDATION:**

Administration recommends Council accept the Baytex Energy Presentation, as information.

**ATTACHMENTS:**

[RFD 5.2.1 Rimbey & Baytex Presentation](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

**ENDORSED BY:**

A handwritten signature in blue ink that reads "Lori Hillis".

Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**



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# Baytex Energy Rimbey Water Access

September 2022

# Baytex Energy Overview

- Baytex Energy Corp. is a North American-focused, publicly traded energy company based in Calgary, Alberta, with oil and gas assets located in Canada and the United States.
- Baytex has been producing oil and gas for over 28 years and directly employs over 200 people. We also work with approximately 1,500 contractors, including third party companies as well as individual operators and supervisors.
- Baytex Energy prides itself on being a safe, responsible Operator and member of the communities in which we operate.
  
- Operational Areas and Assets
  - Light oil – Kindersley Viking, **Pembina Duvernay**
    - 20,000boe/d
  - Heavy oil – Peace River, Lloydminster
    - 30,000boe/d
  - Non-Operated Light Oil – Eagleford (Texas)
    - 30,000boe/d

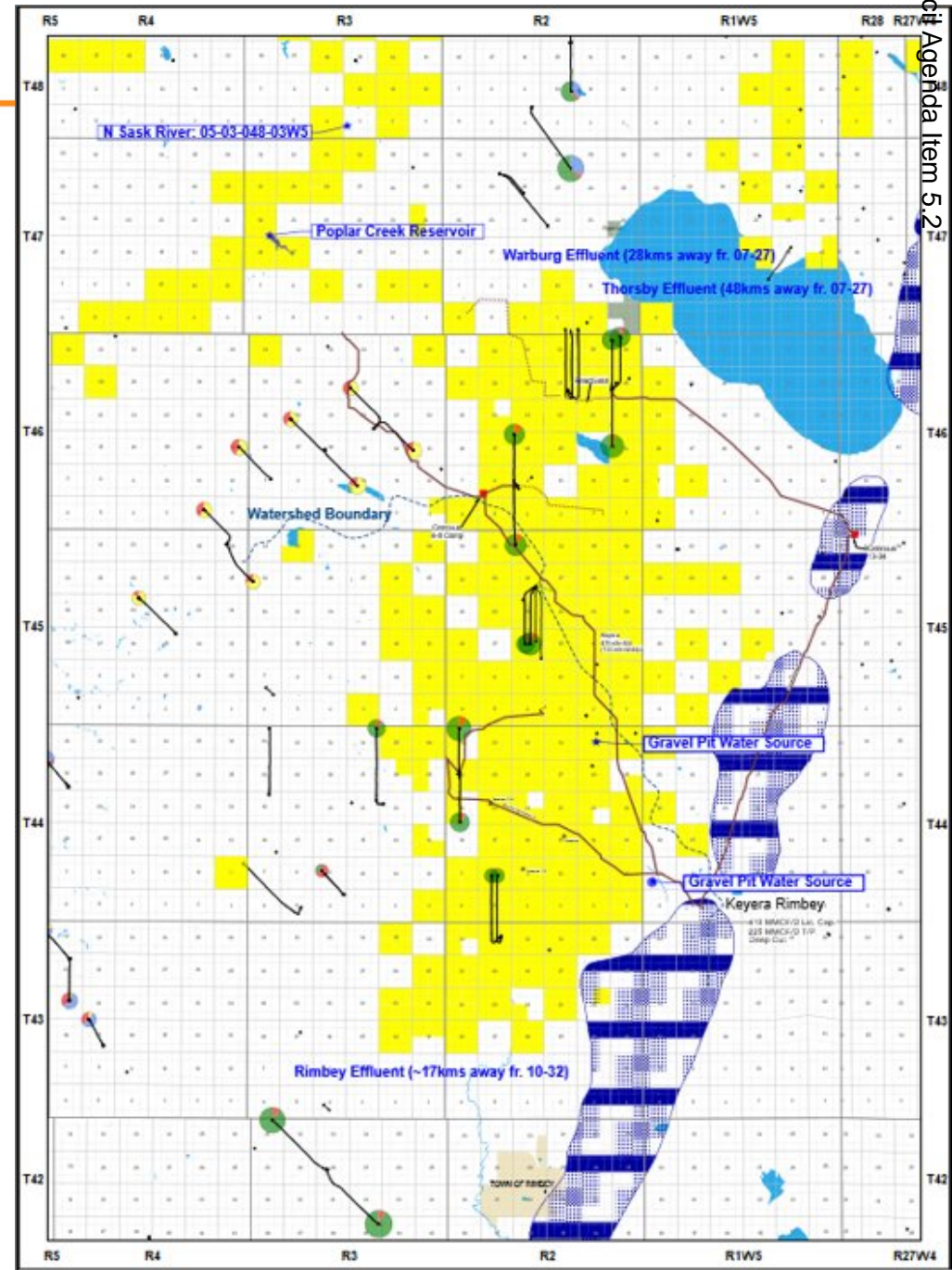
# Baytex Energy Highlights and Focuses

- Abandonment and Reclamation
  - Reduce 2020 inactive well inventory of ~4,500 wells to ZERO by 2040
  - Roughly 250/year - ~200 abandoned so far in 2022
- Emissions Reduction
  - Delivered 52% reduction in GHG emissions intensity (company wide) through 2021, relative to 2018 baseline; targeting 65% reduction by 2025
- Fresh Water Use
  - Reduce fresh water use across all business units and decrease freshwater use by 40%
    - Municipal Wastewater Effluent and produced/recycled water
- Induced seismicity
  - Baytex Energy Induced Seismicity program is an array of seismic monitors used to monitor and observe for any indications of a seismic event during frac operations.
- Sound control
  - Temporary sound control panels are installed on lease around the equipment to minimize noise impact with the surrounding landowners and environment.
  - When necessary/requested, sound control installed around water transfer pumps along route
- Road use and Dust control
  - Dust suppression techniques, such as spraying during dry periods, are utilized when appropriate
  - Use of designated routes and reduced speeds to minimize landowner disturbance
  - Area school bus routes and timing are always taken into consideration when moving any loads



# Baytex Energy Pembina Lands

- Duvernay formation
  - 2400-2700m vertical depth
    - 2 mile (3.6km) lateral lengths
    - ~6000m total well lengths
  - Oil main target of development but significant gas production as well
- Baytex focus area in Pembina
  - Stretching 35km from Rimbey to Pigeon Lake
- Upwards of 200 well locations
- 6 pads drilled and completed in the area
  - 14 wells spread between the 6 pads
  - Averaged 1 pad per year since 2019
    - Set to increase pace of development in 2023+
- Multi-well pads (2-8 wells), drilled and completed with multistage hydraulic fracturing operations.



# Baytex Energy & Town of Rimbey 2021

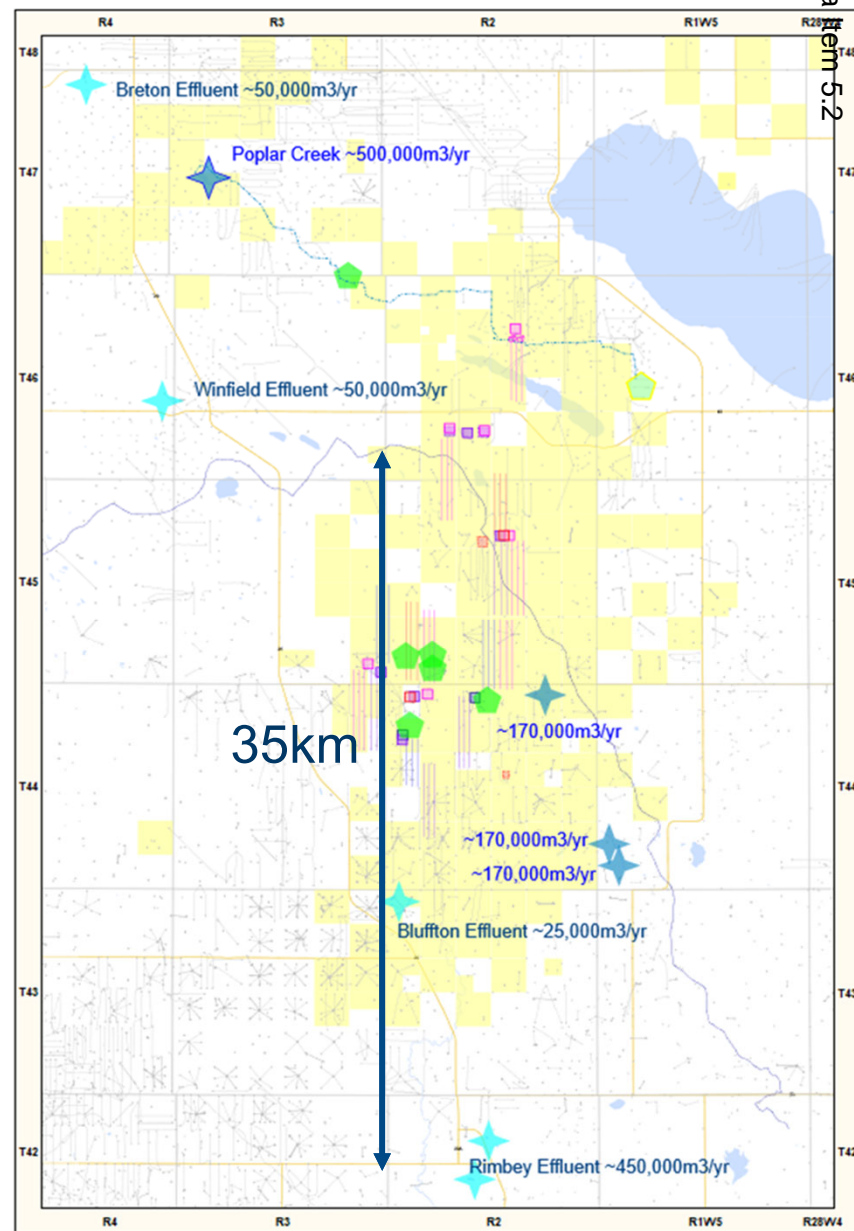
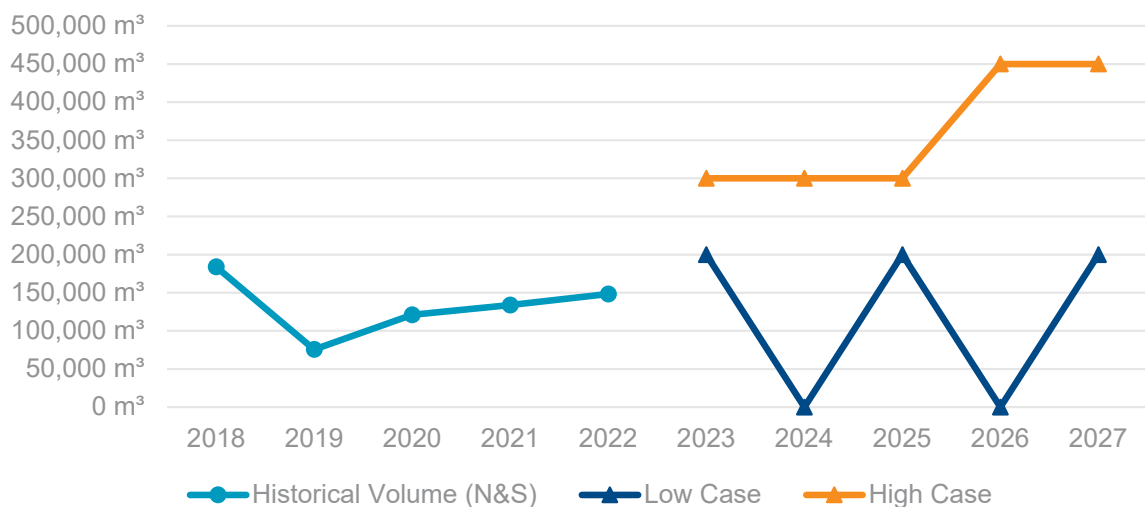
- 84,000m<sup>3</sup> withdrawn from North Ponds between July 20 and October 10<sup>th</sup> 2021
  - Significant time in area as a result of several issues including drought
- 2021 Agreement between Baytex Energy and Rimbey
  - Signed May 18, 2021
    - Letter of Authorization from Alberta Environment and Parks (AEP) to Rimbey
    - Letter of Authorization from Alberta Energy Regulator (AER) to Baytex
    - Temporary Surface Pipeline Approval from AER to Baytex
    - Alberta Health Services (AHS) Approval for use of Effluent
  - Term: Period of not less than Six (6) months and month to month thereafter or until the maximum amount of treated effluent is withdrawn
  - Maximum amount of 150,000m<sup>3</sup> from North lagoons with an additional 50,000m<sup>3</sup> from south
  - \$1.00/m<sup>3</sup> (modified from a max of \$5,500/d)
    - \$84,278
    - Added \$2,500 for C-Ring area usage.
  - Total of \$86,778 Paid

# Baytex Operational Plans – 2023+

- Baytex lands ~10-45km from Rimbey
  - Land divided into north and south areas with ~35km being “within reach” of Rimbey
    - Watershed boundary (Red Deer and North Sask) splits BTE lands
  - High Development Case
    - 2023, 2024, 2025: 300,000m<sup>3</sup>/year
    - 2026, 2027: 450,000m<sup>3</sup>/year
  - Low Development Case
    - 2023, 2025, 2027: 200,000m<sup>3</sup>/year
    - 2024, 2026: 0m<sup>3</sup>/year

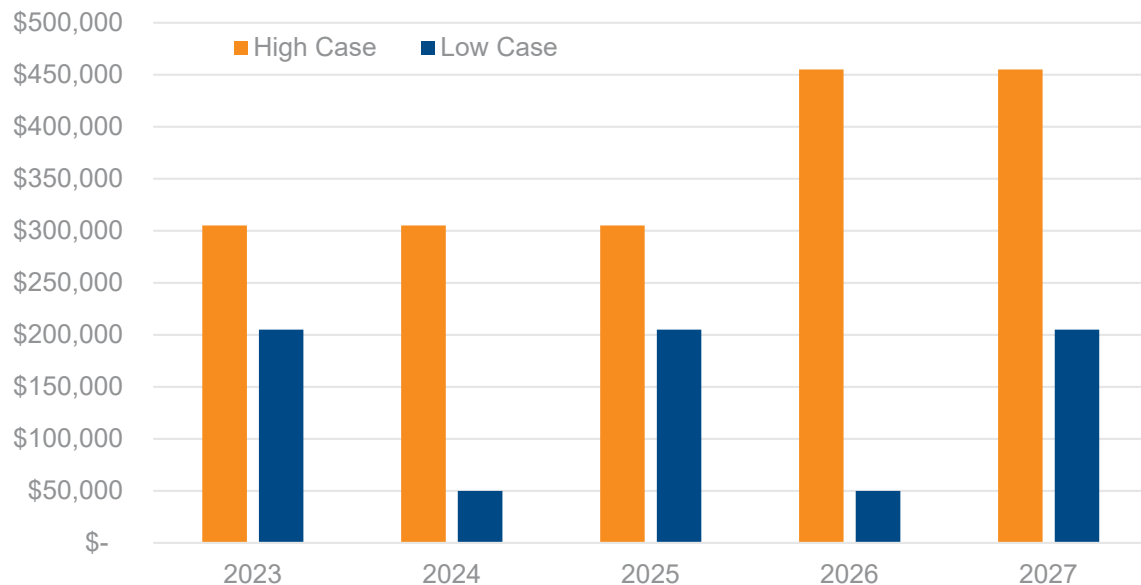
Page 51 of 100

Actual/Projected Water Requirements



# Baytex Energy & Town of Rimbey Proposed 2023+ Agreement

- Term of Agreement
  - 5 year agreement ideal for BTE Development plans but a shorter (3 year) agreement to ensure both parties satisfied before longer duration makes sense
  - Council cycle timing and overlap with potential council change to ensure continuity while not handcuffing future councils
    - Propose 4 year agreement to end in Q3 2026 with election occurring in 2025
- Right of First Refusal
  - Include right of first refusal language with a take-or-pay agreement
    - Propose a \$50k down-payment January 1<sup>st</sup> to provide some funding certainty
    - \$1.00/m<sup>3</sup> withdrawn with first 50,000m<sup>3</sup> being paid in advance
- Volume Limits – increased from 200,000m<sup>3</sup> total including north and south ponds
- Additional \$5,000 payment for C-Ring Storage location use
- Increased activity levels and consistency of activity to provide the town with increased funding





# Benefits of a Municipal Effluent Supply Agreement

- Baytex Energy strives to be a responsible member of the Community and views a partnership with Rimbey for wastewater effluent use as a key component of our area development plans.
  - Decreased environmental impact
    - Reduction of freshwater use is necessary for a healthy ecosystem and in order to maintain our social license to operate
    - Maintain groundwater levels
    - Reduce impact on dugouts, wetlands, streamflows, etc.
    - Removes any lingering pharmaceuticals from the environment
  - Layflat transfer of water for oilfield use significantly decreases water trucking requirements and increases road safety.
  - Increased activity levels and increased economic participation in the area
    - Reliably sourced water is essential for the continued development in the area
    - Increased activity resulting in increased economic activity, taxes, payments
  - Increased community engagement and participation
    - Baytex strives to create and develop relationships in all areas in which we operate.
    - Our community investment program is focused on three pillars of support: Healthcare and Research, Community Living and Education and Training.

# Baytex & Rimbey – Summary

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- Baytex Energy would like to propose a lengthened, modified agreement with the Town of Rimbey to ensure water access for the responsible development of our Pembina Duvernay lands in central AB.
  - 3-5 year agreement taking into consideration Council Timing
  - \$50,000 payment Early January regardless of use
    - Including right of first refusal to ensure Baytex has access to required volumes
  - \$1.00/m<sup>3</sup> effluent withdrawal
    - High Development Case – 2023-2027 – projected \$1.8mm in payments to Rimbey
    - Low Development Case – 2023-2027 – projected \$700k in payments to Rimbey
  - Increased volume limits in agreement to support development

# Questions



# Contact Information

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- Richard Bland; Completions Engineer
  - [Richard.bland@baytexenergy.com](mailto:Richard.bland@baytexenergy.com)
  - 403-703-1397
- Kyle Hillestad; Development Engineer
  - [kyle.hillestad@baytexenergy.com](mailto:kyle.hillestad@baytexenergy.com)
  - 403-826-3006
- Shane Koss; Surface Land
  - [Shane.koss@baytexenergy.com](mailto:Shane.koss@baytexenergy.com)
  - 403-850-4739
- Nicole Frechette; Vice President – Light Oil
  - [nicole.frechette@baytexenergy.com](mailto:nicole.frechette@baytexenergy.com)
  - 403-863-3429

# Town Council REQUEST FOR DECISION



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Committee of the Whole  
**Item For:**  Public Information -or-  Closed Session

## BACKGROUND:

At the Regular Meeting of Council held April 25, 2022, Council discussed Committee of the Whole and passed the following motion:

Motion 95/2022

Moved by Councillor Rondeel to schedule Committee of the Whole meetings to be held quarterly and to commence on the third week of September on Friday 16, September at 10:00 am., in Council Chambers.

In Favor	Opposed
Mayor Pankiw	
Councillor Clark	
Councillor Coston	
Councillor Curle	
Councillor Rondeel	

CARRIED

At the Bylaw Committee meeting held on June 7, 2022, the following motion was made:

Motion 2022BC032

Moved by Committee Member Johnstone to accept the proposed bylaw 988/22 Committee of the Whole and bring forward to Council meeting on June 27, 2022.

Chairperson Rondeel	In Favor
Deputy Chair Carlson	In Favor
Committee Member Tarleton	In Favor
Councillor Clark	Absent
Committee Member Johnstone	In Favor
Committee Member McKay	In Favor

CARRIED

**RELEVANT POLICY/LEGISLATION:**

MGA 145

**RECOMMENDATION:**

Administration recommends Council give first reading to 988/22 Committee of the Whole Bylaw.

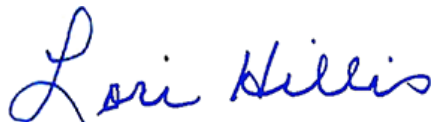
**ATTACHMENTS:**

[RFD 6.1.1 988 22 Committee of the Whole Bylaw](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

**ENDORSED BY:**



Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF CREATING A COMMITTEE OF THE WHOLE

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WHEREAS Under the authority of and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26 and amendments thereto (hereinafter referred to as the “MGA”) a Municipal Council is authorized to do something by resolution or to do something without specifying that it be done by bylaw or resolution, it may be done by resolution or bylaw.

WHEREAS It is deemed expedient by Council that a Bylaw provide for the establishment and processes of a Town of Rimbey Committee of the Whole.

NOW THEREFORE The Municipal Council of the Town of Rimbey, duly assembled, hereby enacts as follows:

SECTION 1 – Title

- 1. This Bylaw may be cited as the Committee of the Whole Bylaw.

SECTION 2 – Name and Composition

- 1. The Committee of the Whole is the formal name of the Committee of the Whole and is comprised of each member of the Town of Rimbey Council.

SECTION 3 – Support Staff

- 1. The Chief Administrative Officer (CAO), or his/her designate, is the principal advisor to the Committee of the Whole. Attendance of specific municipal staff is at the discretion of the CAO.

SECTION 4 – Authority

- 1. The Committee of the Whole is advisory in nature, making recommendations to Council by way of resolution. No decisions will be made by Council at a Committee of the Whole Meeting. All recommendation resolutions must be brought forward to a Regular Meeting of Council for ratification. The Committee of the Whole meetings serve as an opportunity for Council to be provided with information on governance and policy matters. These meetings serve as an opportunity for Council to seek clarification on matters relating to Council Business.

SECTION 5 – Frequency of Meetings

- 1. The dates and times of the Committee of the Whole Meetings will be set at the Annual Organizational Meeting held each October.

SECTION 6 – Chairman

- 1. The Committee of the Whole meeting will be chaired by the Mayor or the Deputy Mayor in the absence of the Mayor.

SECTION 7 – Quorum

- 1. MGA Quorum requirements will prevail for the Committee of the Whole.
-



A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF CREATING A COMMITTEE OF THE WHOLE

---

SECTION 8 – Regulations

1. The Committee of the Whole is intended principally as a forum for discussion rather than as a decision-making venue.
2. The Committee of the Whole Meeting shall be open to the public.
3. Delegations may make presentations to the Committee of the Whole by appointment only, booked through the CAO.
4. The Committee of the Whole may close all or part of their meetings to the public if a matter to be discussed is within one of the exceptions to disclosure in Division 2 of Part 1 of the Freedom of Information and Protection of Privacy Act.
5. The Committee of the Whole may refer an item to the CAO for additional information or clarification but must move the issue forward to a Regular Council Meeting for consideration and decision upon receipt of the required information.
6. An agenda will be prepared by the CAO and supplied to each Committee Member and placed on the Town of Rimbey Website in accordance with the Town of Rimbey Council Procedural Bylaw.
7. Minutes of the Committee of the Whole Meeting will be forwarded to a Regular Meeting of Council for acceptance.

SECTION 9 – Mandate of the Committee of the Whole

1. The mandate of the Committee of the Whole is to:
  - a) Hear from delegations and/or refer delegations to Council
  - b) Review matters forwarded by the CAO
  - c) Consider matters placed on the agenda by other members of Council and/or refer such issues to the CAO for a report.
  - d) Issues facing the municipality
  - e) Special Projects

SECTION 10 – Term

1. The Committee of the Whole is a permanent standing committee of Council.

SECTION 11 – Effective Date

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

READ a First Time in Council this \_\_\_\_ day of \_\_\_\_\_, 2022.

READ a Second Time in Council this \_\_\_\_ day of \_\_\_\_\_, 2022.

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A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF CREATING A COMMITTEE OF THE WHOLE

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UNANIMOUSLY AGREED to present this Bylaw for Third and Final Reading.

READ a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor, Rick Pankiw

\_\_\_\_\_  
Chief Administrative Officer, Lori Hillis

# Town Council REQUEST FOR DECISION



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Franchise Fee - ATCO Gas and Pipelines Ltd. Franchise Agreement  
**Item For:**  Public Information -or-  Closed Session

## BACKGROUND:

The Town of Rimbey has a Natural Gas Distribution System Franchise Agreement with Atco Gas and Pipelines, which is Schedule A of Town of Rimbey Bylaw 906/15. This Agreement commenced on January 1, 2016 and expires December 31, 2025.

Atco Gas & Pipelines agrees to collect from Consumers and pay to the Town a franchise fee calculated as a percentage of Atco's total revenue derived from the Delivery Tariff including the fixed charge, base energy charge, demand charge but excludes the cost of Natural Gas within the Municipal service area.

The franchise fee may be adjusted annually at the option of the Municipality and cannot exceed 35%.

Historical percentages collected by the Town of Rimbey are as follows:

2013	24%
2014	24%
2015	24%
2016	25%
2017	25%
2018	26%
2019	26%
2020	26%
2021	26%
2022	26%

## DISCUSSION:

Atco Gas and Pipelines Ltd. forecast their Delivery Tariff revenue for 2023 to be \$1,036,429.

Based on the current franchise fee percentage of 26%, the forecast 2023 franchise fee revenue received by the municipality would be \$269,472.

## RELEVANT POLICY/LEGISLATION:

Bylaw 906/15

**OPTIONS/CONSEQUENCES:**

- 1.Council may choose to increase the Atco Gas & Pipelines franchise fee
- 2.Council may choose to decrease the Atco Gas & Pipelines franchise fee
- 3.Council may choose to leave the Atco Gas & Pipelines franchise fee at 26%

**FINANCIAL IMPLICATIONS:**

As listed above.

**RECOMMENDATION:**

Administration recommends Council determine if they wish to change the Atco Gas & Pipelines Franchise fee for the 2023 budget year.

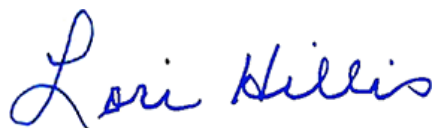
**ATTACHMENTS:**

[RFD 7.1.1 ATCO letter to Town of Rimby](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

**ENDORSED BY:**



Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**



August 24, 2022

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

**Attention: Ms. Lori Hillis, Chief Administrative Officer**

**RE: ATCO Gas and Pipelines Ltd. Franchise Agreement**

Pursuant to our franchise agreement, your municipality has the option to change the franchise fee percentage in 2023. A request to change the franchise fee must be received by ATCO Gas in writing prior to November 1, 2022. If you are considering changing the franchise fee in 2023, please contact us as soon as possible to begin the process.

As you are aware, ATCO Gas pays the Town of Rimbey a franchise fee. The franchise fee is collected from customers in the community based on a percentage of our Delivery Tariff. In the Town of Rimbey, this percentage is 26.00%.

In 2021, our Delivery Tariff revenue in the Town of Rimbey was \$852,988. Our forecast Delivery Tariff revenue for 2023 is \$1,036,429. Therefore, based on the current franchise fee percentage, your forecast 2023 franchise fee revenue would be \$269,472.

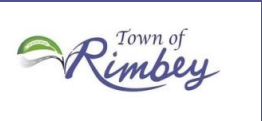
We trust you will find this information useful, and, if you have any questions or require anything further, please do not hesitate to contact me at [Bruce.Legault@atco.com](mailto:Bruce.Legault@atco.com).

Yours truly,

*Bruce Legault*

**Bruce Legault  
Manager, Red Deer  
ATCO Natural Gas Division**

# Town Council REQUEST FOR DECISION



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Appraisal of 5608 – 51 Street (Lots 9 & 9A. Block 5, Plan 2367MC)  
**Item For:**  Public Information -or-  Closed Session

## BACKGROUND:

Administration received an email request on March 1, 2022 to purchase two (2) lots located at 5608 51 Street (Lot 9, Block 5, Plan 2367MC & Lot 9A, Block 5, Plan 2367MC). The lots are zoned R2 and are identified on the following map:



The individuals have expressed interest in purchasing one or both of these lots and would like to know the cost of said purchase.

Disposal of town owned land must be done in accordance with Municipal Government Act Section 70, which states:

Disposal of land

70(1) If a municipality proposes to transfer or grant an estate or interest in

- (a) land for less than its market value, or
- (b) a public park or recreation or exhibition grounds, the proposal must be advertised.

(2) The proposal does not have to be advertised if the estate or interest is

Council Agenda Item 7.2

- (a) to be used for the purposes of supplying a public utility,
- (b) transferred or granted under Division 8 of Part 10 before the period of redemption under that Division, or
- (c) to be used by a non-profit organization as defined in section 241(f).

Therefore, if Council wishes to pursue the sale of these lands, an appraisal should be completed to determine market value. Upon determining the market value, administration will return to Council outlining the process to sell the lots.

At the Council meeting held on March 14, 2022, Council made the following motion:

Motion 054/22

Moved by Councillor Clark to direct Administration to get an appraisal completed for Lot 9, Block 5, Plan 2367MC and Lot 9A, Block 5, Plan 2367MC.

Mayor Pankiw	In Favor
Councillor Clark	In Favor
Councillor Coston	Absent
Councillor Curle	In Favor
Councillor Rondeel	In Favor

CARRIED

**DISCUSSION:**

Administration contracted TruePoint Appraisals Ltd. to provide an appraisal of the property. Due to the size and shape of the lots, the properties were appraised as one parcel. They have appraised the combined lots at \$60,000.

Administration contacted Terry Willoughby from Municipal Property Consultants (our assessors) to provide a report on the assessed values of these properties. The 2022 revised assessment of Lot 9, Block 5, Plan 2367M is \$41,660 and of Lot 9a, Block 5, Plan 2367M is \$54,570. The combined assessment of both properties is \$96,230.

If Council wishes to sell the lots at less than market value (assessed value of \$96,230 for both lots) the proposal must be advertised.

**RELEVANT POLICY/LEGISLATION:**

Municipal Government Act Section 70

**FINANCIAL IMPLICATIONS:**

Typically, all costs associated with land sales are borne by the purchasers.

**RECOMMENDATION:**

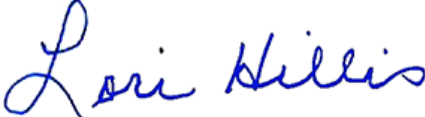
Administration recommends Council determine if they are interested in selling Lot 9, Block 5, Plan 2367MC and / or Lot 9A, Block 5, Plan 2367MC and if so, determine the selling price for each lot.

**ATTACHMENTS:**

- [RFD 7.2.1 True Point Appraisal Report 5608 - 51 Street](#)
- [RFD 7.2.2 2022 Valuation Letter to the Town of Rimbe](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

August 17, 2022  
**Date**

**ENDORSED BY:**   
Lori Hillis, CPA, CA, Chief Administrative Officer

August 17, 2022  
**Date**

**An Appraisal of**



**An Undeveloped Land Parcel**

**LOCATED AT:**

5608 - 51 Street  
Rimbey, Alberta

**LEGAL DESCRIPTION:**

Lots 9 & 9A, Block 5, Plan 2367MC

**FOR:**

The Town of Rimbey

**AS OF:**

July 5, 2022

**BY:**


David Horn, B.Comm, AACI, P.App, CRP  
TruePoint Appraisals Ltd.  
28 Carter Close  
Red Deer, Alberta



REFERENCE:

**RESIDENTIAL APPRAISAL REPORT**

FILE NO.: FA22201

<b>CLIENT</b>	<b>CLIENT:</b> The Town of Rimbey	<b>APPRAISER</b>	<b>AIC MEMBER:</b> David Horn, B.Comm, AACI, P.App, CRP	
	<b>ATTENTION:</b> Bonnie Rybak		<b>COMPANY:</b> TruePoint Appraisals Ltd.	
	<b>ADDRESS:</b> 4938 50th Avenue Rimbey, Alberta		<b>ADDRESS:</b> 28 Carter Close, Red Deer, Alberta	
	<b>E-MAIL:</b> bonnie@rimbey.com		<b>E-MAIL:</b> mail@true-point.ca	
	<b>PHONE:</b> 403-843-2113 <b>FAX:</b>		<b>PHONE:</b> 403-341-0011 <b>FAX:</b>	

<b>SUBJECT</b>	<b>PROPERTY ADDRESS:</b> 5608 - 51 Street	<b>CITY:</b> Rimbey	<b>PROVINCE:</b> AB	<b>POSTAL CODE:</b>	
	<b>LEGAL DESCRIPTION:</b> Lot 9, Block 5, Plan 2367MC Excepting Thereout All Mines and Minerals				
	Source: Tax Assessments				
	<b>MUNICIPALITY AND DISTRICT:</b> Town of Rimbey				
	<b>ASSESSMENT:</b> Land \$ 120,280    Imps \$ 0    Total \$ 120,280		<b>Assessment Date:</b> July 1, 2021		<b>Taxes \$</b> 0 <b>Year</b> 2022

<b>ASSIGNMENT</b>	<b>NAME:</b> The Town of Rimbey <b>Name Type:</b>		
	<b>PURPOSE:</b> <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/>		
	<b>INTENDED USE:</b> <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Asset valuations		
	<b>INTENDED USERS (by name):</b> Town of Rimbey		
	<b>REQUESTED BY:</b> <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other		
	<b>VALUE:</b> <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective		
	<input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____		
	<b>PROPERTY RIGHTS APPRAISED:</b> <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/>		
	<b>MAINTENANCE FEE (if applicable):</b> \$ _____		
	<b>CONDO/STRATA COMPLEX NAME (if applicable):</b> _____		

<b>NEIGHBOURHOOD</b>	<b>IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)		
	<b>APPROACHES USED:</b> <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH		
	<b>EXTRAORDINARY ASSUMPTIONS &amp; LIMITING CONDITIONS</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum)		
	<b>HYPOTHETICAL CONDITIONS</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption)		
	<b>JURISDICTIONAL EXCEPTION</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)		
	<b>NATURE OF DISTRICT:</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/>	<b>From</b> <b>To</b>	
	<b>TYPE OF DISTRICT:</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>	<b>AGE RANGE OF PROPERTIES (years):</b> <b>New</b> <b>90</b>	
	<b>TREND OF DISTRICT:</b> <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>	<b>PRICE RANGE OF PROPERTIES:</b> <b>\$ 40,000</b> <b>\$ 600,000</b>	
	<b>BUILT-UP:</b> <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural		
	<b>CONFORMITY:</b> Age: <input type="checkbox"/> Newer <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Older <input type="checkbox"/>	<b>MARKET OVERVIEW:</b> Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low	

**COMMENTS:**  Detrimental Conditions Observed

The Town of Rimbey is located approximately 64 km northwest of the City of Red Deer with a population of approximately 2,663 (2021). Properties in Rimbey range from older single family dwellings, mobile home districts and newer constructed homes in the northwest and southwest portions. Amenities in the town include shopping, an elementary school, a high school and complete recreational facilities.

<b>SITE</b>	<b>SITE DIMENSIONS:</b> 20.5m x 69.6m	<b>UTILITIES:</b> <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Open Ditch
	<b>LOT SIZE:</b> 1,427      Unit of Measurement    Sq.M.	<input type="checkbox"/> Septic <input type="checkbox"/> Holding Tank <input type="checkbox"/> See addenda
	<b>Source:</b> Site Plan	<b>WATER SUPPLY:</b> <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/>
	<b>TOPOGRAPHY:</b> Generally level	<b>FEATURES:</b> <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Lane <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Curbs
	<b>CONFIGURATION:</b> Rectangular with corner cut-off	<input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Cablevision <input type="checkbox"/>
	<b>ZONING:</b> R2	<b>ELECTRICAL:</b> <input type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/> N/A - Bareland
	<b>Source:</b> Land use map	<b>DRIVEWAY:</b> <input type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double
	<b>OTHER LAND USE CONTROLS (see comments)</b>	<input type="checkbox"/> Underground <input type="checkbox"/> Laneway <input type="checkbox"/>
	<b>USE CONFORMS:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)	<b>Surface:</b>
	<b>ASSEMBLAGE:</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments)	<b>PARKING:</b> <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input type="checkbox"/> Street

**COMMENTS:**  Detrimental Conditions Observed

The site consists of two adjoining legal parcels which have been combined into one municipal address. The combined site is generally level in nature and is considered a corner lot.



**RESIDENTIAL APPRAISAL REPORT**

FILE NO.: FA22201

REFERENCE: \_\_\_\_\_

LAND VALUE AS IF VACANT:  N/A \$ \_\_\_\_\_ SOURCE OF DATA: \_\_\_\_\_ COMMENT: \_\_\_\_\_

EXISTING USE: **Residential Single Family**

HIGHEST AND BEST USE OF THE LAND AS IF VACANT:  Residential  Other

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED:  Existing Residential Use  Other **Not applicable - bare lot**

ANALYSES AND COMMENTS: **In the case of the subject property, the existing use is as an unimproved land holding. Accordingly, the Highest and Best Use analysis as improved is not applicable.**

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SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
<b>5608 - 51 Street Rimbey, AB</b>	<b>4646 - 51 Avenue Rimbey</b>		<b>4642 - 51 Avenue Rimbey</b>		<b>4522 - 52 Avenue Rimbey</b>	
DATA SOURCE	A1143911		A1088251		A1217830	
DAYS ON MARKET	104		232		54	
DATE OF SALE	16-Dec-21		17-Nov-21		Listing	
SALE PRICE	\$ 57,000		\$ 35,000		\$ 70,000	
LOCATION	Superior	-20,000	Superior	-20,000	Superior	-20,000
SITE DIMENSIONS / LOT SIZE	20.5 x 69.6 (1427)	+15,000	15.2 x 37.8 (575)	+15,000	14.9 x 36.7 (546)	+16,000
BUILDING TYPE						
DESIGN / STYLE						
AGE / CONDITION		0		0		0
LIVABLE FLOOR AREA						
	Total Rooms Bdrms	Total Rooms Bdrms	Total Rooms Bdrms	Total Rooms Bdrms	Total Rooms Bdrms	Total Rooms Bdrms
ROOM COUNT						
BATHROOMS						
BASEMENT						
PARKING FACILITIES						
GARAGE						
EXTERIOR FINISH						
EXTRAS						
DEMO NEEDED	None	+12,000	YES	+12,000	None	
ADJUSTMENTS (Gross %, Net %, Net \$)	82.5 % 12.3 %	+7,000	134.3 % 20.0 %	+7,000	51.4 % 5.7 %	-4,000
ADJUSTED VALUES	\$ 64,000		\$ 42,000		\$ 66,000	
ANALYSES AND COMMENTS: <b>The above comparable properties were analyzed and adjusted accordingly to reflect value changes associated with differences found to exist in each. The comparable sales used are considered to be the best available and deemed to be the most accurate and provide the best indication of market value. Based on the above captioned value range, the current residential market conditions and the supply of comparable homes relative to the demand, the Direct Comparison Approach derived market value is estimated to be \$60,000 (See Extraordinary Assumptions).</b>						
ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ <b>\$60,000 (See Extraordinary Assumptions).</b>						

REFERENCE:

**RESIDENTIAL APPRAISAL REPORT**

FILE NO.: FA22201

<b>HISTORY</b>	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSIS OF SALE TRANSFER HISTORY: (minimum of three years) <u>Lot 9 was transferred to the current owner on 08-02-1973 at a stated value of \$300. Lot 9a was transferred to the current owner on 09-06-1961 with no stated value.</u>
	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO      SUBJECT CURRENTLY LISTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSIS OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) <u>The property is the subject of a pending offer to purchase at a price pending the results of this report.</u>
<b>EXPOSURE TIME</b>	ANALYSIS OF REASONABLE EXPOSURE TIME: <u>Assuming marketed by qualified professionals, the reasonable exposure period ranges between 30 and 90 days on the MLS. It should be noted that exposure time is deemed to have preceded the effective date of appraisal, and is the estimate of value that the property would sell for on the open market as if it had been exposed fully to the market for that length of time.</u>
<b>RECONCILIATION AND FINAL VALUE</b>	RECONCILIATION AND FINAL ESTIMATE OF VALUE: <u>The Cost Approach may be an accurate indicator of value when the improvements are new. In this instance the Direct Comparison Approach is a more reliable procedure when considering the property type. As a result, the current market value of the property is, therefore, reasonably represented in the Direct Comparison Approach weighted estimate of \$60,000 (See Extraordinary Assumptions).</u>
UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT <u>July 5, 2022</u> (Effective Date of the Appraisal) IS ESTIMATED AT \$ <u>\$60,000 (See Extraordinary Assumptions).</u> COMPLETED ON <u>07/06/2022</u> (Date of Report) AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.	
<b>DEFINITIONS</b>	<b>DEFINITION OF MARKET VALUE:</b> The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition, 2010) Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. <b>DEFINITION OF MARKET RENT</b> (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017) <b>DEFINITION OF HIGHEST AND BEST USE:</b> The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)
<b>SCOPE</b>	The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures.  The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report.  The specific tasks and items necessary to complete this assignment include a summary of the following: 1. assembly and analyses of relevant information pertaining to the property being appraised, including listings within one year and acquisition particulars if acquired within three years prior to the effective date of the appraisal; 2. a site visit and observation of the subject property and the surrounding area; 3. assembly and analyses of pertinent economic and market data; 4. an analysis of land use controls pertaining to the subject property; 5. an analysis of "Highest and Best Use", or most probable use; 6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of market value or market value range as at the effective date of the appraisal.  All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format.  Other:

REFERENCE:

**RESIDENTIAL APPRAISAL REPORT**

FILE NO.: FA22201

**ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY**

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

- This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
- Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
- The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
- Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
- No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
- This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
- Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
- The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
- The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
- The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
- The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
- The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
- The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
- This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
- If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
- This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
- Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

**CERTIFICATION**

I certify that, to the best of my knowledge and belief that:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
- No one has provided professional assistance to the member(s) signing this report;  The following individual provided the following professional assistance:
- As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program.
- The undersigned is a member/are all members in good standing of the Appraisal Institute of Canada. Where applicable this report is co-signed in compliance with CUSPAP. Where a report bears two signatures, both the signing appraiser and co-signing appraiser assume full responsibility for this report.

**PROPERTY IDENTIFICATION**

ADDRESS: 5608 - 51 Street CITY: Rimbey PROVINCE: AB POSTAL CODE: \_\_\_\_\_

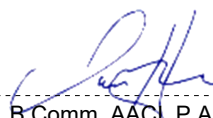
LEGAL DESCRIPTION: Lot 9, Block 5, Plan 2367MC Excepting Thereout All Mines and Minerals

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,

AS AT July 5, 2022 (Effective Date of the Appraisal) IS ESTIMATED AT \$ \$60,000 (See Extraordinary Assumptions).

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.  As Is  As If Complete

**APPRAISER** **CO-SIGNING AIC APPRAISER (if applicable)**

SIGNATURE:  CO-SIGNATURE: \_\_\_\_\_

NAME: David Horn, B.Comm, AACI, P.App, CRP NAME: \_\_\_\_\_

AIC DESIGNATION/STATUS:  AIC Candidate Member  CRA, P.App  AACI, P.App Membership # 901846 AIC DESIGNATION/STATUS:  CRA, P.App  AACI, P.App Membership # \_\_\_\_\_

DATE OF REPORT/DATE SIGNED: 07/06/2022 DATE OF REPORT/DATE SIGNED: \_\_\_\_\_

PERSONALLY INSPECTED THE SUBJECT PROPERTY:  YES  NO PERSONALLY INSPECTED THE SUBJECT PROPERTY:  YES  NO

DATE OF INSPECTION: June 20, 2022 DATE OF INSPECTION: \_\_\_\_\_

LICENSE INFO (where applicable): 901846 LICENSE INFO (where applicable): \_\_\_\_\_

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

SOURCE OF DIGITAL SIGNATURE SECURITY: \_\_\_\_\_

ATTACHMENTS AND ADDENDA:  ADDITIONAL SALES  EXTRAORDINARY ITEMS  NARRATIVE  PHOTOGRAPHS  BUILDING SKETCH  \_\_\_\_\_

MAP  COST APPROACH  INCOME APPROACH  SCOPE OF WORK  LIMITED USES/LIMITED DETRIMENTAL CONDITIONS  \_\_\_\_\_



RESIDENTIAL APPRAISAL REPORT - ADDENDUM

CLIENT	CLIENT:	The Town of Rimbey	APPRAISER	APPRAISER:	David Horn, B.Comm, AACI, P.App. CRP
	ATTENTION:	Bonnie Rybak		COMPANY:	TruePoint Appraisals Ltd.
	ADDRESS:			ADDRESS:	28 Carter Close, Red Deer, Alberta
	E-MAIL:	bonnie@rimbey.com		E-MAIL:	mail@true-point.ca
	PHONE:	403-843-2113		PHONE:	403-341-0011

**EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS**  
 An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the presence of a municipal sanitary sewer where unknown or uncertain). An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of a relevant valuation approach). The appraiser must conclude before accepting the assignment which involves invoking an Extraordinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Both must accompany statements of each opinion/conclusion so affected.

As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession, however without knowledge of further anticipated government countermeasures at the national and global levels it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an update appraisal report under a separate appraisal engagement, incorporating market information available at that time.

In this case, the subject is represented by two legal parcels of land which have been registered under one civic address. Under the scope of this report it has been assumed that, based upon the shape of the parcels and one civic address, that both parcels would most likely be amalgomated into one larger parcel for residential use. Additionally, the client has indicated that the sites would require the use of a sanitary lift station for a typical residential basement use. It has been assumed that this is true, which has been reflected in the market value of the property.

**HYPOTHETICAL CONDITIONS**  
 Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective appraisals. For every Hypothetical Condition, an Extraordinary Assumption is required (see above). An analysis based on a hypothetical condition must not result in an appraisal report that is misleading or that relies on actions or events that would be illegal or improbable within the context of the assignment. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.

In this case, the subject is represented by two legal parcels of land which have been registered under one civic address. Under the scope of this report it has been assumed that, based upon the shape of the parcels and one civic address, that both parcels would most likely be amalgomated into one larger parcel for residential use. Additionally, the client has indicated that the sites would require the use of a sanitary lift station for a typical residential basement use. It has been assumed that this is true, which has been reflected in the market value of the property.

EXTRAORDINARY ITEMS ADDENDUM

**JURISDICTIONAL EXCEPTION**  
 The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.

In this instance, no Jurisdictional Exception was invoked.



CLIENT	ADDRESS:	The Town of Rimbey	APPRaiser	APPRaiser:	David Horn, B.Comm, AACI, P.App. CRP
	PHONE:	403-843-2113		ADDRESS:	28 Carter Close, Red Deer, Alberta
	FAX:			PHONE:	403-341-0011

5608 - 51 Street, Rimbey, AB



**Northwest View**  
5608 - 51 Street



**Northeast View**

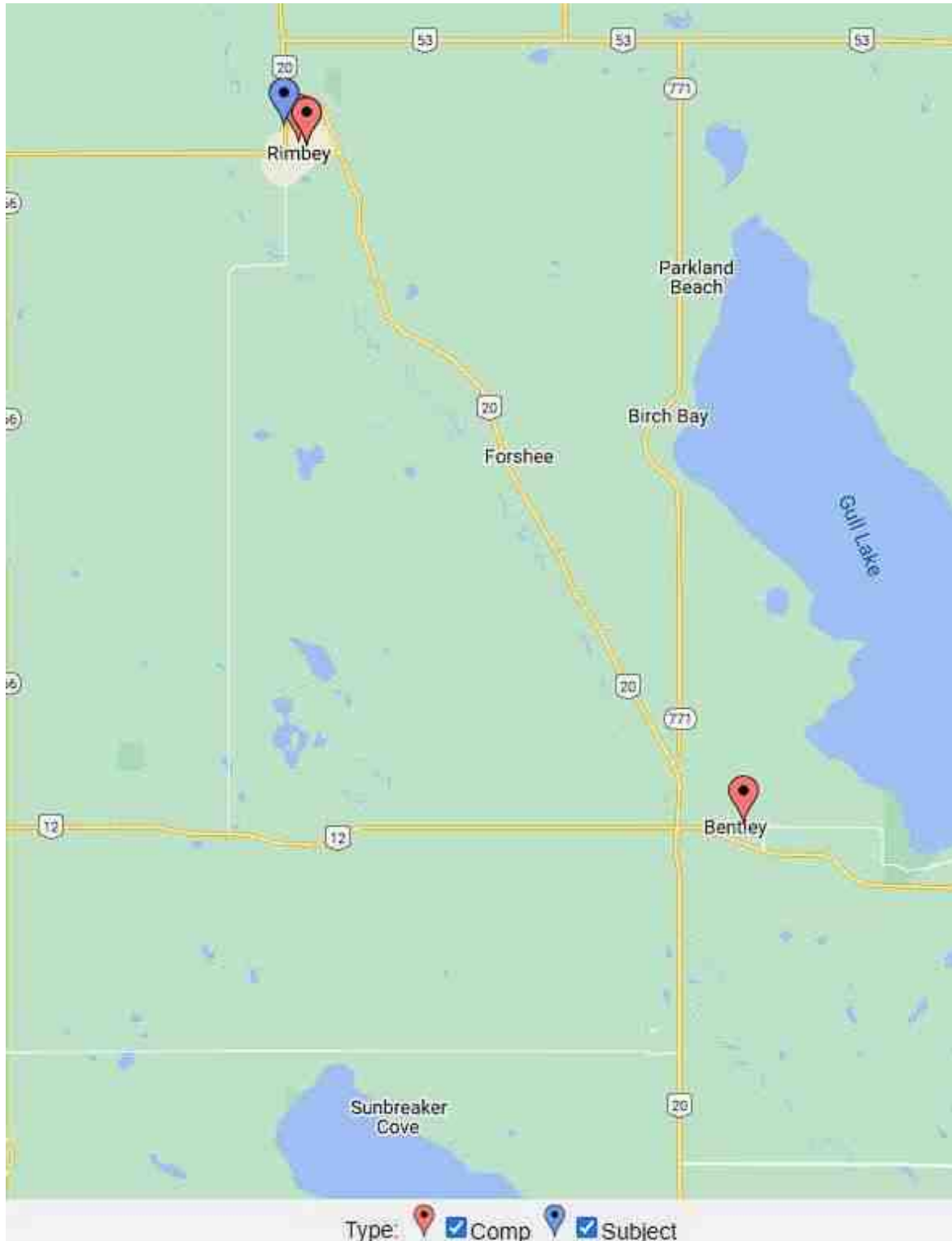
CLIENT	ADDRESS:	The Town of Rimbey	APPRaiser	ADDRESS:	David Horn, B.Comm, AACI, P.App. CRP
	PHONE:	403-843-2113		ADDRESS:	28 Carter Close, Red Deer, Alberta
	FAX:			PHONE:	403-341-0011

5608 - 51 Street, Rimbey, AB



CLIENT	Address: The Town of Rimbey	APPRaiser	APPRaiser: David Horn, B.Comm, AACI, P.App. CRP
	Address: _____		Address: 28 Carter Close, Red Deer, Alberta
	Phone: 403-843-2113		Phone: 403-341-0011

5608 - 51 Street, Rimbey, AB





### Location Map

Borrower	The Town of Rimbey				
Property Address	5608 - 51 Street				
City	Rimbey	County	Town of Rimbey	State	AB Zip Code
Lender/Client					



Borrower	The Town of Rimbey				
Property Address	5608 - 51 Street				
City	Rimbey	County	Town of Rimbey	State	AB
Lender/Client	Zip Code				

**4646 51 Avenue Rimbey, AB T0C 2J0**

**Land Sold**

[A1143911](#)

**DOM:** 104 **LP:** \$59,900.00  
**CDOM:** 104 **OP:** \$59,900.00  
**SP:** \$57,000.00

**SD:** 12/16/2021



**Class:** Residential Land  
**County:** Ponoka County  
**City:** Rimbey  
**Levels:**  
**Subdivision:** NONE  
**LINC#:** [0021062104](#)  
**Outbuildings:**  
**Rd Frontage:**  
**Zoning:** R2  
**Legal Pln:** 506HW **Blk:** 15  
**Lot Size:** 6185 SqFt  
**Lot:** 12  
**Title to Lnd:** Fee Simple  
**Exclusion:** No  
**Sewer/Septic:**  
**Disclosure:**  
**Reports:** Other Documents  
**Restrictions:** None Known  
**LP/Acre:**  
**SP/Acre:**  
**Type:**  
**District:**  
**Tax Amt/Yr:** \$804.00/2020  
**Ownership:**  
**SRR:** No  
**Condo:** No

**Public Remarks:** Nice location and close to all amenities, yard has mature trees and is fenced. Zoned R2 lot size is 50 x 123.70. The home is condemned and is sold "AS IS, WHERE IS"

**Property Information**

**Fencing:** Fenced  
**911 Addr:**  
**Dist to Trans:**  
**Irrigation Eqp:**  
**Road Access:**  
**Lot Dim:**  
**Front Exp:**  
**Water GPM:**  
**Depth of Well:**  
**Reg Wtr Rgt:**  
**Bus Service:**  
**Elem School:**  
**Jr/Mid Schl:**  
**High School:**  
**Amenities:**  
**Utilities:**  
**Access Feat:**  
**Water Supply:**  
**# Parcels:**  
**Dist to School:**  
**Farm Eqp Inc:**  
**Front Length:** 15.24M 50' 0"  
**Lot Depth:** 37.67 M 123.58'  
**Local Imprv:**  
**Acres Cleared:**  
**Acres Irrigat:**  
**Acres Fenced:**  
**Acres Cultivtd:**  
**Acres Pasture:**  
**Acres Lsehd:**  
**Acres Treed:**  
**Total Acres:** 0.14

**Agent & Office Information**

**List REALTOR@:** [Wendy Stevenson](#) wendysrimbey@gmail.com **Phone:** 403-704-5520  
**List Firm:** [Coldwell Banker Ontrack Realty](#) **Phone:** 403-343-3344  
**Firm Address:** 103, 232 Spruce Street, Red Deer County, T4E 1B4 **Firm Fax:** 403-347-7930  
**Appt:** Call Lister Or Showing Time  
**Showing Contact:** Wendy Stevenson 403-704-5520 **List Date:** 09/02/2021  
**Comm:** 3.5% on sale price **Expiry Dt:**  
**LB Type/Info:** / **With Dt:**  
**Owner Name:** **Ownership:** Court Ordered Sale, Judicial Sale  
**Occupancy:** **Exclusion:** No **SRR:** No  
**Member Rmks:** Given the condition of this property and associated risks. There is no access to the property for a viewing. All offers are on an "AS IS, WHERE IS" basis Please see supplements

**Selling Information**

**Sell REALTOR@:** [Darlene Mounkes](#) **Sell Firm:** [CIR Realty](#)  
**Cosell REALTOR@:** **Adjust Dt:** 12/31/2021  
**Pend Dt:** **Sold Date:** 12/16/2021 **Sold Price:** \$57,000.00

**Printed Date:** 06/13/2022 2:00:19 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



Borrower	The Town of Rimbey				
Property Address	5608 - 51 Street				
City	Rimbey	County	Town of Rimbey	State	AB
Lender/Client	Zip Code				

**4642 51 Avenue Rimbey, AB T0C 2J0**

**Land Sold**

**A1088251**

**DOM:** 232 **LP:** \$44,900.00  
**CDOM:** 232 **OP:** \$59,000.00  
**SP:** \$35,000.00

**SD:** 11/17/2021



**Class:** Residential Land **LP/Acre:**  
**County:** Ponoka County **SP/Acre:**  
**City:** Rimbey **Type:**  
**Levels:** **District:**  
**Subdivision:** NONE **Tax Amt/Yr:** \$1,036.00/2020  
**LINC#:** [0021062096](#)  
**Outbuildings:** See Remarks/  
**Rd Frontage:** City Street  
**Zoning:** R2 **Lot Size:** 5650 SqFt  
**Legal Pln:** 506HW **Blk:** 15 **Lot:** 11  
**Title to Lnd:**  
**Exclusion:** No **Ownership:**  
**Sewer/Septic:** **SRR:** No  
**Disclosure:** **Condo:** No  
**Reports:** None  
**Restrictions:** None Known

**Public Remarks:** PRICED TO SELL!!! Great location, close to downtown and many amenities! House is uninhabitable in it's current condition! This is an Estate Sale, and there is No RPR. Executor has never lived in the home, does not warrant the home, and as such the home is being marketed "AS IS, WHERE IS".

**Property Information**

**Fencing:** Fenced  
**911 Addr:**  
**Dist to Trans:**  
**Irrigation Eqp:**  
**Road Access:**  
**Lot Dim:** 50' x 113'  
**Front Exp:**  
**Water GPM:**  
**Depth of Well:**  
**Reg Wtr Rgt:**  
**Bus Service:**  
**Elem School:**  
**Jr/Mid Schl:**  
**High School:**  
**Amenities:**  
**Utilities:**  
**Access Feat:**

**Water Supply:**  
**# Parcels:**  
**Dist to School:**  
**Farm Eqp Inc:**  
**Front Length:**  
**Lot Depth:** M'  
**Local Imprv:**  
**Acres Cleared:**  
**Acres Irrigat:**  
**Acres Fenced:**  
**Acres Cultivtd:**  
**Acres Pasture:**  
**Acres Lsehd:**  
**Acres Treed:**  
**Total Acres:** 0.13

**Agent & Office Information**

**List REALTOR@:** [Kelly Jones](#) kellyrjones22@gmail.com **Phone:** 403-392-0382  
**List Firm:** [Coldwell Banker Ontrack Realty](#) **Phone:** 403-343-3344  
**Firm Address:** 103, 232 Spruce Street, Red Deer County, T4E 1B4 **Firm Fax:** 403-347-7930  
**CoList REALTOR@:** [Shannon Buss](#) **Phone:** 403-586-7111  
**CoList Firm:** [Coldwell Banker Ontrack Realty](#) **Phone:** 403-343-3344  
**Appt:** Given the condition of the property, Seller would rather not allow access to the property for showings.  
**Showing Contact:** Kelly Jones 403-392-0382 **List Date:** 03/30/2021  
**Comm:** 3% **Expiry Dt:**  
**LB Type/Info:** / **With Dt:**  
**Owner Name:** **Ownership:** Estate Trust  
**Occupancy:** **Exclusion:** No **SRR:** No  
**Member Rmks:** While the property has not been officially condemned (as of the time of listing), there would be a great deal of work required to make the home livable. Given the condition of the property, and associated risks, Seller would rather not accommodate showings.

**Selling Information**

**Sell REALTOR@:** [Shannon Buss](#) **Sell Firm:** [Coldwell Banker Ontrack Realty](#)  
**Cosell REALTOR@:** **Adjust Dt:** 11/30/2021  
**Pend Dt:** **Sold Date:** 11/17/2021 **Sold Price:** \$35,000.00

**Printed Date:** 06/13/2022 2:00:50 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Borrower	The Town of Rimbey				
Property Address	5608 - 51 Street				
City	Rimbey	County	Town of Rimbey	State	AB
Lender/Client					

**Listing**

[4522 52 Avenue Rimbey, AB T0C 2J0](#)

Land  
Active

[A1217830](#)

PD: DOM: 54 LP: \$70,000.00  
CDOM: 54 OP: \$70,000.00



**Class:** Residential Land **LP/Acre:**  
**County:** Ponoka County **Type:**  
**City:** Rimbey **District:**  
**Levels:** **Tax Amt/Yr:** \$646.45/2022  
**Subdivision:** NONE  
**LINC#:** [0014509419](#)  
**Outbuildings:**  
**Rd Frontage:**  
**Zoning:** R2 **Lot Size:** 5880 SqFt  
**Legal Pln:** 6835ET **Blk:** B **Lot:** 3  
**Title to Lnd:** Fee Simple **Ownership:**  
**Exclusion:** No **SRR:** No  
**Sewer/Septic:** **Condo:** No  
**Disclosure:**  
**Reports:** None  
**Restrictions:** None Known

1 / 5

**Public Remarks:** This is an ideal location to build your dream home in the Friendly Town of Rimbey! Easy walking distance to main street with all of it's amenities including restaurants, shopping, banking and so much more! Located right across from a park and just down the street from the RCMP station; it is the perfect place to raise a family. All old structures have been removed and it is a blank canvas for your new home!

**Property Information**

**Fencing:** None **Water Supply:**  
**911 Addr:** **# Parcels:**  
**Dist to Trans:** **Dist to School:**  
**Irrigation Eqp:** **Farm Eq Inc:**  
**Road Access:** **Front Length:** 14.9352M 49' 0"  
**Lot Dim:** **Lot Depth:** 36.58 M 120.01'  
**Front Exp:** **Local Imprv:**  
**Water GPM:** **Acres Cleared:**  
**Depth of Well:** **Acres Irrigat:**  
**Reg Wtr Rgt:** **Acres Fenced:**  
**Bus Service:** **Acres Cultivtd:**  
**Elem School:** **Acres Pasture:**  
**Jr/Mid Schl:** **Acres Lsehd:**  
**High School:** **Acres Treed:**  
**Amenities:** **Total Acres:** 0.13  
**Utilities:**  
**Access Feat:**

**Agent & Office Information**

**List REALTOR@:** [Alison Low](#) [alow@cirrealty.ca](mailto:alow@cirrealty.ca) **Phone:** 403-783-0369  
**List Firm:** [CIR Realty](#) **Phone:** 403-358-3883  
**Firm Address:** 2, 4405 - 52 Avenue, Red Deer, T4N 6S4 **Firm Fax:** 403-250-3226  
**Appt:** Go direct  
**Showing Contact:** Alison Low 403-783-0369 **List Date:** 05/11/2022  
**Comm:** 3% **Expiry Dt:**  
**LB Type/Info:** / **With Dt:**  
**Owner Name:** Donald Clark and Laurie Clark **Ownership:** Private  
**Occupancy:** **Exclusion:** No **SRR:** No  
**Member Rmks:**

**Printed Date:** 07/06/2022 9:39:11 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



### Comparable 4

Borrower	The Town of Rimbey				
Property Address	5608 - 51 Street				
City	Rimbey	County	Town of Rimbey	State	AB Zip Code
Lender/Client					

**4814 50 Avenue Bentley, AB T0C 0J0**

<b>Land Sold</b>	<a href="#">CA0192423</a>	<b>DOM:</b> 136	<b>LP:</b> \$50,000.00
		<b>CDOM:</b> 136	<b>OP:</b> \$89,900.00
	<b>SD:</b> 09/04/2020		<b>SP:</b> \$42,500.00
	<b>Class:</b> Land	<b>LP/Acre:</b> \$154,468.09	
	<b>County:</b> Lacombe County	<b>SP/Acre:</b>	
	<b>City:</b> Bentley	<b>Type:</b>	
	<b>Levels:</b>	<b>District:</b>	
	<b>Subdivision:</b>	<b>Tax Amt/Yr:</b> \$1,962.00/2018	
	<b>LINC#:</b> <a href="#">0011938636</a>		
	<b>Outbuildings:</b>		
	<b>Rd Frontage:</b>	<b>Lot Size:</b> 0.32 Ac	
	<b>Zoning:</b> R1	<b>Lot:</b> 6 and 7	
	<b>Legal Pln:</b>	<b>Blk:</b> 10	
	<b>Title to Lnd:</b> Fee Simple	<b>Ownership:</b>	
	<b>Exclusion:</b>	<b>SRR:</b>	
	<b>Sewer/Septic:</b> Sewer	<b>Condo:</b> No	
	<b>Disclosure:</b>		
	<b>Reports:</b> RPR		
	<b>Restrictions:</b>		



**Public Remarks:** DOUBLE LOT available for purchase. The lot dimensions are 100 x 140 feet which gives a lot of space to build what your future home. Whats even better is that this lot already comes with a shop that is 30x45 feet with front access and rear access capability to get onto the lot for a new owner. Close to downtown and all the amenities it has a great location to begin building what you want. The home on the lot is uninhabitable and has no value to the property. Electricity is available as well and already provided to the lot. The house across the street is also listed by same seller and willing to work with purchase of the home. Check out listing ID CA0192421. For contractors this could be an opportunity to own a house with a shop in the basement and have a shop available across the street to park vehicles and have added shop space.

**Property Information**

<b>Fencing:</b> Partial	<b>Water Supply:</b>
<b>911 Addr:</b>	<b># Parcels:</b>
<b>Dist to Trans:</b>	<b>Dist to School:</b>
<b>Irrigation Eqp:</b>	<b>Farm Eqp Inc:</b>
<b>Road Access:</b>	<b>Front Length:</b>
<b>Lot Dim:</b> 100.00X141.00	<b>Lot Depth:</b> M'
<b>Front Exp:</b>	<b>Local Imprv:</b>
<b>Water GPM:</b>	<b>Acres Cleared:</b>
<b>Depth of Well:</b>	<b>Acres Irrigat:</b>
<b>Reg Wtr Rgt:</b>	<b>Acres Fenced:</b>
<b>Bus Service:</b>	<b>Acres Cultivtd:</b>
<b>Elem School:</b>	<b>Acres Pasture:</b>
<b>Jr/Mid Schl:</b>	<b>Acres Lsehd:</b>
<b>High School:</b>	<b>Acres Treed:</b>
<b>Amenities:</b>	<b>Total Acres:</b> 0.32
<b>Utilities:</b> Electricity Available	
<b>Access Feat:</b>	

**Rooms Information**

**Agent & Office Information**

<b>List REALTOR@:</b> <a href="#">Derek Mackenzie</a> <a href="mailto:derek.mackenzie@remaxredder.com">derek.mackenzie@remaxredder.com</a>	<b>Phone:</b> 403-343-3020
<b>List Firm:</b> <a href="#">RE/MAX real estate central alberta</a>	<b>Phone:</b> 403-343-3020
<b>Firm Address:</b> 4440 - 49 Avenue, Red Deer, T4N 3W6	<b>Firm Fax:</b> 403-340-3085
<b>CoList REALTOR@:</b> <a href="#">Andrew Russell</a>	<b>Phone:</b>
<b>CoList Firm:</b> <a href="#">RE/MAX real estate central alberta</a>	<b>Phone:</b> 403-343-3020
<b>Appt:</b> Touchbase request please as owner does still use shop currently. If you would like in the shop please allow 4 hours notice to make arrangements to have it opened for showings inside.	
<b>Showing Contact:</b>	<b>List Date:</b> 04/21/2020
<b>Comm:</b> \$3000 plus GST	<b>Expiry Dt:</b>
<b>LB Type/Info:</b> /	<b>With Dt:</b>
<b>Owner Name:</b>	<b>Ownership:</b>
<b>Occupancy:</b> Vacant	<b>Exclusion:</b>
<b>Member Rmks:</b> The front doors on the shop will be replaced with a garage door and garage door opener before possession	<b>SRR:</b>

**Selling Information**

<b>Sell REALTOR@:</b> <a href="#">Kelly Jones</a>	<b>Sell Firm:</b> <a href="#">Coldwell Banker Ontrack Realty</a>
<b>Cosell REALTOR@:</b>	<b>Adjust Dt:</b>
<b>Pend Dt:</b>	<b>Sold Price:</b> \$42,500.00
<b>Sold Date:</b> 09/04/2020	
<b>Printed Date:</b> 07/06/2022 10:27:18 AM	

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



MUNICIPAL PROPERTY CONSULTANTS (2009) LTD.  
A2 83 Burnt Park Drive  
Red Deer, AB. T4P 0J7  
Phone (403) 309-4190  
Fax (403) 309-4149

September 6, 2022

Lori Hillis, CPA, CA  
Chief Administrative Officer  
Town of Rimbey

Regarding market value estimate roll 13100 & roll 13110

As per your request, I am providing an estimate of value for the above two parcels for the purpose of sale by the Town of Rimbey.

The valuation date for our 2022 assessment as per the Municipal Government Act (MGA) is July 1, 2021. The MGA and the appropriate Regulations (MRAT) allows us to analyze sales that have been registered at the Alberta Land Titles Office over the past three years (July 1, 2018, to July 1, 2021) to arrive at our current assessment. Our current assessment is as of July 1, 2021, for taxation year 2022.

There have been 4 vacant residential land sales over the past three years. Roll 23940 located at 4522-58 Ave. sold in May 2021 for \$80,000 and the lot area is 9,462 square feet. It is currently for sale (February 2022) with an asking price of \$70,000. The current assessment on this parcel is \$70,820. The three remaining sales were for properties that are .99 acres to 1.04 acres in size and are not comparable to roll 13100 and roll 13110.

Based on the current trend in the market within the Town of Rimbey and surrounding municipalities, values have been increasing on the sale of improved properties. The assessment for improved properties is a combination of market land and improvements (house/garage). When we receive a copy of a land title, and the registered value is provided. We compare that with our current assessment. To arrive at an estimate of market land, we will remove our improvement assessment and the remaining value is attributed towards the market land. There are numerous sales in the Town of Rimbey to validate our current market land.

Roll 13100 is 6,000 square feet and roll 13110 is 9,581 square feet. These parcels are registered at land titles on separate tiles, and they must be assessed as individual parcels. If the lincs are amalgamated as one linc in the future, then I will assess them as one parcel at that time.

Based on the information provided by the Town, a lift station must be in place for these two parcels prior to constructing a residence with a basement, I have reduced each lot -20% to reflect this additional cost. Once the lift station has been added, I will remove this adjustment. I have attached the Rate Payer Assessment Summary Report for roll 13100 and roll 13110 which will be reflected in the 2022 assessment for 2023 tax year.

In my opinion, the following assessed value is a reasonable value for these two parcels.

The revised 2022 assessment for roll 13100 is \$41,660 (was \$52,070).

The revised 2022 assessment for roll 13110 is \$54,570 (was \$68,210).

Sincerely,

Terry Willoughby AMAA  
Municipal Property Consultants (2009) Ltd.  
A2 83 Burnt Park Drive  
Red Deer, AB.  
T4P 0J7  
[t.willoughby@mpc2009.com](mailto:t.willoughby@mpc2009.com)

Town Council  
**REQUEST FOR DECISION**



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Council Round Table Discussion  
**Item For:**  Public Information -or-  Closed Session

**BACKGROUND:**

Council Round Table Discussion is for matters that are not on the agenda but arise during Council meeting.

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

**ENDORSED BY:**

A handwritten signature in blue ink that reads "Lori Hillis".

Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

Town Council  
**REQUEST FOR DECISION**



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Department Reports  
**Item For:**  Public Information -or-  Closed Session

**BACKGROUND:**

Department managers supply a report to Council, bi-monthly advising Council of the work progress for the time period.

**RECOMMENDATION:**

Motion by Council to accept the department reports, as information.

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

**ENDORSED BY:**

A handwritten signature in blue ink that reads "Lori Hillis".

Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

September 12, 2022  
**CAO Report**



## HIGHLIGHTS

### **Speed Limits:**

Transportation has agreed with Council suggestions regarding the speed limits on the provincial highways within the town limits. They have started the process to get input from all stakeholders, mainly the County and the RCMP. Once everyone has signed off on the plan, the package will be sent to the Minister of Transportation for approval and a ministerial order.

### **Capital Projects:**

**56 Avenue** – Concrete work is done and paving is scheduled for the 3rd week of September.

**51 Street** – Northside is currently at 48th Avenue. The storm main will be installed to just past 49th Avenue this year. Proform Concrete is scheduled to come mid-September to reinstate the curbs/sidewalks that have been removed. This work should be completed by early October. The storm main installations from 49 to 51 Avenue will be completed next year. The milling and overlay and any other remaining paving/concrete work will also be completed next year.

**Outdoor Fitness Equipment** – The old outdoor fitness equipment along the trail at the RV Park has been removed. The new fitness equipment is scheduled to arrive at the end of September.

## ATTACHMENTS

[RFD 8.1.2 Payables Listing July 16 - August 16, 2022](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

## Council Board Report 8.1.2



Supplier : 1020405 to ZIM1598  
Fund : 1 GENERAL FUND  
Include all Payment Types : Yes

Date Range: 16-Jul-2022 to 16-Aug-2022  
Sequence by: Cheque/EFT#  
Fund No. Masked: Yes

Supplier Name	Chq./EFT#	Chq./EFT Date	Purpose	Amount Allocated to Fund
Alsco	48434	08-Aug-2022	Alsco - janitorial supplies	243.14
Automated Aquatics Canada Ltd.	48435	08-Aug-2022	Automated Aquatics - supplies	759.41
Beatty Heritage House Society	48436	08-Aug-2022	Beatty House - Community Events Grant - Rode	500.00
DILIGENT CANADA	48437	08-Aug-2022	Diligent Canada - Meeting Manager Subscription	4,123.35
Imperial Esso Service (1971)	48438	08-Aug-2022	Esso - water	10.00
Municipal Property Consultants (2009) Ltd.	48439	08-Aug-2022	Municipal Property Consultants - August 2022 fee	3,575.95
556436 Alberta Ltd.	48442	09-Aug-2022	Central Sharpening - sharpen ice knife	199.50
AGAT Laboratories	48443	09-Aug-2022	AGAT Laboratories - 2022 Discharge/Rimbey Laq	3,818.85
Alsco	48444	09-Aug-2022	Alsco - janitorial supplies	729.42
AMSC Insurance Services Ltd.	48445	09-Aug-2022	AMSC Insurance - Mayor / Council - Aug. 2022	48.63
AN Adventure Distribution & Consulting	48446	09-Aug-2022	An Adventure - supplies	461.27
Animal Control Services	48447	09-Aug-2022	Animal Control - May 2022 inv	3,423.00
Aquam	48448	09-Aug-2022	Aquam Aquatic Specialist Inc. - supplies	969.11
Brownlee LLP	48449	09-Aug-2022	Brownlee LLP - prof services	1,718.06
Canadian Pacific Railway Company	48450	09-Aug-2022	CP Rail - Hoadley crossing	296.00
Cast-A-Waste Inc.	48451	09-Aug-2022	Cast-a-Waste - August 2022 inv	9,817.50
DOUGLAS,CRAIG	48452	09-Aug-2022	Craig Douglas - duty boots	408.45
Drain Doctor	48453	09-Aug-2022	Drain Doctor - flush line - 4714-54 Ave.	878.33
Environmental 360 Solutions (Alberta) Ltd	48454	09-Aug-2022	E360 - 4938 - 50 Ave - bin dumps - July 2022	761.41
Evergreen Co-operative Association	48455	09-Aug-2022	Evergreen Co-op - dev. deposit refund - DP 17/22	8,000.00
Expert Security Solutions	48456	09-Aug-2022	Expert Security - Aug/2022 - pool monitoring	26.20
F & L CANNABIS	48457	09-Aug-2022	F & L Cannabis - dev. deposit refund - DP 13/22	3,000.00
HI SIGNS - THE FATH GROUP LTD.	48458	09-Aug-2022	Canoe - Hi Signs - The Fath Group Ltd. - signs	845.90
Hohn,Darla	48459	09-Aug-2022	Darla Hohn - cardlock refund	25.00
Imperial Esso Service (1971)	48460	09-Aug-2022	Imperial Esso - water	10.00
Jones,Gareth	48461	09-Aug-2022	Garreth Jones - facility deposit refund	650.00
LINDE CANADA INC.	48462	09-Aug-2022	Linde Canada Inc (Canoe) - lease/bottles	312.43
MLA Benefits Inc.	48463	09-Aug-2022	MLA Benefits - HSA	1,584.51
New Can Truck Parts	48464	09-Aug-2022	New Can Truck Parts - Unit #48 - repairs	523.90
Northside Construction Partnership	48465	09-Aug-2022	Northside Construction Partnership - RB144 - 51s	87,798.82
Oakcreek Golf & Turf LP	48466	09-Aug-2022	Oakcreek Golf & Turf - blades - Unit #49	682.11
Pendergast Contracting Ltd.	48467	09-Aug-2022	Refund on PT Account 000 - 10820	136.35
PERMIT SOLUTIONS INC.	48468	09-Aug-2022	Permit Solutions Inc. - dev. deposit refund - DP 31	3,000.00
Pitney Bowes	48469	09-Aug-2022	Pitney Bowes - lease charges	182.04
Rimbey Express	48470	09-Aug-2022	Rimbey Express - freight - July 2022	932.50
Rimbey Home Hardware	48471	09-Aug-2022	Rimbey Home Hardware - supplies	262.39
Rimbey Implements Ltd.	48472	09-Aug-2022	Rimbey Implements - tree/hedge equip	1,851.99
ROBERTSON,BARRY	48473	09-Aug-2022	Barry Robertson - Pool Op 1 course - expense	486.70
ROBINSON,TROY	48474	09-Aug-2022	Troy Robinson - cardlock refund	25.00
Staples Professional	48475	09-Aug-2022	Staples Professional - office supplies	469.24
THOMSON REUTERS CANADA	48476	09-Aug-2022	Thomson Reuters Canada - supplies	42.46
Town Of Rimbey	48477	09-Aug-2022	Town of Rimbey - utilities	2,666.89
Uni First Canada Ltd.	48478	09-Aug-2022	UniFirst - coveralls/supplies	165.45
VASILEV,SUSAN	48479	09-Aug-2022	Susan Vasilev - Town purchased plot back (Mour	525.00
W.R. Meadows	48480	09-Aug-2022	WR Meadows - supplies - crackfiller	7,072.84
Wolseley Industrial Canada INC	48481	09-Aug-2022	Wolseley - CR to inv#869008	3,736.06
Estate of Josefina Bruca,	48482	09-Aug-2022	Refund on account 001-12560-002.	913.65
Estate of Josefina Bruca,	48483	09-Aug-2022	Refund on account 001-15320-001.	4,232.15
Canada Revenue Agency	00115-0001	08-Aug-2022	CRA - deductions (July 17-30/22) biweekly payroll	40,766.66
LAPP	00115-0002	08-Aug-2022	LAPP - Town - July 22/22 biweekly payroll (July 3	19,639.47
Telus Communications Inc.	00115-0003	08-Aug-2022	Telus - July 10/22 - Beatty House	2,266.32
VICTOR CANADA	00115-0004	08-Aug-2022	Victor - August 2022 benefits	15,979.99
INNOV8 DIGITAL SOLUTIONS INC.	00116-0001	09-Aug-2022	Innov8 - copies - June 2022	1,462.62
LAPP	00116-0002	09-Aug-2022	LAPP - FCSS July 27/22 biweekly payroll (July 4-	2,083.79
Meridian OneCap Credit Corp	00116-0003	09-Aug-2022	Meridian One-Cap - (Aug-Oct/22) quarterly lease	1,977.15
Waste Management	00116-0004	09-Aug-2022	Waste Management - July 2022 recycle	5,289.71
<b>Total:</b>				<b>252,366.67</b>



Town Council  
**REQUEST FOR DECISION**



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Boards/Committee Reports  
**Item For:**  Public Information -or-  Closed Session

**BACKGROUND:**

Various Community Groups supply Minutes of their board meetings to Council for their information.

**RECOMMENDATION:**

Motion by Council to accept the reports, as information.

**ATTACHMENTS:**

- [RFD 8.2.1 BHH Society June 6, 2022](#)
- [RFD 8.2.2 Tagish Engineering Project Status Updates August 18, 2022](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer September 8, 2022  
**Date**

**ENDORSED BY:**  September 8, 2022  
**Date**  
Lori Hillis, CPA, CA, Chief Administrative Officer

Beatty Heritage House Society

JUNE 6, 2022 Meeting

The meeting was called to order by Chairperson AudreyAnn Bresnahan at 7:40 pm.

In attendance: AudreyAnn Bresnahan Jackie Anderson  
Florence Stemo  
Annette Boorman Jennifer Robak  
Teri Ormberg Rose Marie Sackela  
Lana Curle - Town Councillor

MINUTES of previous meeting (May10, 2022) read by Florence. Minutes adopted as read by Jackie, seconded by Annette. Carried.

CORRESPONDENCE: AudreyAnn reported that the BHH Society has received an "Events Grant" of \$500 from the Town of Rimbey to help offset the expenses incurred at our 2022 Rodeo Parade Barbecue. We much appreciate the Town's support.

SURVEY FROM FCSS: No reply required as the questions were not relevant to the BHH.

Invitation to participate in the FCSS Block Party on July 21.

Decision made for our summer student and at least one Board Member (Rose Marie volunteered) to have a table at the party.

TREASURER'S REPORT: Jackie reported a Balance of \$31,723.05; and moved the adoption of her report. Seconded by Annette. Carried.

OLD BUSINESS:

"OPEN" SIGN: - Decision made to use the "old" sign for the present. It is to be on display during the days that the student employee is on site.

PAINTING: it was moved by Jackie, seconded by Annette that we hire Denise Dubielew to paint the front entrance. MOTION CARRIED.

SHED LOCK: Thanks, Annette, for researching and choosing the new lock.

GARDENS: Flowers (red and white theme) chosen by Annette and Florence; planted by Brooklyn with Annette's help.

RODEO BARBECUE: Our Board is surprised and disappointed that the parade is scheduled for Friday after a long tradition of its being held on Saturday. A Committee of Florence, Jackie, and Teri will decide whether we are able to host our annual barbecue on Friday.

CO-OP BARBECUE: BHH Society will host on August 5.

NEW BUSINESS:

STONE FENCE: Florence will contact Ad Vos re stones that have come loose.

BOOKMARKS (to be designed by Bron) featuring the BHH will be ordered by AudreyAnn. These will be circulated at the Block Party.

"RIMBEY LONG AGO": Moved by Florence seconded by Teri that Rose Marie have five copies of this booklet made. MOTION CARRIED.

NEXT MEETING: July 4, 2022.

ADJOURNMENT: BY AudreyAnn at 9:30PM.

Florence Stemo Secretary

Minutes Adopted - August 2, 2022

Date	Project Manager	Status Update
<b>Town of Rimbe</b>		
<b>RB00 - 2022 General Engineering</b>		
July 7, 2022	Solberg, Lloyd	Darcy's has provided a tentative date of July 13th for the Well repair. We are discussing some other items on behalf of the Town with them.
July 21, 2022	Solberg, Lloyd	Darcy's have rescheduled the Well 13 repair and drop tube to be completed in approximately 2 weeks. Tagish is working with Public Works and Nason to tie the well into the PLC.
August 4, 2022	Solberg, Lloyd	Darcy's have rescheduled the Well 13 repair and drop tube to be completed tentatively on August 10th. Tagish is working with Public Works and Nason to tie the well into the PLC.
August 15, 2022	Solberg, Lloyd	<b>Well 13 was repaired last week and is operational. Tagish is working with Public Works and Nason to tie the four wells into PLC/Scada system.</b>
<b>RB144 - 51st Street Storm Main Install</b>		
July 7, 2022	Solberg, Lloyd	Northside is indicating a start date of July 18th. We have set up a public information meeting for business owners on July 11th.
July 21, 2022	Solberg, Lloyd	Northside is planning on starting construction no later than July 25th.
August 4, 2022	Solberg, Lloyd	Construction is on-going. Northside is installing storm main on 40th Ave and moving north. They have installed approximately 140m of main.
August 15, 2022	Solberg, Lloyd	<b>Construction is on-going. Northside has currently installed storm up to 46th Avenue.</b>
<b>RB145 - 56th Ave Surface Improvements</b>		
July 7, 2022	Solberg, Lloyd	No change (July 7)
July 21, 2022	Solberg, Lloyd	Tagish/Town are meeting with Border on July 21 to discuss the upcoming work. Work will likely begin just before/after the August long weekend.
August 4, 2022	Solberg, Lloyd	Construction is on-going. Olds concrete have removed the existing concrete and are preparing to pour the new curbs.
August 15, 2022	Solberg, Lloyd	<b>Construction is on-going. The majority of the concrete has been installed. Border likely to start roadworks within the next two weeks.</b>
<b>RB146 - Scada Upgrades</b>		
July 7, 2022	Solberg, Lloyd	No change (July 7)
July 21, 2022	Solberg, Lloyd	No change (July 21)
August 4, 2022	Solberg, Lloyd	We have followed up with Nason to get a schedule/update for the upcoming work. Once we receive an update, we will forward it to the Town.
August 15, 2022	Solberg, Lloyd	<b>Nason has indicated that they are anticipating completing the programming by the first week of September. Once complete they will bring the equipment to Town.</b>

Town Council  
**REQUEST FOR DECISION**



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Correspondence  
**Item For:**  Public Information -or-  Closed Session

**RECOMMENDATION:**

Administration recommends that Council accept the correspondence from MaryAnn Josephison regarding the racetrack, as information.

**ATTACHMENTS:**

[RFD 9.1.1 Resident Letter](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

**ENDORSED BY:**

A handwritten signature in blue ink that reads "Lori Hillis".

Lori Hillis, CPA, CA, Chief Administrative Officer

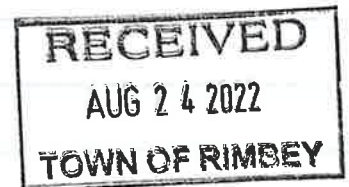
September 8, 2022  
**Date**

August 24, 2022

As a longtime resident of Rimbeey, I'd like to pass on a few thoughts regarding the noise from the race track. Yes, it does get loud on the nights the cars run late. However, as I say reading and listening, I think about the foresight, commitment and hard work that was provided by the people who initiated building the race track in our town.

I think of the expense, labour, energy and dedication that has gone into having the track here. I think about the recognition it brings to our town. I think about how it brings people to our town. I think how these people shop at our local merchants, stay in our motels, buy gas and generally support our economy in so many ways. My aim is not to offend or defend, but only to point out some of the advantages that offset the few nights of noise. I think we are privileged to have such a venue in our town.

MaryAnn Josephson  
*MaryAnn Josephson*



Town Council  
**REQUEST FOR DECISION**



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Correspondence  
**Item For:**  Public Information -or-  Closed Session

**RECOMMENDATION:**

Administration recommends Council accept the correspondence from Wolf Creek Public School, as information.

**ATTACHMENTS:**

[RFD 9.2.1 Wolf Creek School Divison Letter - WCPS Sept 1, 2022](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

**ENDORSED BY:**

A handwritten signature in blue ink that reads "Lori Hillis".

Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**





## Wolf Creek Public Schools

September 1, 2022

Ms. Lori Hillis  
CAO, Town of Rimbey  
4938-50th Avenue, PO Box 350  
Rimbey, AB  
T0C 2J0

**Tim De Ruyck**  
Superintendent of Schools

Dear Ms. Hillis:

I am writing in response to your letter dated July 14, 2022, and which was received in my office August 31, 2022. In your letter you request a meeting with Council on September 12, 2022 to discuss the parking lot as well as the joint use agreement. While I am unable to attend the meeting, I have spoken with both school Principal Bill Bramfield as well as Mayor Rick Pankiw. I would like to offer some comments/updates.

It is my understanding the concern regarding litter in the parking lot has been ongoing off and on for many years. It is also my understanding the school has made a concerted effort to see improvement, which has occurred and been acknowledged. Going forward the student body will continue to be reminded to clean up after themselves, and in addition the parking lot will be checked and cleaned up twice per week. Any students seen to be leaving litter on the ground will be asked to clean it up immediately.

I hope there can be some common understanding that whenever you have hundreds of students moving in and out of a location on a daily basis it stands to reason there will at times be some degree of litter, despite anyone's best efforts to prevent it from occurring. This would be no different than any other public facility, and is not something that can be completely avoided on a day to day basis. Again, the effort to see this improve will continue going forward, and the school is doing all it can in this regard.

Regarding the joint use agreement, we hope the Town of Rimbey will continue to see the benefit of the youth in the community maintaining access to recreational facilities. As per recent provincial requirements, we are in the process of engaging with all communities within Wolf Creek Public School Division to renew Joint Use

6000 Highway 2A  
Ponoka, Alberta T4J 1P6

Phone (403) 783-3473  
Fax (403) 783-3483

Departmental Faxes  
Facilities & Transportation  
(403) 783-3155  
Education Services  
(403) 783-3140



PAGE TWO...Ms. Hill

Agreements. This has initially involved the administration of the school division as well as administration from the various towns/communities, and after drafting an agreement which is mutually agreeable it would then go forward to the school division Board of Trustees as well as Town Council for consideration and approval. We will be reaching out to set an initial meeting for this in the near future.

I hope this brings some clarity with regards to what is occurring to address the concerns, and I look forward to future discussions regarding the joint use agreement.

Sincerely,



Tim De Ruyck  
Superintendent

TD/db

cc: Mr. Kevin Pobuda, Secretary Treasurer, WCPS  
Mr. Bill Bramfield, Principal, Rimbey Jr/Sr High



Town Council  
**REQUEST FOR DECISION**



**Meeting:** September 12, 2022  
**Submitted By:** Lori Hillis, CPA, CA, Chief Administrative Officer  
**Subject:** Correspondence  
**Item For:**  Public Information -or-  Closed Session

**RECOMMENDATION:**

Administration recommends Council accept the correspondence from Rimbey Municipal Library, as information.

**ATTACHMENTS:**

- [RFD 9.3.1 Rimbey Municipal Library Letter](#)
- [RFD 9.3.2 Rimbey Municipal Library Invitation](#)

**PREPARED BY:** Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**

**ENDORSED BY:**

Lori Hillis, CPA, CA, Chief Administrative Officer

September 8, 2022  
**Date**



Town of Rimbey Council  
4938 – 50 Avenue  
Rimbey, AB T0C 2J0

Dear Council Members;

Thanks to your generosity our expansion is finished and being put to use. We are finally able to celebrate with our grand opening in conjunction with Canadian Library Month on October 15<sup>th</sup> 7:00 pm.

We would like to invite you to attend this celebration. There will be an agenda where someone from council will have the opportunity to speak if they wish.

We request that you RSVP with the number of guests expected to come no later than October 12<sup>th</sup>.

Again, this would never have been possible without you, and we very much would like for you to help us celebrate.

Sincerely,

A handwritten signature in blue ink that reads "Jean Keetch". The signature is fluid and cursive.

Jean Keetch  
Library Manager  
Rimbey Municipal Library

RECEIVED

SEP 08 2022

TOWN OF RIMBEY



YOU'RE INVITED TO OUR  
**grand opening**

OCTOBER 15  
7:00 PM  
RSVP BY OCTOBER 12

# RIMBEY MUNICIPAL LIBRARY

As one of the major donors towards our Library Expansion Project, we would like to invite you to our official Grand Opening!

Enjoy wine & cheese during our short formal presentation while we celebrate the completion of our expansion.



## CONTACT/RSVP INFORMATION:

[rimbeylibrarian@prl.ab.ca](mailto:rimbeylibrarian@prl.ab.ca)

403.843.2841

