

Special Council meeting of the Town of Legal in the Province of Alberta held in the Town Council Chambers, April 16<sup>th</sup>, 2024, commencing at 7:00 P.M.

**PRESENT:** Mayor Jones, Deputy Mayor Tremblay, Councillor Beaton, Councillor Hills, Councillor Malott

**ABSENT:** Gizele St Jean, Manager of Corporate Services

**STAFF:** Robert Proulx, Chief Administrative Officer  
Anna Keane, Finance Assistant

**OTHER:** Carma Holmes, Associated Engineering Ltd.  
Christopher Wash, Delnor Construction Ltd.

**CALL TO ORDER**

Mayor Jones called the meeting to order at 7:07 P.M. and acknowledged the traditional territories of the Indigenous peoples of the Treaty 6 region and the Métis Settlements and Métis Nation of Alberta, Regions 2, 3 and 4. We respect the histories, languages, and cultures of First Nations, Metis, Inuit, and all First Peoples of Canada, whose presence continues to enrich our community.

**ADOPTION OF AGENDA**

12089

Resolution #12089

Moved By: Deputy Mayor Tremblay

**RESOLVED** that the Agenda for the April 16<sup>th</sup>, 2024, Special Meeting of Council be adopted as presented.

**CARRIED 5-0**

**PURPOSE OF THE MEETING:**

**Legal Arena & Curling Retrofit Project**

Mayor Jones welcomed Carma Holmes from Associated Engineering Ltd. and Chris Wash from Delnor Construction Ltd. and opened up the floor to any questions and concerns from Council with respect to the Legal Arena and Curling Rink Retrofit Project and associated costs.

Chris reviewed the steps taken to date and the details of the Cost Plan and the resulting Tender Package. The final budget presented includes some of the non-critical items that Council felt could be eliminated to reduce overall costs. Chris assured Council that cost saving changes could be made along the way with advance notice to Delnor Construction. The budget also includes a contingency fund to cover unexpected issues.

To move forward with this project as presented, the Town of Legal will require to award and sign a contract with Delnor Construction as the Construction Manager for the project. Council was assured that any subtrades who are hired for the project are reputable companies with competitive bids and have the qualification and experience to complete the project.

The consultants advised that in order to meet the project timelines a decision must be made soon as both Eagle Builders, the manufacturer of the precast walls, have held a spot on their assembly line for production and ICOM Mechanical Solution, who will be tasked on relocating the ice plant, are in need of ordering critical components for the ice plant which require significant lead times. On the onset of the project, the Town had requested that it was important to have the curling rink functional for the 2024-2025 season and the arena construction complete by September 2025 to meet the Green and Inclusive Community Building timelines and have the arena functional for the 2025-2026 operational season.



Delnor Construction Ltd. left the meeting at 8:23 P.M.  
Associated Engineering Ltd. left the meeting at 8:23 P.M.

The Chief Administrative Officer presented Council with a project cost estimate number, funding scenarios, approved and pending grant funding, options for various Franchise Fee percentages, Special Tax Levy Bylaw as well as restricted and accumulated unrestricted surplus.

A borrowing bylaw will be prepared and presented to Council for borrowing funds through the Green Municipal Community Building Retrofit Fund.

**12090**

Resolution #12090

Moved By: Councillor Beaton

**RESOLVED** that the Town of Legal proceed with amendments to the Construction Management Contract CCDC 5B between Delnor Construction Ltd. and the Town of Legal for the Legal Arena and Curling Rink Retrofit Project dated November 3<sup>rd</sup>, 2023, and that the amendments to the agreement include at minimum, the construction scope, construction fees, detailed budget analysis estimate, contingencies, and preliminary project schedule and milestones Gantt chart.

**CARRIED 5-0**

**ADJOURNMENT**

**12091**

Resolution #12091

Moved By: Councillor Malott

**RESOLVED** that the meeting be adjourned at 9:17 P.M.

**CARRIED 5-0**

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Mayor

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Chief Administrative Officer