

Sheila Harmatiuk - Re: Former IOL Refinery Regina

From: Sheila Harmatiuk
To: Ralph ENV Bock; tom.i.wisener@esso.ca
Date: 13/Jun/2011 9:39 AM
Subject: Re: Former IOL Refinery Regina
CC: adrian.p.bakker@esso.ca

Ralph, as discussed last week, the City of Regina will try to meet the deadlines set out in your email below.

There should be no doubt that both IOL and the City of Regina are committed to this process and will do our best to comply with the timelines, however, it is important that due diligence be completed prior to entering into any agreement(s).

In addition, to be fair to all, there was also a period of months wherein our discussions were put on hold due to [28\(1\) Personal](#) and the potential information he had at his disposal.

I will update you this week.

Thanks
Sheila

>>> "Bock, Ralph ENV" <Ralph.Bock@gov.sk.ca> 10/Jun/2011 11:05 am >>>
Sheila and Tom,

I have reviewed the facts and correspondence regarding the site. The city and IOL first met over 2 years ago and agreed that an agreement should be negotiated. The ministry has observed from the "outside" of this process and has not interfered as voluntary agreements are preferred.

At this point I believe it is reasonable for the MOE place some expectations on the timeframes. It is our understanding that the city is meeting on June 13th 2011 to discuss the latest draft. To ensure that action is taken at the site during this construction season rapid turn around on draft agreements is essential. As such, we would expect 5 business day turnarounds on the draft agreements if you are indeed close to an agreement. The MOE will be monitoring progress and to this end, please advise the myself when the agreement is transmitted to other party and the expected date for completion of the review.

Thank you for your cooperation.

Ralph Bock
306-933-6545

Sheila Harmatiuk - IOL / CoR Agreement

From: Sheila Harmatiuk
To: ralph.bock@gov.sk.ca
Date: 27/Jun/2011 10:28 AM
Subject: IOL / CoR Agreement

Ralph ...

On Friday afternoon, I received IOLs changes to the proposed Access Agreement. Although the changes seem reasonable, I need to discuss with internal experts. As such, I have set up an internal meeting July 4th.

In addition, we are waiting for the Scope of Work document to be send to us from IOL as we had some questions around some of the proposed work.

Thank you
Sheila

Sheila Harmatiuk - IOL / CoR Access and Cost Sharing Agreement

From: Sheila Harmatiuk
To: ralph.bock@gov.sk.ca
Date: 05/Jul/2011 10:02 AM
Subject: IOL / CoR Access and Cost Sharing Agreement
CC: tom.i.wisener@esso.ca

Good morning, Ralph ...

The City of Regina's internal team met yesterday to review changes to the Agreement and proposed Scope of Work.

We are very close on the Agreement (I have just sent it back to IOL this morning).

In terms of the Scope of Work, we have a few further questions, including ensuring we are satisfying MOEs requirements, but I don't think we're far off on that either.

Also a point to note, as you suggested, I have contacted the Green Municipal Fund as a source of funding for this project. The GMF is not taking new applications until September. As such, we have suggested the Agreement take effect September 1st.

Thanks
Sheila

Shari Colliness - Fwd: RE: Former Refinery SOW

From: Sheila Harmatiuk
To: Derrick Bellows; Don Barr; Rob Court
Date: 9/8/2011 9:36 AM
Subject: Fwd: RE: Former Refinery SOW

For tomorrow's conference call ...
Ralph has not responded to this email yet.
Thanks
Sheila

>>> "Wisener, Tom I" <tom.i.wisener@esso.ca> 07/Sep/2011 4:53 pm >>>

Ralph,

Thanks for your comments and approval to proceed. The City and Imperial Oil have a meeting scheduled for Friday to discuss how to move this project forward as quickly as possible, however, there is some confusion regarding your comments on the depth of investigation, elimination of the ingestion pathway and elimination of the GW pathway. My read is that you want us to proceed with the SOW as submitted, analyze the results, prepare the reports and then we can jointly determine if further work is appropriate. Is that correct?

Tom Wisener
Regional Real Estate Manager - Devon Estates Limited (a subsidiary of Imperial Oil Limited)
Room 25005
237 4th Ave S.W., Calgary T2P 0H6
Phone (403) 237-2226 Cellular: 816-5377 Fax 237-2119

From: Bock, Ralph ENV [mailto:Ralph.Bock@gov.sk.ca]
Sent: Thursday, September 01, 2011 7:54 AM
To: Sheila Harmatiuk; Bakker, Adrian P; Wisener, Tom I
Cc: Kotyk, Wes ENV
Subject: Former Refinery SOW

Tom, Sheila, Adrian,

I have done a review of the scope of work (SOW) and offer the following comments

Depth of investigation - limiting the sampling to the top 30 cm will limit the land uses and tight ground disturbance policies will be needed to be protective.

Elimination of the ingestion pathway for food production will eliminate all rezoning from commercial, in addition a bylaw or other similar control will be required to prohibit and food production on the land (i.e. community gardens)

Elimination of the GW pathway for this study is valid, we will need comment and proposed monitoring to ensure that any impact from the former refinery operations are being monitored. There may be an opportunity to partner with CCRL on this and look at the Regina and Condi Aquifers

from a regional perspective based on the history of the area.

I have no real issues with the vapour intrusion work as proposed.

All in all this is a very comprehensive look at the risk at the site and I look forward to the result. I have asked Dr. Steve Scilliano a soils toxicologist at the UOFS Toxicology Research Center to act as peer review for the work when completed. Steve is imminently qualified for the this work.

Please proceed with the the work and I trust that the work will be able to start in the couple of weeks.

Sincerely,

Ralph Bock

Sheila Harmatiuk - your letter of 12 Sep 2011

From: "Bock, Ralph ENV" <Ralph.Bock@gov.sk.ca>
To: "Sheila Harmatiuk" <SHarmatiuk@regina.ca>
Date: 21/Sep/2011 7:55 AM
Subject: your letter of 12 Sep 2011

Sheila

I just received your letter. I apologize for miscommunication. My email of Sep 1 was intended to be MOE approval of the scope of work. That being said, the ministry is satisfied with scope of work and trusts the issues mentioned earlier are or will be addressed. Unless otherwise required, this email will serve as concurrence with the scope of work. Please proceed with the work as soon as possible.

Tank you

Ralph Bock

933-6545



City of Regina

September 12, 2011

Mr. Ralph Bock
Manager
Hazmat & Impacted Sites
Ministry of Environment
102 – 112 Research Drive
Saskatoon, SK S7N 3R3

Dear Mr. Bock:

The City of Regina appreciates your involvement, guidance and review of the Scope of Work involved in the assessment of City of Regina owned lands within the former Imperial Oil Limited (IOL) site. Managing human health and the environmental protection of lands is a priority to the City of Regina, as it is for IOL and the Ministry of Environment (MOE).

We respectfully requested you review the proposed Scope of Work for this project, and appreciate your feedback provided in a September 1st email to the City and IOL. To clarify, the intent of this Phase 2 investigative work is to determine immediate public health and environmental issues. Your comments offered on the Scope of Work suggest potential bylaws and future long-term land use controls may be in order. As regulator and owner of the lands involved, the City currently has regulatory controls in place to govern future land use decisions and will ensure that any development approvals take into account managing human health and environmental protection.

In addition, the soil sampling depth of 30 centimeters to determine any immediate risk was agreed to by both the City and IOL and deemed appropriate by MOE, with the common understanding that if soil sampling to this depth demonstrates an immediate risk, discussions on next steps and potential remediation will follow.

If this meets the requirements and satisfies your Ministry, please provide your concurrence in writing by September 23rd so the work can commence soon.

Yours truly,

Sheila Harmatiuk
Manager, Government Relations

c.c. Tom Wisener, Regional Real Estate Manager, Devon Estates
Derrick Bellows, Director, Environmental Services Department
Don Barr, Director of Assessment and Taxation
Rob Court, Manager of Environmental Engineering

Sheila Harmatiuk - RE: City of Regina / IOL Access Agreement

From: "Bakker, Adrian P" <adrian.p.bakker@esso.ca>
To: "Bock, Ralph ENV" <Ralph.Bock@gov.sk.ca>, Sheila Harmatiuk <SHarmatiuk@regina.ca>
Date: 08/Nov/2011 10:58 AM
Subject: RE: City of Regina / IOL Access Agreement
CC: "Wisener, Tom I" <tom.i.wisener@esso.ca>

Hi Ralph – the field work started Oct. 11. The soil sampling is scheduled to be completed in next week or so, and the shallow soil vapour sampling over next few months. Sorry you weren't aware of this.

Adrian Bakker, P.Eng.
Senior Environmental Advisor
Surplus Property Management - RRS
Calgary FAP 25107
Ph. 403-237-3452 Fax. 403-237-2237

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From: Bock, Ralph ENV [mailto:Ralph.Bock@gov.sk.ca]
Sent: Tuesday, November 08, 2011 9:50 AM
To: Sheila Harmatiuk; Bakker, Adrian P
Subject: RE: City of Regina / IOL Access Agreement

Good Morning Sheila,

I was wondering if we are going to be doing work at the IOL site this year. Please advise.

From: Sheila Harmatiuk [mailto:SHarmatiuk@regina.ca]
Sent: Wednesday, October 12, 2011 10:05 AM
To: Bock, Ralph ENV
Subject: City of Regina / IOL Access Agreement

Good morning, Ralph ...

Just a note to let you know both the City and IOL have signed the Access Agreement. We expect the work to commence very soon.

I will provide updates as they are available.

Thank you
Sheila

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Sheila Harmatiuk - IOL Report

From: Sheila Harmatiuk
To: ralph.bock@gov.sk.ca
Date: 15/Feb/2012 3:23 PM
Subject: IOL Report

Good afternoon, Ralph ...

Just to provide an update on our activities ... You can expect to see a final report by the end of April ...

Thank you
Sheila

Shari Colliness - RE: Soil Assessment Report

From: Sheila Harmatiuk
To: Ralph ENV Bock
Date: 1/22/2013 10:04 AM
Subject: RE: Soil Assessment Report
CC: adrian.p.bakker@esso.ca; Cheryl Willoughby; Rob Court

Hi Ralph ... further to the telephone message you left me ... please be advised we will provide City of Regina comments on the Soil Assessment Report to IOL's legal counsel via our legal counsel (Cheryl Willoughby) by next Tuesday, January 29th.

By way of this email, I am also advising Adrian that you wish to have a copy of the IOL report by January 31st.

Thank you
Sheila

>>> "Bock, Ralph ENV" <Ralph.Bock@gov.sk.ca> 1/22/2013 9:02 am >>>

Please call to discuss soonest.

From: Sheila Harmatiuk [mailto:SHarmatiuk@regina.ca]
Sent: Tuesday, January 22, 2013 8:49 AM
To: Bock, Ralph ENV
Cc: adrian.p.bakker@esso.ca; Cheryl Willoughby; Derrick Bellows; Rob Court
Subject: Soil Assessment Report

Good morning Ralph ...

The City of Regina is completing our review of the Soil Assessment Report. We expect our review to be complete within approximately 7 to 10 days. I do apologize for any inconvenience this has created.

At that point, we will discuss the findings with IOL and our legal department in regards to what information can be shared.

If you have further questions or comments, please advise ...

Thank you

Sheila Harmatiuk
Manager of Government Relations
City of Regina
(306) 777.6769 (Office)
sharmatiuk@regina.ca

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message and any copies.

Shari Colliness - Soil Assessment Report

From: Sheila Harmatiuk
To: Ralph.Bock@gov.sk.ca
Date: 1/31/2013 5:19 PM
Subject: Soil Assessment Report
CC: Cheryl Willoughby; Derrick Bellows; Rob Court

Good afternoon, Ralph.

The City of Regina provided our comments on the above report yesterday (from our Legal Counsel through IOL's).

As such, IOL will not have our comments incorporated into the report until next week. They will provide you a copy at that time. I am sorry it took a while for us to provide our comments, and I apologize for any inconvenience this delay may have created.

IOL emailed me this afternoon, and they thought they could have a copy to you by next week.

Thank you
Sheila