

Rosalie Kolstad

From: Kim Onrait
Sent: April-25-17 1:52 PM
To: Chris Holden
Subject: Fwd: Prime Minister's visit

Here is the update, thoughts about who should attend from the City? Mayor and Council or Mayor only, I will attend also, anyone else, not sure who controls the list as it is informal I am thinking it should not be too many. K

Sent from my iPad

Begin forwarded message:

From: David Kinvig <DKINVIG@regina.ca>
Date: April 25, 2017 at 12:29:53 PM CST
To: Kim Onrait <KONRAIT@regina.ca>, Layne Jackson <LJACKSON@regina.ca>
Subject: Prime Minister's visit

Hello Mr. Onrait and Chief Jackson,

I attended a meeting at #4 station this morning regarding the visit on Thursday April 27th of the Prime Minister, the Right Hon. Justin Trudeau and the Minister of Public Safety, the Honourable Ralph Goodale.

The following is an update and a question:

- They will be arriving at #4 station at 11:00 AM and the expected duration will be for approximately one half hour.
- This will be an informal visit to tour the station and meet with the firefighters.
- Local 181 IAFF honour guard will be present.
- Question: What city officials other than myself and Chief Jackson will be in attendance? Please let me know by end of day today.

David Kinvig
Deputy Chief
Regina Fire & Protective Services
Email dkinvig@regina.ca
Phone 306-540-6873

Rosalie Kolstad

From: Karen Gasmø
Sent: April-10-17 3:31 PM
To: Chris Holden; Alan Clay
Cc: Colette Hassman
Subject: FW: Worksite Injury

Importance: High

Just as an FYI please see below details of a work place injury that occurred about an hour ago as there may be some media attention to this. It appears the situation is being managed well by all involved.

We will let you know if anything else arises.

Karen

From: Carrie Powell
Sent: April-10-17 3:13 PM
To: Pat Wilson <PWILSON@regina.ca>; Karen Gasmø <KGASMO@regina.ca>; Desirae Bernreuther <DBERNREU@regina.ca>; Bonnie Mancinelli <BMANCINE@regina.ca>
Cc: Colette Hassman <CHASSMAN@regina.ca>; Noeleen Doyle <NDOYLE@regina.ca>
Subject: Worksite Injury
Importance: High

Approximately one hour ago, Water & Sewer Construction (W&SC) had a worksite injury in a trench. Details are still coming in however, a City employee fell from the ladder within the cage at 3309 Dewdney Avenue. W&SC has been doing lead connection replacements along Dewdney Avenue as part in preparation for Roadways to do the rebuild of the road. We believe at this time that the employee has [28\(1\) Personal](#) Fire was contacted to come out and perform a trench rescue to safely remove the employee from the trench. The employee was transported to hospital by ambulance and [28\(1\)](#) has been notified. Media was on site and spoke with the Fire Rescue personnel on site. Donna Gibson were on site shortly after the incident and our OH&S co-chairs are being contacted. The worksite appears to be in order and all safety protocols in place. Provincial OH&S has requested that the worksite by temporarily shut down until an inspection can be completed.

More media requests may come in.

Carrie Powell

Coordinator, Administrative Services
Operational Services & Business Support
Water Works

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Rosalie Kolstad

From: Layne Jackson
Sent: March-16-17 5:37 PM
To: Chris Holden; Kim Onrait
Subject: Co-op Refinery - Job Action Potential

Hello Chris & Kim,

I just wanted to give you a heads up that the Co-op Refinery has been experiencing an ongoing labour issue at their facility and there is a potential for lockout/strike action by the end of the month. Reg Fountain and Fire Marshal Ryba were invited to a meeting with refinery senior staff this past Tuesday. The meeting was for Co-op Refinery to share information with emergency services regarding their contingency planning to maintain safe operations during job action.

I can provide more details, next week, should you require.

Thanks,

Layne Jackson
Director (Fire Chief)
Regina Fire & Protective Services

(306) 777-7858

Rosalie Kolstad

From: Jim Nicol
Sent: March-16-17 3:21 PM
To: Chris Holden
Subject: FW: Regina Airport Authority

Chris, further to my email from last October, and in advance of your meeting with Dick Graham, I have reviewed the RAA bylaws again . . . and provide the following additional information.

The qualifications to be nominated and appointed as a member are as follows (in summary form):

- Canadian citizen, 18 years of age, resident of Saskatchewan
- Consented to being nominated and appointed (assume the application to our advertising addresses this)
- Cannot be in bankruptcy
- Must be of "sound" mind (that's open to obvious interpretation!!)
- Can't hold elected office at any level
- Can't be an employee of any level of government
- Can't be under full-time contract to any level of government

Everything else I outlined in the October email remains . . . with one point of clarification, that being the likely cause for the ongoing confusion and/or disagreement between the City and the RAA respecting appointments.

Section 3.5(3) states *"Provided that the nominee has satisfied the Board regarding the qualifications for membership set out in Section 3.2, the Members shall appoint each nominee so nominated by the Nominator . . ."*

I believe the confusion has stemmed from the statement *" . . . the Members shall appoint each nominee so nominated by the Nominator"*.

The City of Regina advertises for interested individuals and then provides a list to the RAA. There is no screening of candidates – in this way, if 6 people apply for 3 available positions, the RAA has assumed, albeit not without some merit, that the City is satisfied with all 6 candidates and has left the final decision up to the RAA. Given the wording of Section 3.5(3), while it isn't particularly definitive on this, the RAA can argue that it has the authority to make the final selection, which then comes back to City Council for ratification (not approval, in the ordinary sense of the term).

I believe, after re-reading this section, that the only way for Council to absolutely ensure that its 6 members on the RAA are reflective of gender and diversity, notwithstanding that there is no explicit criteria speaking to this, then it must forward only the required number of individuals to fill the open seats. If it does this, and say nominates 3 people for 3 open seats, then the RAA has no avenue of revision or appeal.

The City of Regina nominates 6 of the 11 (minimum)/13 (maximum) members. As such, it is worth noting that while the City may strive to have its 6 members be reflective of gender and diversity, there is nothing requiring this of the other nominators.

Having said this, with respect to Mr. Waschuk's letter of February 21, 2017, in which he requests the renewal of 3 of the City's existing members, City Council does not have to accept this request. Notwithstanding the administrative challenges the RAA could face with continued changes in its membership, the bylaws are equally clear in stating that a members is eligible for reappointment (for up to 9 years) but there is no guarantee of re-appointment (Section 3.6(2)). As such, if City Council wishes to advertise for interested candidates every time a city-designated seat is vacant, it retains that right.

Let me know if you need anything else or wish to discuss.

jim

From: Jim Nicol
Sent: Monday, October 17, 2016 3:41 PM
To: Chris Holden <CHOLDEN@regina.ca>
Subject: Regina Airport Authority

Further to our discussion earlier this afternoon, I reviewed the RAA's bylaws, specifically those respecting the appointment of members to its Board, and offer the following insights:

- The City of Regina is a "Nominator" as outlined in Section 3.3, represented by the Mayor and City Council
- Section 3.4 (3) states that the City of Regina (i.e., the Nominator) may nominate six members (the entire board membership is to be a minimum of 11 and a maximum of 13)
- Section 3.5(2) outlines the member appointment process as follows: "... the Corporation shall solicit a nominee from the Nominator . . . to replace (or re-appoint) the Existing Member. When making their respective nominations, the Nominators shall take into account any applicable qualifications for membership contemplated by the Public Accountability Principles or any desired qualifications communicated by the Board to such Nominator from time to time. The Nominator shall provide the Corporation with the name of its nominee . . .Section 3.5(3) goes on to state that "Provided that the nominee has satisfied the Board regarding the qualifications for membership set out in Section 3.2, the Members shall appoint each nominee so nominated by the Nominator . . ."

The only provision whereby the Corporation may, if it chooses, to unilaterally select and appoint someone is if the Nominator has failed to do so within 60 days' notice of termination of a membership.

It would appear to me, by a read of this (and assuming that these bylaws are current), that the City of Regina retains the prerogative to put forward a nominee(s) and that, provided they meet the general requirements and any other stated qualifications, the RAA is to appoint those nominated, regardless of who the RAA might want/prefer.

If my understanding of this is accurate, the RAA retains the instrument of appointment but does so in recognition and acceptance of any suitable nominee put forward by the City of Regina. You may wish to have Byron review the bylaw for his take on things.

Jim Nicol
Chief Legislative Officer & City Clerk
City of Regina
2476 Victoria Avenue
Regina, SK S4P 3C8
Phone: 306-777-7609
jnicol@regina.ca

From: Lorrie Snook
Sent: March-16-17 11:25 AM
To: Rosalie Kolstad <RKOLSTAD@regina.ca>
Subject: RE: Pacers Park chronology question re 'unspecified damages'

Hi Rosalie,

I updated the document with a sentence that indicates the unspecified damages were between the Province and LLI, that this information was not public and therefore not released to the City.

I will let Diana know about this addition as well.

If anything else comes out of the conversation Chris has with Cheryl, I would be happy to add it to the document so we have as complete of information as we can.

Thanks.

Lorrie

Background

The City-owned Pacers Park site had an agreement with the City of Regina (City) granting Pacers Baseball Inc (Pacers) use of the land (40 acres) since 1979 with the term of the last lease being from June 2012 to December 2020. Pacers fund-raised for the building and conducted all maintenance of the buildings, ball diamonds and grounds.

The agreement allowed the City to terminate the agreement without cause by providing 12 months' notice.

If the agreement was cancelled due to a sale of the land, the City was to assist the Pacers in relocating to new land. Further, the proceeds of the sale were to be applied towards the cost of relocation.

The City had agreed during the annexation discussions in 2014 to honor an option agreement that Long Lake Investments had with the RM of Sherwood to purchase road right-of-ways that dissected land owned by Long Lake Investments. A report to City Council in October of 2015 approved the sale of the road right-of-ways.

The Government of Saskatchewan (Province) expropriated the Pacers Park site in May of 2015 for the development of the Regina Bypass:

Timeline

April 2, 2014 - City was advised of the Regina Bypass Project and that the Province may need to acquire City-owned land. The final location of Bypass route was not yet known.

February 21, 2015 - Notified by the Province that the Bypass route would pass through Pacers Park.

February 2015 - Negotiations commenced between Minister of Highways and Infrastructure (MHI) and the City for compensation and date to vacate the land.

MHI agreed to try to find alternative locations given they were negotiating with many land owners in the area. MHI advised they preferred this approach as they were concerned that the City may drive up the cost of acquiring land for the Bypass.

Over the next two months the Province proposed several sites for relocation of Pacers Park.

A location on Drive in Road was eliminated due to concerns with safety for event traffic entering Highway 6 and water servicing issues. Similarly, a site further east of this one was also eliminated.

Land next to sewage lagoons was suggested but was not feasible for a southeast community group to relocate to a site northwest of the city.

At the same time the City was also looking for suitable land. We inquired about the land occupied by Sask Agriculture south of Sask Polytechnic. MHI agreed to approach Sask Ag to see if the site could be made available for sale.

March 2015 - MHI advised initial contact with Sask Ag was favorable for the site south of Sask Polytechnic.

April 8, 2015 - MHI advised that the site south of Sask Polytechnic was off the table as Sask Ag had other plans for the land.

April 30, 2015 - MHI sent a letter advising they intended on acquiring all land before the end of May 2015. In the absence of an agreement the land would be expropriated by MHI. They also advised the last day of occupancy for Pacers Park would be December 1, 2015. MHI provided an appraisal of the Pacers Park land estimating market value at \$175,000 per acre.

May 28, 2015 - 21.5 acre portion of Pacers Park land was expropriated by the Province from the City and title registered to Province. Price paid was \$175,000 per acre. For a total of \$3,762,500.

June 9, 2015 - City Manager met with Acting Deputy Minister of Central Services to see if site south of Sask Polytechnic could be made available. Deputy Minister suggested City Manager put request in writing.

June 12, 2015 - City Manager sent a letter to the Acting Deputy Minister of Central Services inquiring about the availability of the land south of Sask Polytechnic.

July 2, 2015 - MHI advised that an expropriation order was being prepared based on the appraisal of \$175,000 per acre.

July 2015 - the site south of Arcofa Avenue was examined but unable to fit a ball park due to underground gas pipeline and Sasktel undergrounds.

July 2, 2015 meeting with the Deputy Minister of Highways and the Bypass land acquisition team. Deputy Minister advised there had been no response from the A/Deputy Minister of Government Services. MHI Deputy Minister advised he would talk to the Deputy Minister of Government Services directly.

July 15, 2015 - Meeting with Administration in RM of Sherwood to discuss two potential sites in the RM

July 17, 2015 - City started to analyze potentially purchasing land in the RM of Sherwood as a replacement for Pacers Park.

July 23, 2015 - City Real Estate Branch identified three parcels for sale in RMs of Sherwood and Edenwold that were not serviced that could accommodate the ball park. Correspondence with agents to ascertain the asking prices were sent.

List prices were \$60,000 to \$75,000 an acre.

July 23, 2015 City Real Estate Branch requested Planning Department to provide information on the zoning and planning timeframe in the RMs, as well as high level estimates of off-site servicing costs for a few potential sites.

July 27, 2015 - Planning and Development Services Departments provided comments on the planning timeframes in the RM and serving challenges for the sites. Also a high level estimate of the off-site costs was compiled. The costs included getting water service to the sites, appropriate drainage and potential road paving requirements.

August 7, 2015 - City requested appraisal for two of the potential parcels in the RM of Edenwold adjacent to the new service road south of Hwy 1. The appraisal was at \$50,000 per acre.

August 7, 2015 – City Real Estate Branch met with Long Lake Investments inquiring if they were willing to sell land for Pacers Park. Long Lake Investments did not have any land listed for sale but agreed they may be interested and quoted a price of \$115,000 per acre for land west of the Bypass.

August 27, 2015 - Appraisal by Colliers International of the Long Lake Investments land was provided to the City. Appraised value was between \$110,000 – 120,000 per acre

21 (a)(c)

August 28, 2015 - City Manager provided an approval email for purchasing the Long Lake Investments land.

September 3, 2015 - An agreement for purchase and sale of the Long Lake Investments land was drafted based on ~ \$92,000 per acre.

Terms:

- Paid \$3,200,000 cash
- Credit from the City to Vendor for 1 hectare of municipal reserve assessment.

October 26, 2015 - City Council considered report and approved the procurement process for the Pacers Park site relocation project

February 2, 2016 - 20/20 Geomatics provided PPSD for the new Pacers Park site.

February 8, 2016 - City determined that an additional 14.67 acres was required to build the ball park to current safety standards.

April 5, 2016 - agreement executed for the City to purchase an additional 14.67 acres from Long Lake Investments based on a value of \$92,000 per acre (total \$1,349,640).

Terms:

- City to provide credit to Vendor for 2 hectare municipal reserve assessment

Summary of sites reviewed as options for Pacers Park

MHI suggested land

17-20-2 Harle lands in RM of Sherwood - west of Regina, north of Dewdney

- Location deemed inadequate for SE community group.

5-17-19-2 - Sask Ag / Government Service land south of Sask Polytechnic within Wascana Centre Authority.

- MHI advised initial response was very positive from Sask Ag
- MHI advised that Government Services had indicated land would not be made available

E ½ 32-17-20-2 - Drive In Road - east of Hwy 6, south of Ring road

- Determined that servicing was an issue
- Safety concerns with event traffic entering and exiting Hwy 6 at Drive In Road

NE 29-17-20-2 - RM of Sherwood south of Ring Road, east of Hwy 6

- Determined that servicing was an issue
- Safety concerns with event traffic entering and exiting Hwy 6 at Drive In Road

E½ 3 18-19-2 - land in RM of Sherwood - north of Hwy 46 between landfill and Provincial Corrections Centre

- Government Services advised an RFP process would be needed for a land sale of this parcel.

Bennett Lands

- Lands off Drive In Road were determined to be too far out for water services
- Safety concerns with event traffic accessing and exiting the site onto Highway 6

Richardson lands

- Determined location was not suitable

City identified potential lands that were reviewed

Repl'tetski lands

- Owner not interested in selling

Ripplinger lands - south of Arcola, east of Tower Road in RM of Sherwood

- Would need a crossing agreement for the pipeline with restrictions on where vehicles and maintenance equipment could cross.
- Underground high pressure gas pipeline and underground SaskPower infrastructure make site unable to accommodate all the diamonds for the ball park.

Sakimay lands - east of Regina off of Hwy 33

- Determined too far outside of city. Services not available

19-17-18-W2 Sentes land - listed for sale at \$75,000 located adjacent to new service road to be constructed east of Tower Road in RM of Edenwold

- Appraisal commissioned by Real Estate Branch estimated market value \$50,000 per acre
- Estimate of drainage and providing water service \$500,000

- Timing challenges to get water and drainage in place

NE corner of Dewdney Avenue and Tower Road in RM of Sherwood

- Agent indicated owner would sell a 50 acre portion of the 310 acres at \$75,000 per acre.
- Investigated servicing costs and timing of RM process
- Water service and drainage would need to cross rail line adding to expenses.
- RM would require paving of Dewdney Avenue by City to allow development

Government of Canada lands - Regina Agricultural Research Farm Southeast of Sask Polytechnic in RM of Sherwood

- Public Works Canada advised they would be selling the land but their disposal policy is they would first make it available to the RM it is located in, then to First Nations, then the public including the City of Regina.
- Eliminated due to uncertainty of the timing and process for purchasing.

Long Lake Investment lands

- Owner potentially interested in selling some land
- Site is within City limits therefore timing of approvals not an issue
- Water servicing and drainage are easily accommodated at lower cost.
- Access and traffic safety can be addressed

Cindy Howden

From: Rosalie Kolstad
Sent: Wednesday, June 7, 2017 11:12 AM
To: Cindy Howden
Subject: FW: Memorial Cup Facility Funding

From: Dawna Nielson [mailto:dnielson@evrazplace.com]
Sent: April-21-17 3:18 PM
To: Mark Allan <mallan@evrazplace.com>; Chris Holden <CHOLDEN@regina.ca>; Kim Onrait <KONRAIT@regina.ca>
Subject: Memorial Cup Facility Funding

Good afternoon:

Just wanted to provide you with an update regarding the request for capital funding for the Memorial Cup:

The Memorial Cup Committee is working with ¹⁸ to provide costing for the capital funding requirements at the Brandt Centre. They were hoping to receive this information back today. I have spoken with Brent Sjoberg, and he indicated he didn't received it but thought he would receive all the costing by middle of next week. He will provide this information to REAL and we will ensure it meets our scope of work prior to submitting a joint submission to City Council.

18(1)(b)(c)

Please let me know if you have any questions, Thanks, Dawna

Dawna Nielson

Vice President, Sport, Entertainment & Events

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