



## *County of St. Paul No. 19*

June 2, 2014

Dewberry & District Ag Society  
Box 35  
Dewberry, AB T0B 1G0

Dear Mrs. Holmen:

Please accept this letter as a show of support in principle from the County of St. Paul for your plans to replace the ice hockey arena which was built in the mid 1960s.

Council would like to commend your Ag Society for taking on a project of this magnitude and congratulate you on your commitment to the community. Council recognizes the importance of keeping youth active and promoting healthy living. This new facility will be beneficial for your community and the surrounding area, which includes a small part in the County of St. Paul that falls within the Dewberry Hockey boundary.

We wish you success with the construction of your new hockey arena.

Yours truly,

Sheila Kitz, CLGM  
Chief Administrative Officer

/pjc



DEWBERRY & DISTRICT AGRICULTURAL SOCIETY  
Box 35  
Dewberry, AB T0B 1G0

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May 23, 2014

County of St. Paul  
5015 49 Avenue  
St. Paul, AB  
T0A 3A4

County Councilors;

We have included a brief background/history of the Dewberry and District Agricultural Society's plan to replace the ice hockey arena that was built in the mid 1960's. The arena has reached the end of its lifespan and we plan to replace it with a modest structure that will carry us through the next fifty years. We are asking for a letter of support in principal from your municipality as there are many residents of St. Paul County that call the Dewberry Arena their home rink.

Thank you for making room on your busy calendar to hear about our project. We appreciate your County staff and their extreme helpfulness in getting this information to you. If your Council does choose to provide the requested letter of support in principal please forward by email to Holly at the email below.

Sincerely,

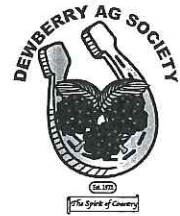
Holly Holmen  
Secretary/Treasurer  
Dewberry and District  
Agricultural Society  
Box 35  
Dewberry, AB  
T0B 1G0  
Phone (780) 847-2691  
Fax (780) 847-2501  
[dewberryag@gmail.com](mailto:dewberryag@gmail.com)



Our journey began following the completion of a study commissioned by the County of Vermilion River of all recreation facilities within the County boundaries conducted by Paul Conrad and Genivar Engineering. That study identified the Dewberry Arena Complex as one of a few facilities in the County of Vermilion River that were in need of major upgrades. The timing of this study was ideal from the perspective of the Dewberry Ag Society; we had been discussing the need for some professional opinions on how to best approach the future upgrades to our arena-i.e. "Where should we spend our money to have the most desirable impact and what projects should be addressed first, in order to create a proper flow from one repair to the next." Following the studies completed on behalf of the County of Vermilion River, the Dewberry Ag Society contracted the same professionals to complete a more in depth study of the Dewberry Recreation Complex. Armed with the information gathered from the study, and guided by the professionals from that team a plan was developed to renovate and rejuvenate the existing facility. In conjunction with this plan the Ag Society made application to the provincial government for emergency funding to aide in the redevelopment of the Dewberry complex. The request made for emergency funding initiated several visits from Alberta Infrastructure professionals and a second thorough review was made of the Dewberry Recreation Facility by those government professionals. This second review provided us with information that was somewhat contradictory to the assessment done by Paul Conrad and Genivar Engineering. Initial verbal assessment shared at the time of Infrastructure review visits indicated that the building condition was not as repairable as we had been led to believe by the Conrad team. When we received this information from Alberta Infrastructure it was surprising to find their assessment at such polar opposites with previous information. We did, at this time begin to explore other options, as it appeared that a renovation may not be plausible. In summary the Alberta Infrastructure report states:

*This building would cost up to 80% of the cost of a new building to repair, however the buildings construction methodologies would guarantee an ongoing high maintenance cost and it would be unlikely to have a useful lifespan beyond fifteen to twenty years. A restoration of this building would not provide good value for money and from the perspective of cost management this building is beyond its service life and requires replacement by a good quality non-combustible construction with a potential lifespan of fifty plus years.*

The realization that the building was not repairable took us to CastleRock Contracting Ltd. Their team of designers and engineers has visited our facility numerous times over the past couple of years and have been able to lend some great insight as they have been involved in many such facilities around the province. They also brought on board Paul Anderson, an architect from



N53 Architecture Inc. That firm worked with us to create the drawing you have. Paul has been a great asset in this planning process as he is a hockey player and has the same visions we have from the players' perspective of the facility. We have developed a plan for a steel girder structure with an insulation wrap and metal cladding that will serve the communities needs for at least fifty years.

This facility is an important cornerstone for the entire Dewberry Recreation area. Our service area includes the Village of Dewberry, the Hamlet of Clandonald, the Hamlet of Heinsburg, and the Whitney Lake areas to the north of Heinsburg (see enclosed map which shows the service area included in St. Paul County). We are the "home rink" to all individuals living within those areas and there is a set of criteria and a procedure to follow when requesting a variance from those boundaries. There are strict guidelines in place that govern a player's eligibility to move which definitely include the ability, or consequent inability, of Dewberry Minor Hockey to ice a team in the affected age category. Hockey Alberta is the governing body that has developed these boundaries and they are also charged with strict enforcement of player movement. Although it is the Minor Hockey program that puts a lot of the "fun" in our building it must be noted that it is not Minor Hockey programming that pays the bills. Most of our funding and operational money comes from grant programs. Beyond the "minor hockey" realm we are also home to two senior men's rec teams, one from Clandonald and one comprised of mainly Heinsburg players. The ladies rec hockey team also has players from the above areas plus Marwayne. The Mustangs of the SaskAlta league have players from all the above areas plus Kitscoty, Lloydminster, Elk Point, Bonnyville, Vermilion, Islay and Fishing Lake. We truly are a regional use facility encompassing a large number of communities in the County of Vermilion River, County of St. Paul and beyond. We do have local and regional support for our plan as is indicated by several letters of support that can be supplied on request.

The area population trend is on an upswing and much of that increase is coming from young families moving to the region and constructing new homes which indicates they are planning to remain in the area. Mr. Curt Orbeck, our school principal has provided us with Dewberry school population figures that show a steady population increase of approximately 5%-10% actual and projected growth over a four year time span starting in 2012. This plan is designed as a proactive approach to providing a long term facility that will serve that next generation of users and beyond. This indicates a need for further recreation infrastructure which this project will satisfy. We are trying to meet the challenge on our local infrastructure by developing a facility that will service this generation and will stand strong for at least a fifty year future. We are not starting from ground zero as we plan to re-use the concrete ice pad as well as many of the



interior fixtures in the existing arena. Our new players' boxes that we had installed a couple of years ago and the new ice plant last fall were all designed to be easily transferred from today's facility into tomorrows. In addition to helping to keep the community healthy and active this new facility would also provide a safe place for youth to meet and socialize. If community recreation facility access is reduced or eliminated the overall prevalence of obesity (a precursor of diabetes and other chronic conditions) in children and youth is likely to increase over time. This facility also plays a key role in the physical education program at the Dewberry School, free of charge as part of our joint use agreement, and has been offered to the Heinsburg School as well, using the same model. They are working on including it in their course plans for next year.

Studies show that a recreation facility is one of the key factors considered when families are moving to an area and more families will have a positive impact on both the Village and the surrounding Counties.

This entire process has been a huge Community Capacity Building exercise...we have developed skills, support and structure within our group and the community. These skills and abilities will continue to grow and evolve. When a community gains these assets the community becomes and remains STRONG. We have worked together to get to this point and we will continue to work together to see this plan to completion. We are Community Builders: A group of dedicated community members banded together to build and grow our hometown. Our Community Building has only just begun as we move forward with this exciting venture that has and will continue to bring together young and old alike.

We are requesting a *letter of support in principal* for our project from the County of St. Paul and its councilors.

**VERVIEW**

**HEINSBURG**

**ROSS LAKE**

**LAURIER LAKE**

**WHITNEY LAKE**

**ALMA LAKE**

**St. Paul Cour**

**Dewberry Mine Hockey Bound**

Map showing land parcels, owners, and geographical features. Key locations include Verview, Heinsburg, Ross Lake, Laurier Lake, Whitney Lake, and Alma Lake. The map is overlaid with a grid and includes a large handwritten title 'Dewberry Mine Hockey Bound'.