

# **County of Sturgeon Project Failure**

**Verbeek Properties and Unfinished  
Business!**

**How Could Things Go So Wrong!**

# **Elements of a Successful Project Usually Include:**

- **Planning**
- **Evaluating Resources Available to Complete the Project**
- **Validating Resources are Licensed or Certified to Carry Out Their Responsibilities**
- **Meeting with all Affected Parties to Discuss Roll Out and Commitments Agreed To**
- **Delivering on the Project to the Satisfaction of All Participants**
- **Compensating Participants Either for the Work They Do or if Some are Inconvenienced Due to the Scope of the Project**
- **Celebrating Successful Closure With No Outstanding Issues!**

# **Two Projects Significantly Affecting Calvin Verbeek and Maureen Kwolick**

- ▶ **Range Road 274 Widening of the Roadway North of Hwy 633**
- ▶ **Range Road 272 South of Hwy 633, Construction on the Roadway and Ditches**

## **Range Road 274**

- **Roadway to be surveyed and any fencing to be replaced to be installed within 6 inches of the survey line/pin alignment.**



# **Range Road 274: Fence Line is out by over 2 feet (27 inches) and county response is “no net loss of land”. Really?**





**Range Road 274: To negate the Verbeeks as complainers, the adjacent land owner agreed to a 2 meter offset of fencing and the fence was offset to 3 meters from the property line. Was this too “no net loss to the landowner”?**





# **Rge. Rd. 274 Tensioning of the Wire!**

**Seems simple enough  
to understand!**

**County: “No  
deficiencies have  
been noted  
associated with  
tensioning.”**

**“Fencing has been  
installed in  
accordance with  
governing  
specifications.”**

**Seriously?????**





**Range Road 274: Corner Cut Off at Rge Rd 274 and Hwy 633. Landowner volunteered to donate the land for a traffic circle to make it safer for local residents as Inland/Lafarge will be driving hundreds of trucks a day through this intersection. The traffic circle at Villeneuve has saved countless lives with the amount of large truck traffic!**





- **The County chose not to construct a traffic circle at this intersection and it is pretty well a guarantee people will die with the increased truck traffic.**

**Mr. Verbeek has had to fix his fences a dozen times over the years due to car accidents at this intersection!**

- **Time will tell but it will be unfortunate when it happens!**

**Range Road 274:** The road at Rge.Rd. 274 and Hwy 633 was raised and the County agreed to raise the approaches across the ditches on each side of 274 to allow cattle trucks to continue to load and unload as they always have. Approaches have never been built up preventing cattle truck access!





**Range Road 274:** Interesting that at this same location, Mr. Verbeek (who is in the aggregate business as well) is not allowed to mine the gravel seams running across his land on both sides or be compensated for it, and yet Inland/Lafarge was allowed to close down this same Range Road for 5 years and mine right through it! **Double Standard!**

**\*\*\*Note: Mr. Verbeek supplied dozens and dozens of steel fence panels as temporary fencing for this project with no compensation!**





# **Range Road 274: The Land Owners' Approach to their property!**





**Range Road 274:** The County agreed to utilize material creating a borrow pit on the landowners' property and converting it with proper sloping to be used as a dugout. After removing a quantity of material and claiming it was too moist for construction, the County abandoned it and never completed the dugout!





**Range Road 274: This project has left a mess of the properties on 274 with abandoned wire posing a threat to livestock! This is but a small sample of the lack of care or supervision as Rge Rd 272 is an embarrassment for County, the Landowners, and PMs.**





**Rge. Road 274: Interesting how all the culverts on 274 drain into the ditches except on the Verbeek properties where they dump directly onto his land. The county claims they would have to follow up with Alberta Environment but Verbeeks have heard nothing!**





**Rge Road 272: Can it get any worse from a project management standpoint. Does this look like a 6 to 1 slope in anyone's imagination? OH&S would demand tie offs to even work on this fence!**





**Rge. Road 272: The mess left behind. Over a mile and a half of unfenced property left that way for months due to poor planning which has cost Verbeeks thousands of dollars in lost revenues!**





**Rge. Road 272: Thousands and thousands of board feet of wood that was to be cut and delivered to the landowners' property that was hauled to the Sturgeon County gravel pit across the road and burned!**





**Rge. Rd. 272: Fence Posts that were to be salvaged along the mile and a half property line.**

**It was estimated that over 500 fence posts could be salvaged in good condition but we have multiple images of them just being snapped off by equipment with no effort to remove or save them. The landowner was able to salvage 61 of them. A direct loss!**



- **Range Road 272: We implore Council to order Administration to resurvey the property lines immediately by a company that is actually certified in Alberta to do so!**

**We implore Council to direct Administration to have fencing installed immediately after survey and tensioned appropriately as livestock is being delivered May 15, 2023 to prevent even further losses to the landowner!**

**We have asked multiple times for “No Trespassing and Open Pit” signage to be replaced and nothing! Liability is huge should anything happen, the County will be drawn into this!**



## **Rge. Road 272:**

**To date, the landowner has lost \$7,500 in grazing rental over the winter due to no fencing.**

- ▶ **With fencing missing for months for an entire mile and a half stretch, the landowner has suffered 4 break-ins and thefts of tens of thousands of dollars in tools, fuel, equipment, batteries, vandalism to heavy equipment and destruction of property!**
- ▶ **There is no other terminology than complete failure to satisfy or meet the needs of the rural residents affected by this construction!!!**
- ▶ **PLEASE STOP THE LOSSES AND MEET YOUR OBLIGATIONS!!!**