

**SUMMER VILLAGE OF NAKAMUN PARK**  
**AGENDA**

Wednesday July 15<sup>th</sup>, 2020 – at The Onoway Civic Centre at 5:00 P.M.

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1. Call to order:
2. Agenda: a) Wednesday July 15<sup>th</sup>, 2020 Regular Council Meeting
3. Minutes: (1-3) a) Wednesday June 17<sup>th</sup>, 2020 Regular Council Meeting  
b)
4. Appointment: a)
5. Bylaws/Policies: a)  
b)
6. Business (4-9) a) Lot 4, Block 4 Plan 2302 MC Land Sale, Offer to Purchase – RFD 2020-30 is attached for review. Some additional background and a draft agreement will be available for review at the meeting.  
(10-11) b) August 2020 Meeting/Public Hearing, Change of Location – RFD 2020-31 is attached for review.  
(12-17) c) Resident Concerns, Buoy and Boat Launch Use – RFD 2020-32 is attached for review.  
(18-21) d) Fire Services Meeting, July 17<sup>th</sup>, 2020 Attendance – RFD 2020-33 is attached for review  
e)
7. Financial a) N/A  
b)
8. Councillor Reports  
a) Mayor  
b) Deputy Mayor  
c) Councillor
9. Administration Reports  
a) MAP Review Preparations (Status Update)  
b) Untidy/Unsightly Enforcements (Summer 2020)  
c) New Speed Bump(s) (East Entrance)  
d) Assessment Adjustments  
e) Weed Harvesting 2020  
f) Other

# SUMMER VILLAGE OF NAKAMUN PARK

## AGENDA

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10. Information and Correspondence

(22-23) a)

Government of Alberta, Municipal Affairs – June 2020 Regional Services Commissions Streamlining Approvals Publication, while not directly an impact on municipal operations the changes outlined in this correspondence will impact regional commissions to which Nakamun Park is a member (i.e. WILD Water, Highway 43 East Waste, etc.).

(24-26) b)

Government of Alberta, Municipal Affairs – June 2<sup>nd</sup>, June 9<sup>th</sup>, and June 19<sup>th</sup>, 2020 Statement of Deposits for various grant payments, including \$204.00 for FCSS, \$8,322.00 for MSI-Operating, and \$10,491.00 for Gas Tax Fund Allocations.

11. Closed Meeting

a) - N/A

12. Next Meeting Date

a) Schedule the next regular council meeting for August 19<sup>th</sup>, 2020.

13. Adjournment

Upcoming Meetings:

July 17<sup>th</sup>, 2020 – Fire Services Meeting

July 23<sup>rd</sup>, 2020 – SV Emergency Management Meeting

August 19<sup>th</sup>, 2020 – Regular Council Meeting

August 19<sup>th</sup>, 2020 – Public Hearing, Bylaw 2020-8 (MDP Bylaw)

August 22<sup>nd</sup>, 2020 – Annual Information Meeting

October 24<sup>th</sup>, 2020 – SVLSACE (location TBD)

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY JUNE 17<sup>th</sup>, 2020 AT 5:00 P.M. AT THE ONOWAY CIVIC CENTRE.

	<b>PRESENT</b>	<p>Mayor: Marge Hanssen (via Conference Call)  Deputy Mayor: Carleigh LeClair (via Conference Call)  Councillor: Harry Kassian</p> <p>Administration: Dwight Moskalyk, CAO</p> <p>Appointments: n/a</p> <p>Absent: n/a</p> <p>Public Works: n/a  Public at Large: n/a</p>
1.	<b>CALL TO ORDER</b>	Mayor Hanssen called the meeting to order at 5:04 p.m.
2.	<b>AGENDA</b> 97 - 20	<b>MOVED</b> by Councillor Kassian that the Wednesday June 17 <sup>th</sup> , 2020 regular council meeting agenda be approved with the following addition: Add: Business Item 6(d) – Discussion on Golf Cart Use and Regulations; <b>CARRIED.</b>
3.	<b>MINUTES</b> 98 – 20	<b>MOVED</b> by Mayor Hanssen that the minutes for the Wednesday May 20 <sup>th</sup> , 2020 regular council meeting be approved as presented. <b>CARRIED.</b>
4.	<b>APPOINTMENT</b>	N/A
5.	<b>BYLAW</b>	N/A
6.	<b>BUSINESS</b> 99 – 20	<b>MOVED</b> by Councillor Kassian that Bylaw 2020-8, being a bylaw for the adoption of, and containing as a schedule thereto, a Municipal Development Plan, be given first reading. <b>CARRIED.</b>
	100 – 2020	<b>MOVED</b> by Mayor Hanssen that the required public hearing for Bylaw 2020-8, the Municipal Development Plan Bylaw, be scheduled for Wednesday August 19 <sup>th</sup> , 2020 in Onoway, AB beginning at 5:15 p.m., and that subject to the notice and advertising requirements of the Municipal Government Act, Administration arrange a mailout notice to all property owners in addition to the normal website and notice board postings. <b>CARRIED.</b>
	101 – 2020	<b>MOVED</b> by Deputy Mayor LeClair that the discussion regarding entrance sign maintenance and rehabilitation be accepted as information at this time. <b>CARRIED.</b>

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY JUNE 17<sup>th</sup>, 2020 AT 5:00 P.M. AT THE ONOWAY CIVIC CENTRE.

	102 – 2020	<b>MOVED</b> by Mayor Hanssen that Council authorize the placement of one additional speed bump in the vicinity of the east entrance to the village on Nakamun Drive somewhere south of the mailboxes, as discussed, on a trial basis for the rest of the summer season 2020. <b>CARRIED.</b>
	103 – 2020	<b>MOVED</b> by Councillor Kassian that the discussion on golf cart use and regulation be accepted as information. <b>CARRIED.</b>
<b>7.</b>	<b>FINANCIAL</b> 104 - 2020	<b>MOVED</b> by Mayor Hanssen that the Income and Expenses Sheets, as of April 30 <sup>th</sup> , 2020, including the Actual to Budget comparison, be accepted as information. <b>CARRIED.</b>
<b>8.</b>	<b>COUNCIL REPORTS</b> 105 – 2020	<b>MOVED</b> by Mayor Hanssen that Council accept the Council Reports for information, as presented. <b>CARRIED.</b>
<b>9.</b>	<b>ADMINISTRATION / PUBLIC WORKS REPORTS</b>  106 – 2020  107 - 2020	<b>MOVED</b> by Mayor Hanssen that Council accept the Administration and Public Works reports for information, as presented. <b>CARRIED.</b>  <b>MOVED</b> by Mayor Hanssen that Council set Saturday August 22 <sup>nd</sup> , 2020 10:00 a.m. at the Public Works Shop as the preferred date for the 2020 Annual Information Meeting, with an alternate date of Saturday August 29 <sup>th</sup> , 2020, both subject to changes in the COVID-19 relaunch regulations and any additional restrictions that may arise. <b>CARRIED.</b>
<b>10.</b>	<b>INFORMATION / CORRESPONDENCE</b>  108 - 2020	<b>MOVED</b> by Mayor Hanssen that the following items be accepted as information: <ul style="list-style-type: none"> <li>a) Government of Alberta, Municipal Affairs – May 19<sup>th</sup>, 2020 letter confirming 2020 MSI Capital and MSI Operating allocations.</li> <li>b) Government of Alberta, Municipal Affairs – June 10<sup>th</sup>, 2020 letter confirming 2020 Gas Tax Fund allocations.</li> <li>c) Town of Mayerthorpe – April 2020 and May 2020 CPO Reports</li> </ul>

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY JUNE 17<sup>th</sup>, 2020 AT 5:00 P.M. AT THE ONOWAY CIVIC CENTRE.

		<p>d) Lac Ste. Anne County – May 23rd, 2020 Media Release: County Responds to Rising Water Levels.</p> <p>e) Onoway Regional Fire Services/North West Fire and Rescue – May 30th, 2020 Withdrawal of Current Regional Director Emergency Management Services, effective July 1st, 2020.</p> <p>f) WILD Water Commission – Notice of Inter Basin Open Houses for Phase III and Phase IV, including participation details for virtual participation.</p> <p style="text-align: right;"><b>CARRIED.</b></p>
11.	<b>CLOSED MEETING</b>	N/A
12.	<b>NEXT MEETING</b>	
	109 - 2020	<p><b>MOVED</b> by Mayor Hanssen that the next regularly scheduled meeting be held on Wednesday July 15<sup>th</sup>, 2020 at 5:00 p.m. in the Town of Onoway Council Chambers.</p> <p style="text-align: right;"><b>CARRIED.</b></p>
	110 - 2020	<p><b>MOVED</b> by Mayor Hanssen that the August 2020 Council meeting be scheduled for Wednesday August 19<sup>th</sup>, 2020 at 5:00 p.m. in the Town of Onoway Council Chambers, in conjunction with the schedule Public Hearing on Bylaw 2020-8.</p> <p style="text-align: right;"><b>CARRIED.</b></p>
13.	<b>ADJOURNMENT</b>	Mayor Hanssen declared the meeting adjourned at 6:32 p.m.

\_\_\_\_\_  
Mayor Marge Hanssen

\_\_\_\_\_  
Chief Administrative Officer Dwight Moskalyk



## Summer Village of Nakamun Park Request For Decision - (RFD) 2020-30

<b>Meeting:</b>	<b>Regular Council</b>
<b>Meeting Date:</b>	<b>July 15<sup>th</sup>, 2020</b>
<b>Originated By:</b>	<b>Dwight Moskalyk, Chief Administrative Officer</b>
<b>Title:</b>	<b>Lot 4, Block 4 Plan 2302MC Land Sale, Offer to Purchase</b>
<b>Agenda Item Number:</b>	<b>6(a) – Business</b>

### **BACKGROUND/PROPOSAL:**

The Municipality acquired Lot 4, Block 4, Plan 2302MC through the tax recovery process some time ago. Earlier in 2020 Council authorized administration to advertise this parcel for sale, by sealed tender and subject to standard conditions. The parcel was advertised in local papers and on the website/municipal office beginning in June and at the closing date of July 8<sup>th</sup>, 2020 one submission had been received.

Administration opened the submission and review it on July 8<sup>th</sup>, 2020. A summary of the tender and submission is attached. A proposed agreement will be reviewed during the meeting, once prepared by legal counsel. Council must consider if it would like to accept this offer.

### **DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:**

The offer received is from a numbered company, but the directors of the business have ties to the community and have recently developed property within the community. Their intention would be to fill and develop this subject parcel as well, although no timeline for doing so was provided in the submission.

The offered price is enough to cover the outstanding charges/fees and taxes carried by the property. However, the offer is less than the assessed value of the property. Pending comments from legal counsel regarding this aspect, I am not concerned with the offer amount being less than the assessed value; the assessed value will not have factored in the necessity to bring in fill in order to make this vacant lot "developable" or even comparable to other land valuations.

Considering a lower-than-assessed-value offer may not be unreasonable in this case. The longer the municipality holds on to the land the more potential tax revenue they forgo, and the upside of additional revenue from a potential development is, in my opinion, worth the short-term sacrifice of a prime purchase price.

Alternatively, Council may wish to reject the offer and either re-advertise (in the same method (i.e. newspaper/website) or another (i.e. listing agency) - or suspend the listing for the time being.

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**COSTS/SOURCE OF FUNDING (if applicable)**

N/A – any legal/administrative costs are applied against the property and covered under the proceeds of the sale.

If Council chooses to relist the property there will be additional costs, including advertising/agency costs, forgoing some or all of 2020 taxes, and extending period of maintenance costs (Public Works time for grass cutting, etc.).

**RECOMMENDED ACTION:**

- 1) That Council accept the tender offer and proposal from 2082810 AB Ltd. For the purchase of Lot 4, Block 4, Plan 2302MC (5054-5<sup>th</sup> Street) for the offered amount \$20,200.00 and approve the Real Estate Purchase contract as presented and authorize execution of the document.

<b>Initials show support – Reviewed By:</b>	<b>CAO: <i>D. Moskalyk</i></b>
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## NOTICE OF SALE BY SEALED TENDER

### 1 Residential Vacant Lot - Summer Village of Nakamun Park

1 June 2020

The Summer Village of Nakamun Park ("the Summer Village") is offering for sale, by sealed tender, the following lot:

1. 5054 5<sup>th</sup> Street – Lot 4, Block 4, Plan 2302MC (Tax Roll #5054)
  - Lot size is 10,050 square feet
  - Vacant Residential
  - 2019 Assessed Value: \$34,390.00
  - 2020 Taxes - \$921.55

Note: Lot size as set out above is approximate.



#### Mandatory Terms of Sale.

1. Applicable to all Lot sales:
  - a. The Completion Date (the date on which the Buyer must have paid the full purchase price, subject to normal adjustments such as property taxes, and on which the Summer Village will have transferred title to the Buyer) is to be 30 days after acceptance of the offer by the Summer Village.
  - b. This Lot is sold "as is, where is" and the Summer Village makes no representations or warranties concerning the property and its condition whatsoever. Without limiting the generality of that statement, the Summer Village makes no representation and gives no warranty as to the adequacy of services, soil conditions, land use districting, building or development conditions, absence or presence of environmental contamination or the presence of any hazardous substances, or the developability of the subject property for any intended use by a Buyer.
  - c. No personal property of any kind is included in the sale.
  - d. If the property is occupied by a tenant or other person(s) in possession, the obligation and expense of obtaining vacant possession shall be the Buyer's.
  - e. Goods and Services Tax (GST), if any, shall be the responsibility of the Buyer, and may be additional to the purchase price.
  - f. Acceptance of any successful tender by the Summer Village shall remain conditional on the Buyer entering into a binding written contract in a form satisfactory to the Summer Village's solicitor.

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**Making the Tender Submission.**

1. Your tender submission must:
  - a. Specify the purchase price that you propose;
  - b. Include a deposit of 10% of the purchase price, to be in the form of certified cheque, bank draft or money order, with the balance due within 7 business days of acceptance of offer. (The deposit is refundable if the tender submission is not accepted by the Summer Village. The deposit is non-refundable if the tender submission is accepted by the Summer Village, unless the Summer Village fails to complete the sale on the terms of the tender offer);
  - c. Include some background as to what you intend to do with the property (for example: leave as is, demolish existing structure, demolish existing structure and build new structure, etc.);
  - d. Include the full name, address, telephone number, fax number (if applicable) and email address of the Buyer; and
  - e. Include any other proposed conditions or terms for the sale.

**A Tender Submission Form may be obtained through the office to assist Buyers in providing these required details.**

If you have any questions on this tender process, please contact Chief Administrative Officer Dwight Moskalyk at 780-967-0271, or by email at [cao@svnakamun.com](mailto:cao@svnakamun.com). If you have any questions with respect to the zoning, permitted uses or restrictions for future development of these Lots, please contact Development Officer Tony Sonnleitner at 780-718-5479.

**Sealed Tenders will be accepted until July 8<sup>th</sup>, 2020 at 12:00 p.m. (Noon) MST.** Sealed Tenders can be dropped off at the Summer Village office located at 4808-51<sup>st</sup> in Onoway, AB, or mailed to the Summer Village of Nakamun Park, P.O. Box 1250 Onoway, AB T0E 1V0. Tenders received after the deadline indicated above will not be accepted or reviewed.

*The Summer Village reserves the right to accept or reject tenders for any reason in the municipality's sole discretion. Further, the Summer Village may choose not to accept any tender submitted.*

**TENDER OPENING CHECKLIST**

OPENING DETAILS	
Date:	July 8, 2020
Opened by:	DWIGHT MOSKALYK, C.A.O.
Witness:	Deborah Giroux

AFFECTED LAND DETAILS	
Municipal Address:	5054 5 <sup>th</sup> Street (Roll # 5054)
Legal Description:	LOT 4, BLOCK 4, PLAN 2302MC

APPLICANT(S) DETAILS	
Applicant Name:	2082810 AB Ltd
Additional Applicant Name(s):	DIRECTORS: Michelle Newman and, DARYL Newman.

DETAILS OF TENDER SUBMISSION	
Bid Amount:	\$ 20,200.00
Deposit Amount Enclosed:	\$ 2,020.00
Method of Payment:	ABC BANK DRAFT 65292991 0-516

DECISION	
<u>Unsuccessful Bidder</u>	<u>Successful Bidder</u>
<input type="checkbox"/> Notified and Deposit Funds Returned	<input type="checkbox"/> Notified and Deposit Funds Processed
	<input type="checkbox"/> Instructions sent to Counsel for processing

SIGNATURE OF AUTHORIZED OFFICER OF THE MUNICIPALITY on \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(signature)

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Tender Submission:

2082810 Ab Ltd



Purchase of:

5054 5th St Lot 4 Blk 4 Plan 2302 MC Tx Roll: 505

Purchase Price:

\$20,200  
PD

Closing Date: August 7, 2020

Michelle Newman

Handwritten signature of Michelle Newman.

Deposit:

\$2020  
PD

Daryl Newman

Handwritten signature of Daryl Newman.

Background: Michelle + Daryl Newman are directors of the above holding company. We are also the owners at 5053 5th St SV Nakamun. Daryl grew up with a place in the SV and has lots of family still there. His Uncle Harry Kassian, and Karen Tomlinson, to mention a couple. It's a very special place that we enjoy sharing with our 2 kids, their cousins and extended family. Our plan for this lot is to slowly fill it inexpensively and eventually build a cabin there. The cabin we built next door needs ⑨ handrails inside to complete our final inspection with Superior and we are working on the drainage plan. Thank you for your consideration.



## **Summer Village of Nakamun Park Request For Decision - (RFD) 2020-31**

<b>Meeting:</b>	<b>Regular Council</b>
<b>Meeting Date:</b>	<b>July 15<sup>th</sup>, 2020</b>
<b>Originated By:</b>	<b>Dwight Moskalyk, Chief Administrative Officer</b>
<b>Title:</b>	<b>August 2020 Meetings/Public Hearing – Change of Location</b>
<b>Agenda Item Number:</b>	<b>6(b) – Business</b>

### **BACKGROUND/PROPOSAL:**

Council has established the Town of Onoway Council Chambers as the location for its regular meetings. However, the meeting currently scheduled for August 19<sup>th</sup>, 2020 includes a public hearing for the Municipal Development Plan – which may mean that we would exceed the allowable facility capacity, especially considering COVID-19 guidelines. As the public hearing in particular is subject to the requirement for advertising (mailout to residents) it would be worth considering changing the location of this meeting to a larger venue and including that in the notice to residents.

Council motion #110-20 confirmed the August meeting as August 19<sup>th</sup>, 2020 at Town of Onoway Council Chambers, but the discussion recognized the need to reevaluate this location choice at the July meeting.

### **DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:**

I have tentatively booked the Onoway Heritage Centre (Gymnasium Room) for August 19<sup>th</sup>, 2020 5-8pm, pending the discussion on Council.

The consideration for a change of venue is to accommodate the public hearing for the MDP. We rarely have public attendance at meetings, and I do not expect that to change for the August meeting – with the exception of not knowing how much interest there will be for residents to view the proceeding, or provide oral submissions. Given this unknown attendance factor, and the relative expense of having to issue a second notice if we change locations mid-process, the prudent play would be to establish an alternative location for the meeting/public hearing now.

There will be costs for room rental, but these costs are negligible in comparison to the cost of a second mailout.

It is probably worth having the discussion about booking this space for the AIM on August 22<sup>nd</sup>, 2020 (alt. August 29<sup>th</sup>, 2020) as well. Council may want to hold the AIM at the summer village like usual, but I have confirmed the space is available for both AIM dates (10am – noon) if you want to consider relocating that event as well.

(10)



**COSTS/SOURCE OF FUNDING (if applicable)**

The rental cost will be absorbed through the 2020 operating budget.

**RECOMMENDED ACTION:**

- 1) That Council approve the Onoway Heritage Centre Gymnasium 4708-Lac Ste. Anne Trail North, in Onoway, AB, as the location of the August 19<sup>th</sup>, 2020 meeting and public hearing, in consideration of potential for additional meeting attendance and current COVID-19 guidelines.
  
- 2) That Council either approve the Onoway Heritage Centre Gymnasium 4708-Lac Ste. Anne Trail North, in Onoway, AB, as the venue for the Annual Information Meeting on August 22<sup>nd</sup>, 2020 or accept the discussion on the AIM venue change for discussion.

<b>Initials show support – Reviewed By:</b> <b>CAO: <i>D. Moskalyk</i></b>
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## Summer Village of Nakamun Park Request For Decision - (RFD) 2020-32

<b>Meeting:</b>	<b>Regular Council</b>
<b>Meeting Date:</b>	<b>July 15<sup>th</sup>, 2020</b>
<b>Originated By:</b>	<b>Dwight Moskalyk, Chief Administrative Officer</b>
<b>Title:</b>	<b>Resident Concerns – Buoy and Boat Launch Use</b>
<b>Agenda Item</b>	<b>6(c) – Business</b>
<b>Number:</b>	

### **BACKGROUND/PROPOSAL:**

The municipality received an email on Wednesday June 24<sup>th</sup>, 2020 – Subject: Yellow buoy and our great boat launch. This email was sent to Council and Administration, and was cc'ed to several other addresses, reportedly on their behalf and expressing their common sentiments. A copy of the email, excluding cc'ed contact list email addresses, is attached for reference.

The email outlines some concerns. In Administration's reply to the email – also attached – I confirmed I would include a discussion on some of these matters during the next council meeting. I have presented this item here for general discussion and any direction as warranted by Council.

### **DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:**

I have attached the feedback I received from Alberta Environment and Park re: the Buoy. It seems they will be/or have by now replaced the "winter buoy" with the "summer buoy" and hopefully this addresses that concern.

The discussion on the Boat Launch, and limiting or restricting use, is something that needs to be discussed by Council. Notwithstanding the detailed proposed options included in the email, I recommend Council approach this matter conceptually first, and then Administration can explore options based on the direction Council would like to go.

It has been the tact of Council in recent years to view the Boat Launch as a public amenity, with unrestricted access to village residents and visitors alike. The launch is marked "use at your own risk" but is included in the village assets in terms of liability and property insurance as well. I appreciate there are some negative aspects of increase use, but not sure if restriction access is the best way path forward.

### **COSTS/SOURCE OF FUNDING (if applicable)**

N/A – here for general discussion at this point. If Council's discussion results in any direction requiring upgrades or works on site, we will acquire pricing and return the matter for further consideration.

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**RECOMMENDED ACTION:**

- 1) Here for general discussion, provide direction as warranted. My recommendation is that Council maintain the status quo in terms of Boat Launch access and that Council accept the June 24<sup>th</sup>, 2020 correspondence on this matter as information.

**Initials show support – Reviewed By:** **CAO: *D. Moskalyk***

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**Date** Wed, 24 Jun, 20 10:18:36AM

**From** grant@frostvaluations.com  
ddm@kronprinzconsulting.ca

**To** harry.kassian@svnakamun.com  
carleigh.leclair@svnakamun.com  
marge.hanssen@svnakamun.com  
'Scott Held'  
sheld@spdodge.ca  
breen.neeser@gmail.com  
d.schaaf@urecon.com  
sideboc@hotmail.com  
mark@jandjelectric.ca  
wyatt@movementmechanical.com  
hogies2772@gmail.com  
diennegertz@gmail.com  
mitch.winnicki@gmail.com  
mjw@huntingtonandworth.com  
canadiansrule2009@live.ca  
'Cori Lyn Gengenbach'  
Cori.Lyn.Gengenbach@epsb.ca

**Cc** drpinder@telus.net  
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ajzenko@gmail.com  
rdparadis@telus.net

**Subject** Yellow buoy and our great boat launch

Hi Council,

Hope this email finds you all healthy and well. Following is a couple concerns in regards to the SV and the lake as we are currently unable to have our annual town hall meeting.

It looks like Fisheries and Oceans possibly left their yellow sampling buoy out in the lake. Last year it was marked with a flashing light and this year it is unmarked. Have they notified the SV as to their intentions or have they forgotten about it? It is a low lying hazard and hard to see when the surf boats create the big waves. Not sure if it belongs to Fisheries and Oceans but I am assuming that the SV would know who's it is and see if we can get it marked or removed.

More importantly is our boat launch. With the SV having a great boat launch and increased water levels we are noticing increased usage of the lake which is good to see with many properties at the lake sporting new boats and sea doos. The concern from talking to people on the water and on the streets is the number of units driving down the road and directly to the boat launch that are not SV residents. Each weekend sees many trucks and trailers parked there and I realize that some may have been SV residents that do not have access to the lake but when you see them moored to the launch and camped out in the parking lot it leads me to believe that they are not SV residents or guests. What is our liability and risk to non SV members? As residents, we are paying taxes for the upkeep and maintenance to the boat launch, parking area and ball diamond area. As we do not patrol or monitor the area there appears to be no recourse should damage occur to the site and SV residents are ultimately on the hook to pay for the upkeep and repairs.



The consensus is that we would like to have the boat launch area gated to reduce access to non SV residents. I know there had been some discussion at previous town hall SV meetings about gating both ends of the launch turn about to limit access to SV residents only but with concerns about how make this viable and feasible.

An immediate fix is as follows: I am aware of a resident that has steel poles, chain and a sign that can be donated to the SV and would simply require digging and concreting of the poles and a combination lock with letters sent to all SV residents supplying them with the combination. The combination could be changed annually, monthly, etc. to limit the number of codes inadvertently given out to non SV residents. I think this is a low cost viable solution to protect the boat launch from wear and tear and liability. Simple metal poles with a heavy chain and lock (with resettable code) would reduce the traffic and liability and would not increase our taxes which seem to be on the rise. This would involve some work on accessing such as unlocking/locking the lock/gate upon entry/exit to reduce the chance of a non SV resident following a resident in. I would propose that the boat launch be gated on the east side parallel to Nakamun Drive and on the west side at the north end of the lots backing onto the west access road thus allowing these residents to easily access the back of their lots.

A slightly more costly alternative and more user friendly, is to install a gate at the east end with a keypad operating off of a solar panel/electricity. The gate would open via the keypad and close automatically after a set time. The west end (exit) would have a sensor and when driven across would automatically trigger the opening of the gate which would close after a set time period. This option would allow both gates to be placed along Nakamun Drive and the residents backing onto the west side would be able leave with minimal delay. The pad could be accessed via code or via a key card (one card per residence and fee for replacement of lost card). The costs of this setup would be recouped by potential decreased wear and tear on the boat launch, speed bumps and road and clean up of the parking area. There are many ways to gate the area with various means of accessing and the goal is to provide residents with access and non residents limited access.

Discussions with residents cc'd in this email also brought up the following concerns:

Reduced boat traffic would lead to less wear and tear on the road, boat launch and speed bumps and reduced waste at the boat launch and ball diamond area. Hopefully the reduced access to the boat launch would lower boat traffic and reduce the wave erosion that many lake front properties are experiencing the last couple of years. Gating of the boat launch will deter day time users and those seeking future development on the lake who assume that they can access the lake via our boat launch.

Some residents have indicated that the boat launch was partially funded by grants from the government and therefore may not be able to be gated. The countering to this is that the access is on private land which can be gated and access provided to all those entitled to the use thereof. The gates are placed on access points to the ball diamond and not at the entrance to the boat launch.

Myself and the residents that provided their email addresses would be happy to discuss further with council members a solution to the gating of the park/boat launch.

Thank for you for your time and consideration of these concerns.

Grant Gengenbach, BA, CRA, P.App., CPPA

Frost & Associates Inc.

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**Date** Wed, 24 Jun, 20 11:24:46AM

**From** ddm@kronprinzconsulting.ca

**To** grant@frostvaluations.com  
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maggie3@telusplanet.net  
grichmond@mcsnet.ca  
len.samletzki@gmail.com  
erict@jaronwolff.com  
ajzenko@gmail.com  
rdparadis@telus.net

**Subject** Re: Yellow buoy and our great boat launch

Good morning Grant,

Thank you for taking the time to compile and forward the referenced comments. We are still hoping to have an Annual Information Meeting at some point this summer (in fact, Council has set a tentative date of August 22nd, 2020 - and a rain date of August 29th, 2020 - for the AIM - with confirmation to be sent out to all residents once the COVID picture is a bit more clear). However, in the meantime I will be sure to include your correspondence on Council's next meeting agenda for discussion.

Regarding the buoy in the lake - our office is not informed of the operations of Fisheries and Oceans or Alberta Environment and Parks in terms of their monitoring plans. We usually receive some data reports through out the year, but neither department is obligated to keep us (the municipality) in the loop on their monitoring plans. However, I will reach out and see if I can find some answers.

The boat launch is going to be a bit more involved discussion, for many of the reasons you have noted. I think we can all appreciate the liabilities of increased usage, and more specifically increased non-resident usage, but we must also be careful to respect the provisions and conditions of the licence attached to the boat launch, the funding parameters of the initial construction and the rehabilitation project, and the nature of the community itself (public municipality v. private condominium development, for example). It is not my call to make, but I can certainly make sure this matter is set before Council for their review.

Following review by Council, I will follow-up by formal correspondence for your records.

Thank you again to all those who have added to this discussion, and please feel free to call or email me directly to discuss further,

DDM

**Date** Mon, 29 Jun, 20 10:31:46AM  
**From** ddm@kronprinzconsulting.ca  
**To** grant@frostvaluations.com  
harry.kassian@svnakamun.com  
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'Scott Held'  
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breen.neeser@gmail.com  
d.schaaf@urecon.com  
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erict@jaronwolff.com  
ajzenko@gmail.com  
rdparadis@telus.net  
**Subject** Re: Yellow buoy and our great boat launch

Good morning Grant,

Just a follow-up for the group regarding the buoy situation noted in your comments (see below):

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June 29, 2020

Hi Mr. Moskalyk,

Thanks for contacting Doug. (And thanks to Doug and Rick for forwarding your request.) Yes, the buoys are ours. The buoy currently in the lake was placed there to monitor temperature and dissolved oxygen concentrations over winter. We had intended to take it out of the lake soon after ice out, but COVID-19 has limited our abilities to do fieldwork on boats. Likely this week or next week, that buoy will be removed and replaced with the larger buoy with beacon that was present in the lake last summer. This larger buoy monitors weather, light, and water quality, and transmits data (via cell modem) in real time. I'm hopeful we can get permission to share the real-time data with the community this summer.

Thanks,

Paul

Paul Drevnick, PhD  
Alberta Environment and Parks, Resource Stewardship Division  
3535 Research Road NW, University Research Park, Calgary, AB T2L 2K8  
Office: (403) 351-0557; Cell: (403) 869-8323  
Email: paul.drevnick@gov.ab.ca

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## **Summer Village of Nakamun Park Request For Decision - (RFD) 2020-33**

<b>Meeting:</b>	<b>Regular Council</b>
<b>Meeting Date:</b>	<b>July 15<sup>th</sup>, 2020</b>
<b>Originated By:</b>	<b>Dwight Moskalyk, Chief Administrative Officer</b>
<b>Title:</b>	<b>Fire Services Meeting, Attendance – July 17<sup>th</sup>, 2020</b>
<b>Agenda Item Number:</b>	<b>6(d) – Business</b>

### **BACKGROUND/PROPOSAL:**

Several regional municipalities, including the Summer Village of Nakamun Park, have partnered together and receive fire protection services through Onoway Regional Fire Services, which is itself facilitated through a service agreement with Northwest Regional Fire and Rescue. This agreement has been in place for several years and is now in the negotiation phase for renewal.

The preliminary negotiations have been undertaken, with Summer Villages represented collectively by Bernie Poulin, Chair of SVLSACE. These meeting also included representatives from the Town of Onoway, Alberta Beach and the service providers. Having completed the preliminary negotiations, the respective groups must now deliberate amongst themselves on the term of the proposed new agreement – and there will be some changes to note.

Because of the multi-tiered decision-making structure and the importance of the service, it has been requested that each representative sends a plurality of their elected officials to review this matter. Barring any major concerns with the proposal as presented, or amended in discussion, this plurality would allow the group to agree to a course of action in principle which we would then ratify later in our respective council meetings.

As we normally only send our appointed fire services rep to these types of meetings (in this case Mayor Hanssen), I am asking for express authorization to send other members of Council to this meeting.

### **DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:**

The email invitation is attached for reference. It alludes to some general matters of discussion, but a comprehensive agenda and background will be provided by the committee for more detail. We can have a general discussion on the service at meeting time, but really just looking to confirm attendance at this point.

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**COSTS/SOURCE OF FUNDING (if applicable)**

Costs will be as per policy, through Council's meeting budget and remuneration policy.

**RECOMMENDED ACTION:**

- 1) That Council authorize the attendance of all (or specific) members of Council at the July 17<sup>th</sup>, 2020 Fire Services Meeting at 1:00 P.M. in Onoway, AB.

<b>Initials show support – Reviewed By:</b>	<b>CAO: <i>D. Moskalyk</i></b>
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**Date** Wed, 17 Jun, 20 9:14:20AM  
**From** cao@onoway.ca  
'Village of Alberta Beach'  
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**To** 'Summer Village of Ross Haven'  
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'Jim Benidict'  
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'Joseph B Poulin'  
berniepoulin@icloud.com  
**Cc** 'Dave Ives'  
davidives.nwfr@gmail.com  
debbie@onoway.ca  
'Jason Madge'  
jason@onoway.ca  
**Subject** Save the Date - Fire Services Meeting Friday July 17 at 1:00 p.m.

CAO's – please share with your respective Council members that there is a **Fire Services Meeting scheduled for Friday, July 17<sup>th</sup> at 1:00 p.m.** at the Heritage Centre in Onoway.

With COVID restrictions in mind, we have booked the large gym area so we are asking for a maximum of **2 representatives** from each of our 10 member municipalities. If additional members want to partake please make your own arrangements to have them phone into your cell phones and be put on speaker phone. We realize that does not always work the best, but hopefully they will be able to engage.

We will send our an agenda closer to, but I can advise that a proposal that was previously emailed out by Chief Ives that included consideration of emergency management services from the Summer Villages group along with Alberta Beach and Onoway combined was declined by your Fire Services Committee at their meeting on June 5<sup>th</sup>.

I can also advise that it will be suggested to the entire membership that starting with the new contract false alarms be adjusted in that the first call will have a 50% reduction, and the second and subsequent calls will be at full cost (within a calendar year). This will be discussed further at this 17 meeting.

W

**Wendy Wildman**

20

CAO

Town of Onoway

Box 540

Onoway, AB. T0E 1V0

780-967-5338 Fax: 780-967-3226

[cao@onoway.ca](mailto:cao@onoway.ca)

**NOTE EMAIL CONTACT INFORMATION HAS CHANGED TO: [cao@onoway.ca](mailto:cao@onoway.ca)**

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# Regional Services Commissions Streamlining Approvals

Amendments to Part 15.1 of the *Municipal Government Act (MGA)* related to regional services commissions (RSCs) will come into force on September 1, 2020.

## Why are changes being made to RSCs?

As part of the government's efforts to reduce red tape, the changes will reduce the required amount of provincial approvals for RSCs. The changes will ensure RSCs are accountable to their member municipal authorities and will operate in a more streamlined manner.

The operations of Alberta's existing 75 RSCs will continue with minimal impact and, going forward, will govern the services they provide without the need for additional provincial approvals.

## What are the key changes?

Provincial approval will no longer be required for:

- changes to RSC services;
- changes to board of director bylaws;
- addition and removal of members or non-member municipal authority customers;
- disposal of assets; and
- RSC disestablishment.



For the establishment of a new RSC, Provincial Cabinet approval, through an Order in Council, is also no longer required. However, the Minister must be notified within 60 days of municipal authorities passing resolutions to establish an RSC. The RSC is established once a Ministerial Order is issued listing the Commission.

To supplement the governance of RSCs, the *MGA* will provide a list of required bylaws RSCs must have.

## What is the legislative impact?

The changes will result in amendments to Part 15.1 of the *MGA*; however, much will remain the same in substance.

Eighty individual regulations, including the 75 existing establishing regulations, will be repealed as of September 1, 2020.

All existing RSCs will continue as though they were established under the new framework. This will be accomplished through a ministerial order that will be maintained by Municipal Affairs.

## How will the powers and duties of RSCs be affected?

The powers and duties of RSCs will **not** significantly change.

- RSCs will continue to have the legal status of a corporation.
- RSCs will continue to have natural person powers, except as limited by the *MGA* or an RSC's bylaws.
- RSCs will continue to be eligible for capital borrowing through the Alberta Capital Finance Authority.
- RSCs will continue to have the ability to acquire or expropriate land.
- Changes will have no resulting impact to existing RSC service areas, membership, or non-member customers.

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## What are the governance implications for RSCs?

The members, board of directors, and chair of all existing commissions will continue according to the RSC's bylaws (or ministerial order in the cases of recently established regional services commissions still in transition).

RSCs will be subject to Sections 197 and 199 of the *MGA*, which govern meetings held by municipal councils (including electronic meetings). This change will provide greater clarity and consistency for meeting standards.



Existing RSC bylaws and resolutions will continue unless repealed, amended, or replaced by the board of directors. RSCs must ensure adopted bylaws address:

- the services provided;
- administration;
- the process for changing directors of the board and the chair, as well as determining the terms of office;
- the process for adding and removing members;
- the fees to be charged for services provided to its customers or to any class of its customers;
- the disposal of assets; and
- the terms for disestablishment, including the treatment of assets and liabilities.

RSCs should also ensure they obtain a copy of their establishing regulation (or other legislative documents of importance) prior to their repeal on September 1, 2020, to consider transferring important elements to their bylaws. All existing regulations can be found on the [Alberta Queen's Printer website](#) by browsing the catalogue through alphabetical search.

## What are the financial implications for RSCs?

There are minimal changes to the financial requirements of RSCs; those made intend to align the financial management of RSCs more closely with municipal financial processes.

Areas of alignment include:

- addressing financial shortfalls;
- requirements for capital budgets; and
- use of borrowed money.

Otherwise, financial provisions will remain generally the same, including, but not limited to, debt limit regulations, audited financial statements, and financial information returns.

RSCs will continue to be expected to operate on a non-profit, full cost-recovery basis. This means RSCs will continue to be prohibited from operating with the intention of making a profit or be able to distribute surplus funds to its members. If such factors exist within a regional service delivery model, other corporate structures, such as municipally controlled corporations, may be more appropriate.

## What will RSCs need to do to transition?

RSCs should review and update their bylaws to comply with the requirements within one year of the amendments coming into effect. It is the responsibility of RSCs to ensure compliance with new legislation. The required compliance date is **September 1, 2021**.

RSCs and municipal authorities are encouraged contact Municipal Affairs for advice and support. Training opportunities will be available beginning in fall 2020 (details to be announced).



### Additional Information


For questions about regional services commissions, please contact Municipal Services Division at [ma.lgsmail@gov.ab.ca](mailto:ma.lgsmail@gov.ab.ca) or 780-427-2225 or toll-free by first dialing 310-0000.

<b>VENDOR</b>		<b>VENDOR ID</b>	<b>DATE ISSUED</b>	
SUMMER VILLAGE OF NAKAMUN PARK		0000060492	02-Jun-2020	
<b>DEPOSITED AT BANK:</b> 021908989		<b>DEPOSIT NO</b>	<b>DATE</b>	<b>AMOUNT</b>
<b>BRANCH:</b> 08989	<b>ACCOUNT:</b> 543790300	0068706796	04-Jun-2020	\$204.00
<b>TOTAL</b>				<b>\$204.00</b>
PAYMTE D 00544 SUMMER VILLAGE OF NAKAMUN PARK PO BOX 1250 ONOWAY AB CAN T0E 1V0				

<b>DEPOSIT NO:</b> 0068706796		<b>DEPOSIT DATE:</b> 04-Jun-2020		
<b>VOUCHER</b>	<b>DESCRIPTION/REASON FOR PAYMENT</b>	<b>INVOICE/CREDIT NOTE</b>	<b>AMOUNT</b>	<b>SUB-TOTAL</b>
ET007716	FCSS JUNE PAYMENT Total Payment From COMM & SOC SERV HEAD QUARTERS For Inquiries Call 825/468-4314	095261200FCSS060120	\$204.00	\$204.00
<b>DEPOSIT TOTAL</b>				<b>\$204.00</b>

JCA5407566-0001087-00544-0001-0001-00-


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<b>VENDOR</b>		<b>VENDOR ID</b>	<b>DATE ISSUED</b>	
SUMMER VILLAGE OF NAKAMUN PARK		0000060492	09-Jun-2020	
<b>DEPOSITED AT BANK:</b> 021908989		<b>DEPOSIT NO</b>	<b>DATE</b>	<b>AMOUNT</b>
<b>BRANCH:</b> 08989	<b>ACCOUNT:</b> 543790300	0068714055	11-Jun-2020	\$8,322.00
<b>TOTAL</b>				<b>\$8,322.00</b>
PAYMTE D 00361 SUMMER VILLAGE OF NAKAMUN PARK PO BOX 1250 ONOWAY AB CAN T0E 1V0				

<b>DEPOSIT NO: 0068714055</b>		<b>DEPOSIT DATE: 11-Jun-2020</b>		
<b>VOUCHER</b>	<b>DESCRIPTION/REASON FOR PAYMENT</b>	<b>INVOICE/CREDIT NOTE</b>	<b>AMOUNT</b>	<b>SUB-TOTAL</b>
00107113	MUNICIPAL SUSTAINABILITY INITIATIVE - OPERATION GRANT Total Payment From Municipal Affairs For Inquiries Call 780/427-7481	OPE202138022	\$8,322.00	\$8,322.00
<b>DEPOSIT TOTAL</b>				<b>\$8,322.00</b>

JCA5428983-0000721-00361-0001-0001-00-

25

<b>VENDOR</b>		<b>VENDOR ID</b>		<b>DATE ISSUED</b>	
SUMMER VILLAGE OF NAKAMUN PARK		0000060492		19-Jun-2020	
<b>DEPOSITED AT BANK:</b> 021908989		<b>DEPOSIT NO</b>	<b>DATE</b>	<b>AMOUNT</b>	
<b>BRANCH:</b> 08989	<b>ACCOUNT:</b> 543790300	0068721492	23-Jun-2020	\$10,491.00	
				<b>TOTAL</b>	<b>\$10,491.00</b>
<p>PAYMTE E D 00395                  SUMMER VILLAGE OF NAKAMUN PARK                  PO BOX 1250                  ONOWAY AB                  CAN TOE 1V0</p> 					

<b>DEPOSIT NO:</b> 0068721492		<b>DEPOSIT DATE:</b> 23-Jun-2020			
<b>VOUCHER</b>	<b>DESCRIPTION/REASON FOR PAYMENT</b>	<b>INVOICE/CREDIT NOTE</b>	<b>AMOUNT</b>	<b>SUB-TOTAL</b>	
GI8514	0230-SUMMER VILLAGE OF NAKAMUN PARK-GTF MUNICIPAL TOTALS[PROJECT] Total Payment From Municipal Affairs For Inquiries Call 780/427-7481	GTF-GTF-08480	\$10,491.00	\$10,491.00	
				<b>DEPOSIT TOTAL</b>	<b>\$10,491.00</b>



**RECEIVED**  
 JUN 30 2020

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