

# SUMMER VILLAGE OF NAKAMUN PARK

## AGENDA

Wednesday June 22<sup>nd</sup>, 2022 – at The Onoway Heritage Centre Board Room- 2:00 P.M.

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1. Call to order:
2. Agenda: a) Wednesday June 22<sup>nd</sup>, 2022 Regular Council Meeting
3. Minutes: (1-3) a) Wednesday May 18<sup>th</sup>, 2022 Regular Council Meeting  
b)
4. Appointment: a)
5. Bylaws/Policies: a)  
b)
6. Business: a) Regional Meeting, June 13<sup>th</sup>, 2022 – Follow-up discussion. Deputy Mayor Kassian and Councillor Pederson were able to attend the referenced meeting, as was CAO Moskalyk. Overall there was some great discussion and topics that we should review for Mayor Hanssen’s benefit as she was not able to be in attendance that day.  
*(accept the discussion as information, or some other direction as warranted).*  
b) (4-6) Fortis Alberta, Franchise Renewal 2023 – 2028 – Attached to the agenda are two documents from our Fortis Stakeholder Representative, Nicole Smith, received on June 15<sup>th</sup>, 2022. The Franchise Renewal Brief outlines the details and steps required to extend the existing agreement. The Franchise Renewal Letter follows the briefing, and a copy of the Franchise agreement itself will be available during the meeting for reference if needed. Unless Council has objections with maintaining this agreement, Administration recommends approval.  
*(The Council approval of the extension of the existing Franchise Agreement with Fortis Alberta for an additional five (5) year period (then expiring on September 30<sup>th</sup>, 2028) and authorize administration to execute the renewal letter as provided).*  
c) (7-10) Request for Letter of No Objection, Dock Adjacent to MR9 – Attached is a letter from a property owner at 5609 Nakamun Drive, who is making application with the provincial authority to site a dock into Lake Nakamun. As a ‘backlot’ property the site of the dock would need to be adjacent to the Municipal Reserve and therefore to complete the application the property owner requires a “Letter of No Objection” to proceed. As per Council’s precedent for considering these requests, I can confirm that this property is a developed lot.  
*(That Council approves the request and authorize administration to provide the requested three year “Letter of No Objection” for 5609 Nakamun Drive).*

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- (11)
- d) Property Enforcement Request, 5610 Nakamun Drive – attached is a June 6<sup>th</sup>, 2022 request received by our office. The complainant is requesting that Council order the review of the site (by the Development Authority), and to authorize the undertaking of such measures as may be deemed appropriate to rectify the situation. I am not aware of the particular case of the property, or if the property has become unkempt out of neglect or what the case may be, however I have asked the Development Authority for a report, and we will discuss further during the meeting. The next step would be to issue a Stop Order, which initiates the compliance and/or enforcement process.

*(If warranted, accept the Development Authority's report for information and direct Administration to proceed with enforcement as discussed, or some other action as warranted).*

- e) Land Use Bylaw Review Update – Administration has completed the consolidation of all the discussion we have had to-date during earlier meetings into one draft LUB. The Development Officer is currently reviewing the draft and adding/tweaking a few nuanced sections (which we will discuss during the meeting). Overall though, the draft is compiled and we will take a second to review – as it does look a bit different than the current version of your LUB. Pending discussion, we will go over next steps (ex: Finish Draft and First Reading July, Survey on top issues, Public Meeting – August, Second and Third Reading August Meeting or September). A copy of the draft will be available during the meeting.

*(Here for discussion, accept discussion as information, and authorize Administration to incorporate and edits/changes noted during discussion as warranted)*

- (12-13)
- f) Lac Ste. Anne County, Withdrawal from SARM – Attached is a June 1<sup>st</sup>, 2022 letter from Reeve Blakeman informing the stakeholders that the county will be withdrawing from the Ste. Anne Regional Municipalities working group and protocols. It is generally agreed that we have a better working relationship with LSAC over the past two council terms and these protocols are likely not necessary any longer – although things can change, and this mechanism is meant to brace us against the downside potential of negotiating with councils – current and future. However, we should respect LSAC wishes in this matter and formally accept their notice to withdraw from SARM as received.

*(Accept as received the June 1<sup>st</sup>, 2022 Notice to Withdraw from the Ste. Anne Regional Municipalities Committee received from Lac Ste. Anne County)*

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- g) Closed Session Meeting – See Below, Section 11(a) – FOIPP Section 16, 17, and 19 – Matter Relating to Third Party Business Interest, Personal Privacy and Public Safety Disclosers – Service Provision and Contract with Third Party Agent.
- h) Other
- i) Other
- 7. Financial
  - a) Income and Expense Report – N/A
- 8. Councillor Reports
  - a) Mayor
  - b) Deputy Mayor
  - c) Councillor
- 9. Administration Reports
  - a) CAO
    - a. Issues Finding Sweeper for Ditches
    - b. Public Works Labour – Summer Student Staff
    - c. Speed Bumps – Follow-up Discussion
    - d. Emergency Management Meeting (June 15<sup>th</sup>, 2022)
    - e. SVLSACE Meeting – June 25<sup>th</sup>, 2022 – Items to Add/Discuss
    - f. AIM – any special guests we want to add (Emergency Management maybe?)
    - g. Canada Day Events, Other Events
    - h. Ditching Work
    - i. Skid Steer Repairs
    - j. MSI Funding Enforcement (Timelines for Use of Allocations)
    - k. Rejected Letter of No Objection request follow-up
    - l. Ukrainian Relief Initiatives, Refugees in area, Outreach
- 10. Information and Correspondence
  - (14) a) Alberta Municipalities, May 31<sup>st</sup> 2022 Letter to ASVA Board of Directors Re: Local Government Fiscal Framework.
  - (15-17) b) Summer Village of Nakamun Park - June 14<sup>th</sup>, 2022 letter of response to resident re: high taxes concern. Administration does not usually share responses of this nature, but there are some elements of this particular response that are (I feel) worth noting as public information (i.e. the mill rate comparison). Administration's redacted response is attached.

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11. Closed Meeting
  - a) Business Item 6(g) – Service Provision and Contract Matter – FOIPP Sections 16, 17, and 19 – Matters harmful to Third Party Business Interests, Personal Privacy, and Public Safety.
  
12. Next Meeting Date
  - a) Schedule the next regular council meeting for July 20<sup>th</sup>, 2022
  
13. Adjournment

### Upcoming Meetings:

June 25<sup>th</sup>, 2022 – SVLSACE (Gunn Hall)

June 30<sup>th</sup>, 2022 – 2022 Taxes Due

July 20<sup>th</sup>, 2022 – Regular Council Meeting

July 23<sup>rd</sup>, 2022 – Annual Info Meeting

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY MAY 18<sup>th</sup>, 2022 AT 2:00 P.M. AT THE ONOWAY HERITAGE CENTRE.

	<b>PRESENT</b>	<p>Mayor: Marge Hanssen  Deputy Mayor: Harry Kassian  Councillor: Keith Pederson</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>
<b>1.</b>	<b>CALL TO ORDER</b>	Mayor Hanssen called the meeting to order at 2:00 p.m.
<b>2.</b>	<b>AGENDA</b> 59 - 22	<p><b>MOVED</b> by Deputy Mayor Kassian that the agenda for the Wednesday May 18<sup>th</sup>, 2022 regular council meeting be approved with the following additions:  6 (e) – Request from Association of Summer Villages of Alberta regarding Local Government Fiscal Framework (LGFF) Model, Letter to AB Munis..</p> <p style="text-align: right;"><b>CARRIED.</b></p>
<b>3.</b>	<b>MINUTES</b> 60 - 22	<p><b>MOVED</b> by Councillor Pederson that the minutes for the Wednesday April 20<sup>th</sup>, 2022 regular council meeting be approved as presented.</p> <p style="text-align: right;"><b>CARRIED.</b></p>
<b>4.</b>	<b>APPOINTMENT</b>	N/A
<b>5.</b>	<b>BYLAW</b>	N/A
<b>6.</b>	<b>BUSINESS</b>  61 - 22  62 – 22	<p><b>MOVED</b> by Deputy Mayor Kassian that Council authorize attendance of council and administration at the proposed May 24<sup>th</sup>, 2022 Regional Municipalities Meeting, with alternate dates as discussed.</p> <p style="text-align: right;"><b>CARRIED.</b></p> <p><b>MOVED</b> by Mayor Hanssen that Council authorize the participation, in principle, of the Summer Village of Nakamun Park in all of the discussed FCSS projects under the Lac Ste. Anne County Program Expansion</p>



MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY MAY 18<sup>th</sup>, 2022 AT 2:00 P.M. AT THE ONOWAY HERITAGE CENTRE.

	63 – 22	Proposal of April 13 <sup>th</sup> , 2022 , specifically Home Support, Counselling Subsidy Program Community, and Volunteer Income Tax Program each with the County being both Program Administrator and Program/Service Coordinator. <b>CARRIED.</b>
	64 – 22	<b>MOVED</b> by Deputy Mayor Kassian that Council deny the request for a letter of no objection to the applicant property owners at Plan 2303 Block 3 Lot 2 (5032-6 <sup>th</sup> Street), as discussed, citing the municipality’s historical preference to grant requests only to applicants associated with improved (developed) properties. <b>CARRIED.</b>
	65 – 22	<b>MOVED</b> by Mayor Hanssen that Council accept the discussion on the Local Government Fiscal Framework, and authorize the municipality to send the prescribed letter, as drafted by the Association of Summer Villages of Alberta, to Alberta Municipalities (AB Munis) as requested. <b>CARRIED.</b>
		<b>MOVED</b> by Mayor Hanssen that Council accept the discussion on Part 5 of the Land Use Bylaw, and direct administration to incorporate this discussion, along with all prior comments, into a new draft Land Use Bylaw for first reading at the June 2022 regular meeting. <b>CARRIED.</b>
7.	<b>FINANCIAL</b>	N/A
8.	<b>COUNCIL REPORTS</b> 66 - 22	<b>MOVED</b> by Councillor Pederson that Council accept the Council Reports for information, as presented. <b>CARRIED.</b>
9.	<b>ADMINISTRATION /PUBLIC WORKS REPORTS</b> 67 - 22	<b>MOVED</b> by Mayor Hanssen that Council accept the Administration and Public Works reports for information, as presented. <b>CARRIED.</b>
10.	<b>INFORMATION / CORRESPONDENCE</b> 68 - 22	<b>MOVED</b> by Councillor Pederson that the following information and correspondence items be accepted as information:  a) Town of Mayerthorpe – March 2022 CPO Reports  b) Emergency Management Agency – copy of the 2022 information pamphlet. This material will be/was included in the mailout of the 2022 Tax Notices earlier this week.

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY MAY 18<sup>th</sup>, 2022 AT 2:00 P.M. AT THE ONOWAY HERITAGE CENTRE.

		<p>c) Farm Safety Centre – march 29, 2022 Thank-you letter following the Municipality’s donation for 2022</p> <p>d) Fortis Alberta – April 28<sup>th</sup>, 2022 Notice that the Online Mapping System is being phased out. This service will be completely terminated by August 1<sup>st</sup>, 2022.</p> <p style="text-align: right;"><b>CARRIED.</b></p>
<b>11.</b>	<b>CLOSED MEETING</b>	N/A
<b>12.</b>	<b>NEXT MEETING</b> 69 - 22	<p><b>MOVED</b> by Mayor Hanssen that the next regularly scheduled meeting be held on Wednesday June 22<sup>nd</sup>, 2022 at 2:00 p.m.</p> <p style="text-align: right;"><b>CARRIED.</b></p>
<b>13.</b>	<b>ADJOURNMENT</b>	Mayor Hanssen declared the meeting adjourned at 4:08p.m.

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

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

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## Summer Village of Nakamun Park – Franchise Agreement Renewal Brief

### Franchise Details:

- Summer Village of Nakamun Park gave third reading and passed Bylaw 2013-01, on July 17, 2013, to enter into the Electric Distribution System Franchise Agreement.
- In 2013 the Alberta Utilities Commission approved the Franchise Agreement between Summer Village of Nakamun Park and FortisAlberta.
- The approved Franchise Agreement was effective October 1, 2013, with a term of 20 years:

Initial Term	10 years	October 1, 2013 to September 30, 2023
First Subsequent Term	5 years	October 1, 2023 to September 30, 2028
Second Subsequent Term	5years	October 1, 2028 to September 30, 2033

### Renewal and Next Steps:

Article 3, from the Franchise Agreement regarding expiry and renewal states:

#### **3) EXPIRY AND RENEWAL OF AGREEMENT**

Following the expiration of the Initial Term, this Agreement shall be renewed for a further period of five (5) years (the "First Subsequent Term"), provided the Company gives written notice to the Municipality not less than twelve (12) months prior to the expiration of the Initial Term of its intention to renew this Agreement and the Municipality agrees in writing to the renewal not less than six (6) months prior to the expiration of the Initial Term.

These steps include:

- FortisAlberta to give written notice to Summer Village of Nakamun Park prior to September 30, 2022, of its intention to renew the Franchise Agreement.
- Summer Village of Nakamun Park to provide intention and/or sign the renewal letter prior to March 31, 2023.

Given that the Franchise Agreement and its associated terms was previously approved by Council and the AUC, depending on the circumstances in Mayerthorpe, Council approval may or may not be needed.

If it would be of assistance, I have a franchise renewal presentation to support administration and provide information to Council regarding the Franchise Agreement and the associated renewal. I would be happy to address Council at an upcoming meeting if required.

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June 15, 2022

Summer Village of Nakamun Park  
P.O. 1250  
Onoway, AB  
T0E 1V0

Attention: Dwight Moskalyk , Chief Administrative Officer

Subject: Renewal of Electric Distribution System Franchise Agreement, dated [October 1st, 2013], between FortisAlberta Inc. ("**FortisAlberta**") and the Summer Village of Nakamun Park (the "**Municipality**") (the "**Agreement**")

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FortisAlberta appreciates our partnership on the Municipal Franchise Agreement as well as providing electric distribution services to your community. We look forward to continuing to build a strong relationship and it is a privilege to work with you.

FortisAlberta is writing to inform the Summer Village of Nakamun Park of the upcoming Electric Distribution System Franchise Agreement expiry and our intention to renew the agreement for its First Subsequent Term, which provides a further period of five years.

In this letter, except where the contrary is shown, capitalized words and phrases shall have the meaning ascribed to them in the Agreement.

Please be advised that the Initial Term of the Agreement is scheduled to expire on [September 30, 2023] and FortisAlberta, pursuant to Article 3 of the Agreement, hereby provides the Municipality with written notice of its intention to renew the Agreement.

The renewal of the Agreement is part of FortisAlberta's on-going commitment to doing business with the Municipality by continuing to provide exclusive safe and reliable power distribution services to your community. Our partnership is one we significantly value, and we remain committed to offering many benefits, including but not limited to the implementation and development of utility infrastructure, detailed reporting, limiting liability, and ensuring the Municipality's satisfaction with all FortisAlberta completed ground reclamation work.

In accordance with Article 3 of the Agreement and as written evidence of the Municipality's agreement to renew the Agreement on the same terms and conditions and enter into the First Subsequent Term, the Municipality has executed this letter below.

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Acknowledged and agreed to:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

If you have any questions or concerns about any of the foregoing and would like to schedule a meeting to further discuss or would like to request a franchise presentation to Council and Administration, please feel free to contact me at your convenience.

Sincerely,



Nicole Smith  
Stakeholder Relations Manager

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**Date** Mon, 30 May, 22 12:00:15PM  
**From** Alanda Skrzekowski  
alanda.skrzekowski@gov.ab.ca  
**To** ddm@kronprinzconsulting.ca  
ddm@kronprinzconsulting.ca  
**Cc** Shawn Provencal  
shawn.provencal@edmonton.ca  
**Subject** RE: Dock and Boat lift

Hi Dwight

Thank you for the information that you provided to my husband, we are excited to join the Nakamun community. The temporary field authorities are issued here in my office if consent is provided. I was curious if we could apply for a 3 year consent from the village? AEP accepts consents for up to 5 years for docks/lifts, versus seeking consent on an annual basis. Also, I was hoping you could add the names Alanda and Shawn Provencal to the letter of non objection (if issued at the June 22 meeting), as this will be the name associated to our client ID for the TFA.

Looking forward to hearing from you and hopefully cross paths with you this summer.

Alanda Skrzekowski RPF  
Office 780.778.7157  
Home Cell 780.778.1145

 Alberta Government

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Classification: Protected A

**From:** Shawn Provencal <shawn.provencal@edmonton.ca>  
**Sent:** Monday, May 30, 2022 11:30 AM  
**To:** Alanda Skrzekowski <alanda.skrzekowski@gov.ab.ca>  
**Subject:** Fwd: Dock and Boat lift

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

----- Forwarded message -----  
From: <[ddm@kronprinzconsulting.ca](mailto:ddm@kronprinzconsulting.ca)>  
Date: Mon, May 30, 2022 at 11:24 AM  
Subject: Re: Dock and Boat lift  
To: Shawn Provencal <[shawn.provencal@edmonton.ca](mailto:shawn.provencal@edmonton.ca)>

Good morning Shawn,

Welcome to the village!

I can definitely add this to the June 22nd, 2022 Council meeting, at which time Council would consider a "letter of no objection" to your request.

For completeness, this letter of no objection is used as part of the provincial application (which you must initiate through Alberta Environment and Parks (if you haven't already) in order to place a dock into a body of water. The applications are not handled at the municipal level, so just wanted to make sure and mention this as there a few more pieces of the puzzle you'll need to coordinate in order to get the dock in place.

If you need assistance with finding the AEP application for docks/mooring let me know and I can help point you in the right direction.

Regards,

Dwight Darren Moskalyk  
Chief Administrative Officer  
Summer Village of Nakamun Park

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On Mon, 30 May 2022 11:13:35 -0600 Shawn Provencal wrote:

Hi. We just purchased the property 5609 Nakamun drive and am writing for usage of one of the green space areas to put a dock and boat lift.

The green space closest to us (west) has a boat lift right in the middle and no room without moving things around.

We are inquiring about the space to the east of us, there is nothing there at the moment and think it would be a great spot this season.

I was told there is a meeting in June and would sure appreciate this matter getting looked at and hopefully approved by the council.

Thank you and appreciate your time.

Shawn Provencal 7809203717

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**Date** Mon, 30 May, 22 11:13:35AM  
**From** Shawn Provencal  
shawn.provencal@edmonton.ca  
**To** cao@svnakamun.com  
**Subject** Dock and Boat lift

Hi. We just purchased the property 5609 Nakamun drive and am writing for usage of one of the green space areas to put a dock and boat lift.

The green space closest to us (west) has a boat lift right in the middle and no room without moving things around. We are inquiring about the space to the east of us, there is nothing there at the moment and think it would be a great spot this season.

I was told there is a meeting in June and would sure appreciate this matter getting looked at and hopefully approved by the council.

Thank you and appreciate your time.

Shawn Provencal 7809203717

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Summer Village of Nakamun Park

June 6, 2022

Attn Dwight Moskalyk and whom it may concern.

Re Property 5610 Nakamun Drive

I would like to register a formal complain in regards to the condition of the derelict property located at 5610 Nakamun Drive. This Property seems to have been abandoned for many years now as it is rotting and collapsing. It has become a breeding ground for skunks and wild cats and other rodents. I worry about children playing in the structure which seems subject to further collapse at any time. Besides being an unsightly structure and property it is a hazard to the community and an insult to those in the community that take considerable pride in maintaining their properties to a high standard.

I would appreciate that S.V. of Nakamun Park Village council review this situation and proceed with some measure of enforcement to rectify this eyesore.

Thank you in advance for your attention to this matter.

Raymond Gertz

5578 Nakamun Drive.

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June 1, 2022

Ste. Anne Regional Municipalities Committee  
Via email to all partners

Re: Ste. Anne Regional Municipalities Committee – Notice to Withdraw

Please be advised that Lac Ste. Anne County is withdrawing from participation in the Ste. Anne Regional Municipalities Committee (SARM).

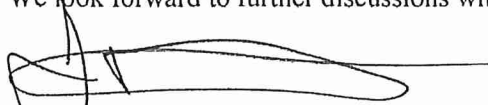
As you are aware, in 2018 the Ste. Anne Regional Municipalities (SARM) Committee was established with the intent to build intermunicipal relationships, while addressing common issues and challenges. The building of these relationships continues to be a priority of Lac Ste. Anne County.

Council believes there are both formal and informal opportunities, outside of SARM, that support the development of intermunicipal and regional cooperation. Our interpretation of the “Protocols – Ste. Anne Regional Municipalities Committee” suggest that the protocols actually inhibit the autonomy of a Council to plan important regional gatherings, by placing restrictions on when, how & who is involved.

With the inception of the Intermunicipal Collaboration Framework, there are now other venues to continue to build relationships and to address intermunicipal matters directly with the partner(s) involved. Recently, the County has also scheduled a Regional Municipalities Meeting, inviting all municipalities from within our borders and key community stakeholders together to share and discuss common topics, challenges, successes and opportunities.

Again, our withdrawal from SARM is not intended to stop the growth and development of intermunicipal relationship, but rather support the autonomy of Council(s) to determine who needs to be at the table and when, in order to promote awareness and partnerships.

We look forward to further discussions with each of you!



Joe Blakeman  
Reeve

c.c. Alberta Beach  
Summer Village of Birch Cove  
Summer Village of Castle Island  
Summer Village of Nakamun Park  
Summer Village of Ross Haven  
Summer Village of Sandy Beach  
Summer Village of Silver Sands  
Summer Village of South View  
Summer Village of Sunrise Beach  
Summer Village of Sunset Point  
Summer Village of Val Quentin  
Summer Village of West Cove  
Summer Village of Yellowstone  
Town of Mayerthorpe  
Town of Onoway

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**From:** Trista Court <tcourt@lsac.ca>  
**Sent:** June 2, 2022 4:14 PM  
**To:** Village of Alberta Beach; SV of Birch Cove; Summer Village of Castle Island; Summer Village of Nakamun Park; Summer Village of Ross Haven; Summer Village of Sandy Beach; Summer Village of Silver Sands; Summer Village of Silver Sands; Summer Village of Sunrise Beach; SV of Sunset Point; SV of Val Quentin; Summer Village of West Cove; SV of Yellowstone; Karen St. Martin, CAO - Town of Mayerthorpe; CAO - Town of Onoway (cao@onoway.ca)  
**Cc:** Mike Primeau; George Vaughan; Lloyd Giebelhaus; Lorne Olsvik; Ross Bohnet; Nicholas Gelych; Joe Blakeman  
**Subject:** LSAC Notice to Withdraw from SARM  
**Attachments:** SARM Members - Notice to Withdraw 06.01.2022.pdf

Please see the attached correspondence forwarded on behalf of Reeve Joe Blakeman.

## Trista Court

General Manager of Community & Protective Services, Lac Ste. Anne County

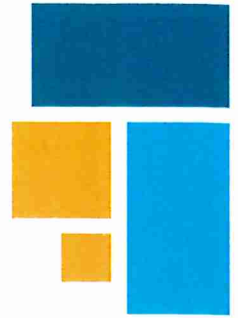
56521 RGE RD 65 | BOX 219 | SANGUDO, ALBERTA T0E 2A0

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May 31, 2022

Board of Directors  
Association of Summer Villages of Alberta  
Email: [info@asva.ca](mailto:info@asva.ca)

To the Board of Directors of the Association of Summer Villages of Alberta:

In recent weeks, Alberta Municipalities has received numerous letters from individual summer villages requesting that Alberta Municipalities adopt a position that the base amount of funding for summer villages under the Local Government Fiscal Framework (LGFF) be increased by 50 per cent over the existing base amount under the Municipal Sustainability Initiative.

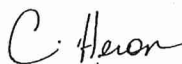
I am pleased that members of the Association of Summer Villages of Alberta (ASVA) are taking an active role to present solutions to the infrastructure challenges that are being faced at the local level. To be clear, Alberta Municipalities has not formalized a position on what the LGFF base amount should be for summer villages or any municipality.

Each summer village that has submitted a letter has communicated that they support our principles and goals for the allocation of LGFF Capital, specifically that the base funding should be "fair and equitable". This is positive, but Alberta Municipalities' interpretation of equitable funding is not the same as equal funding. We acknowledge that some summer villages are changing to become year-round communities and therefore, may need increasing levels of infrastructure funding, while other summer villages may not have the same infrastructure needs or challenges.

We are supportive of seeing an increase in base funding for municipalities but are seeking solutions to do so in an equitable way that supports summer villages that have the greatest needs. I would like to invite ASVA to consider options for how to achieve this goal so that summer villages with the greatest needs are adequately supported. As an example of a specific consideration, would ASVA recommend allocating an equal amount to all 51 summer villages or would there be an effort to prioritize the needs of some municipalities over others, if say the base amounts for summer villages were pooled.

Recognizing the vast differences in the scope of services offered by each summer village, I would like to invite your Board to consider alternative ideas for how the individual needs of summer villages can be best met in an equitable manner. In the meantime, we will continue to explore options for design and look forward to engaging with you on this matter. If you would like to set up a meeting, please contact me at [president@abmunis.ca](mailto:president@abmunis.ca).

Sincerely,



Cathy Heron  
President, Alberta Municipalities

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P.O. BOX 1250  
 ONOWAY ALBERTA  
 T0E 1V0  
[cao@svnakamun.com](mailto:cao@svnakamun.com)  
 780-967-0271

June 14<sup>th</sup>, 2022

Morin, Denis and Francine  
 10004-103 Street  
 Morinville, AB  
 T8R 1R7

Mr. and Mrs. Morin,

**Re: Taxes Are Way Too High for A Summer Village, Why?**

Thank you for providing timely payment of your 2022 property taxes, which I can confirm we received in our office on June 14<sup>th</sup>, 2022. I can also confirm, as referenced through this letter, that we have received your concern expressed on the returned tax notice – and I wanted to take a moment to respond.

Considerable effort is put into the annual budget and taxation process every year, and over the last several years it has been an especially challenging undertaking with the requirement to incorporate new costs passed down to municipalities by external agencies. I think chiefly of the Provincial Policing Model Funding, the addition of an Integrity Commissioner, the requirement for regular Municipal Accountability Program (MAP) reviews, requirements for qualified emergency management services, and certainly projections for inflation and higher utility costs. Collectively, these additional pressures have added to the overall cost of operating the municipality.

As noted in the newsletter summary, Council has consistently worked hard, including in the 2022 budget deliberations, to hold these costs down. From a legislative perspective, there is no great budgetary advantage to being a “Summer Village” – you get a different election cycle and a few other convenience perks, but the basic reporting requirements, service expectations, and function of a municipal are consistent regardless of municipal size or classification.

Overall, the Summer Village of Nakamun Park is consistent within the 12 local summer villages in terms of mill rate (which is perhaps the most appropriate way to standardize and evaluate taxation policy). I note for the 2022 taxation year (Residential Improved Properties):

Summer Village	Municipal Mill Rate	Education Mill Rate	Seniors Mill Rate	Combined	Different over NP

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<b>Nakamun Park</b>	<b>4.908</b>	<b>2.45</b>	<b>0.206</b>	<b>7.569</b>	<b>N/A</b>
Birch Cove <sup>i</sup>	5.453	2.538	0.215	8.206	+ 8.4%
Castle Island <sup>ii</sup>	4.761	2.446	0.213	7.420	- 2.0%
Ross Haven	3.109	2.650	0.226	5.985 <sup>v</sup>	-20.1%
Sandy Beach	8.093	2.570	0.216	10.879	+43.7%
Silver Sands	4.827	2.559	0.215	7.600	+0.04%
South View	8.661	2.594	0.218	11.473	+51.6%
Sunrise Beach	7.239	2.433	0.204	9.876	+30.5%
Sunset Point <sup>iii</sup>	4.632	2.752	0.224	7.608	+0.05%
Val Quentin <sup>iv</sup>	6.047	2.605	0.221	8.873	+17.2%
West Cove	4.563	2.709	0.228	7.500	-0.9%
Yellowstone	5.372	2.535	0.213	8.120	+7.3%

- Notes:
- <sup>i</sup> Refers to Data for 2018
  - <sup>ii</sup> Refers to Data for 2020
  - <sup>iii</sup> Refers to Data for 2018
  - <sup>iv</sup> Refers to Data for 2020
  - <sup>v</sup> Caveat that Ross Haven has the lowest mill rate, but also the highest minimum amount payable (minimum tax) at \$1,300.00, which skews this mill rate down.

I certainly appreciate that the tax revenue the municipality collects is valuable, particularly because of the opportunity cost it represents to the households that are asked to cover the bulk of it. Referencing the figures above, I can say that we are well within, and in fact on the lower end of the average (average is 8.426 mills) of, the regional mill rates amongst our peer municipalities. This tells me that, aside from some individual peculiarities between specific policies in each community, we are applying a consistent approach in overall services and budgeting framework within the region. Of specific comment regarding your property taxes, at the current rates in Nakamun Park your property is paying over \$200.00 less per year than what it would be paying under the average mill rate above, notwithstanding the discussion on assessment (see below).

Council continues to work hard to ensure that the needs of the community, and the requirements of being a municipality in the Province of Alberta, are being addressed – in the current year and in the long-term. Anecdotally, I consider the Summer Village of Nakamun Park one of the healthiest “small” municipalities that I have worked with; from a fiscal perspective the budget policy of successive councils has ensured healthy reserves, relatively low tax rates, and a strong future as an independent community within the greater region. Although it may not always seem so, we also strive to find balance

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between the costs that taxpayers are asked to cover and the services undertaken on their behalf as a municipality.

Just as there are peculiarities between municipal policies, there are also peculiarities between properties that can impact this discussion. The first place one should look is the assessment of a property, and how it has changed year-over-year. No matter what the municipal mill rate policy is, if an individual property assessment increases, they will almost certainly pay more in taxes (year-over-year). Overall, the Residential Property Assessment increased 4.3% over 2021 (for the 2022 tax year). I note in referring to your specific property that your assessment increased from \$358,730 to \$378,400; this is roughly a 5.5% increase and accounts for nearly \$148.00 of the \$155.46 in tax increases from 2021 to the current year. As referenced on the reverse of your notice, it may be worth opening a discussion with the Assessor to ask about the reason for this increase, and if warranted to request a revision. The Assessor is Mr. Ray Crews and he can be contacted at 780-939-3310.

Again thank you for taking the time to provide comment. It gives our staff an opportunity to doublecheck the thought process and policies behind the budget and taxes in your community. I hope that having an opportunity to put the municipal taxes in Nakamun Park into perspective, regionally, will help to rationalize the policies Council has adopted, or at least shed light on the nuance of the situation. I do encourage you to reach out to Mr. Crews at your earliest convenience to investigate the assessment matter, and of course if you have any further questions, you may also contact me to discuss further as well.

Respectfully,

A handwritten signature in blue ink, appearing to read "D. Moskalyk", is written over a horizontal blue line.

Dwight Darren Moskalyk  
Chief Administrative Officer  
Summer Village of Nakamun Park

CC: Marge Hanssen – Mayor, Summer Village of Nakamun Park  
Council – Summer Village of Nakamun Park

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