



Summer Village of
Gull Lake

Annual Rate Payer Meeting

July 8, 2023
10:00AM



Council & Staff Introductions

Doug Francoeur – Mayor

Stuart Innes – Deputy Mayor

Lon Kasha – Councillor Public Works

Harold Wynne – Chief Administration Officer

Tim DeVries – Maintenance Foreman

Gwen Auvigne – Administrative Assistant



Our Overall Mandate

- Create A Safe Environment For Our Residents
- Ensure We Can Sustain Ourselves Through Fiscal Responsibility
- Maintain A Nice Beach For Resident Recreation
- Develop Infrastructure To Improve Our Neighbourhood
- Ensure Our Property Values Are Maintained



Agenda

- **Mayor Report**
- **Finance & Capital Expenditures**
- **Council Reports**
- **Community Safety**
- **Public Works**
- **Committee Reports & Hall
Playground**
- **Questions**



Mayor Report

Doug Francoeur

- **CAO recruitment**
- **Community Centre / Council Chambers was refreshed with volunteer labour and a used boardroom table**
- **Funding for summer staffing was 25% of requested**
- **Playground Completed**
- **5 Year Capital Plan updated**
- **Investigating grant opportunities for municipal sewer system and drainage.**
- **Have met with AB Gov't to discuss beach licence.**
- **New loader and lawn mower have been purchased.**
- **New Community Message Board to be installed soon!**
- **Gaga-ball court installed at request from Rec Board.**



Financial Information

April 17, 2023

BDO Canada LLP
Chartered Professional Accountants
179D Leva Avenue, Suite 100
Red Deer County, Alberta
T4E 1B9

This representation letter is provided in connection with your audit of the financial statements of Summer Village of Gull Lake for the year ended December 31, 2022, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with Canadian Public Sector Accounting Standards.

We confirm that to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Financial Statements

We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated January 21, 2023, for the preparation of the financial statements in accordance with Canadian Public Sector Accounting Standards; in particular, the financial statements are fairly presented in accordance therewith.

- The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement and/or disclosure that are reasonable in accordance with Canadian Public Sector Accounting Standards.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of Canadian Public Sector Accounting Standards.
- All events subsequent to the date of the financial statements and for which Canadian Public Sector Accounting Standards require adjustment or disclosure have been adjusted or disclosed.
- The financial statements of the entity use appropriate accounting policies that have been properly disclosed and consistently applied.
- We have received and approved all journal entries recommended by the practitioners during the audit. A list of the journal entries is attached to the representation letter.

Information Provided

- We have provided you with:
 - access to all information of which we are aware that is relevant to the preparation of the financial statements, such as records, documentation and other matters;
 - additional information that you have requested from us for the purpose of the audit; and
 - unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- We are responsible for the design, implementation and maintenance of internal controls to prevent, detect and correct fraud and error, and have communicated to you all deficiencies in internal control of which we are aware.

- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Fraud and Error

- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves:
 - management;
 - employees who have significant roles in internal control; or
 - others where the fraud could have a material effect on the financial statements.
- We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.

General Representations

- Where the value of any asset has been impaired, an appropriate provision has been made in the financial statements or has otherwise been disclosed to you.
- We have provided you with significant assumptions that in our opinion are reasonable and appropriately reflect our intent and ability to carry out specific courses of action on behalf of the entity when relevant to the use of fair value measurements or disclosures in the financial statements.
- We confirm that there are no derivatives or off-balance sheet financial instruments held at year end that have not been properly recorded or disclosed in the financial statements.
- Except as disclosed in the financial statements, there have been no changes to title, control over assets, liens or assets pledged as security for liabilities or collateral.
- The entity has complied with all provisions in its agreements related to debt and there were no defaults in principal or interest, or in the covenants and conditions contained in such agreements.
- There have been no plans or intentions that may materially affect the recognition, measurement, presentation or disclosure of assets and liabilities (actual and contingent).
- The nature of all material uncertainties have been appropriately measured and disclosed in the financial statements, including all estimates where it is reasonably possible that the estimate will change in the near term and the effect of the change could be material to the financial statements.
- There were no direct contingencies or provisions (including those associated with guarantees indemnification provisions), unusual contractual obligations nor any substantial commitments whether oral or written, other than in the ordinary course of business, which would materially affect the financial statements or financial position of the entity, except as disclosed in the financial statements.

Other Representations Where the Situation Exists

- We have informed you of all known actual or possible litigation and claims, whether or not they have been discussed with legal counsel. Since there are no actual, outstanding or possible litigation and claims, no disclosure is required in the financial statements.



Financial Report

2022 Budget

Item	Dollar Value
Municipal Tax	\$355,681 (2022 - \$326,620.75) (2021 - \$291,094)
Alberta Education Tax	\$254,793 (2022 - \$253,897) (2021 - \$253,817)
Operating Budget (decrease – direct result of MSI reduction in 2022 below)	\$486,768 (2022 - \$459,906) (2021 - \$487,061)
Canada Community-Building Fund Allocation formerly Federal Gas Tax Credit (increase 2021- one time top up of \$15,000)	\$18,442 (2022 - \$15,538) (2021 - \$30,607)
MSI Capital Grant (includes Basic Municipal Transportation Grant-BMTG)	\$54,232 (2022 - \$54,232) (2021 - \$109,052)



Financial Report Items of Note

Restricted Reserve Fund:

- \$1.8 Million
- Invested in GICs, average 3.75% interest

Municipal Taxes

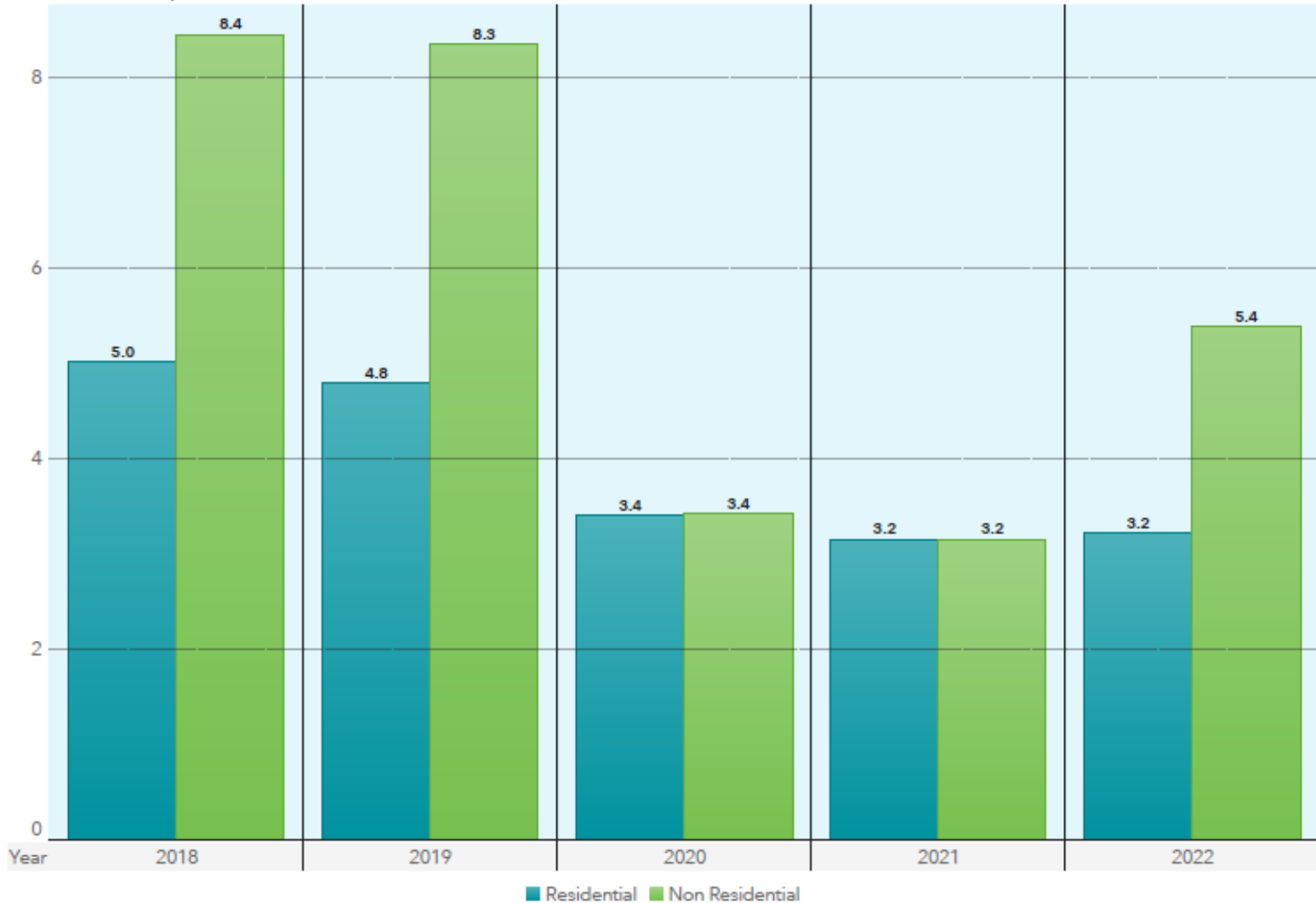
- Tax increase of held to \$3.0%
- **Mill rates**
 - for Residential Properties to 3.2
 - Commercial Properties 5.4

Summer Village of Gull Lake					
	Property Tax Assessment				
	2018	2019	2020	2021	2022
Vacant	2,369,220	2,167,280	2,085,060	1,700,690	1,941,000
Single Family	86,778,930	92,145,370	89,130,290	93,761,310	100,096,700
Vacant Commercial	216,610	216,610	210,240	210,240	210,000
Improved Commercial	706,520	748,570	715,860	742,300	759,300
Total	90,071,280	95,277,830	92,141,450	96,414,540	103,007,000



Summer Village of
Gull Lake

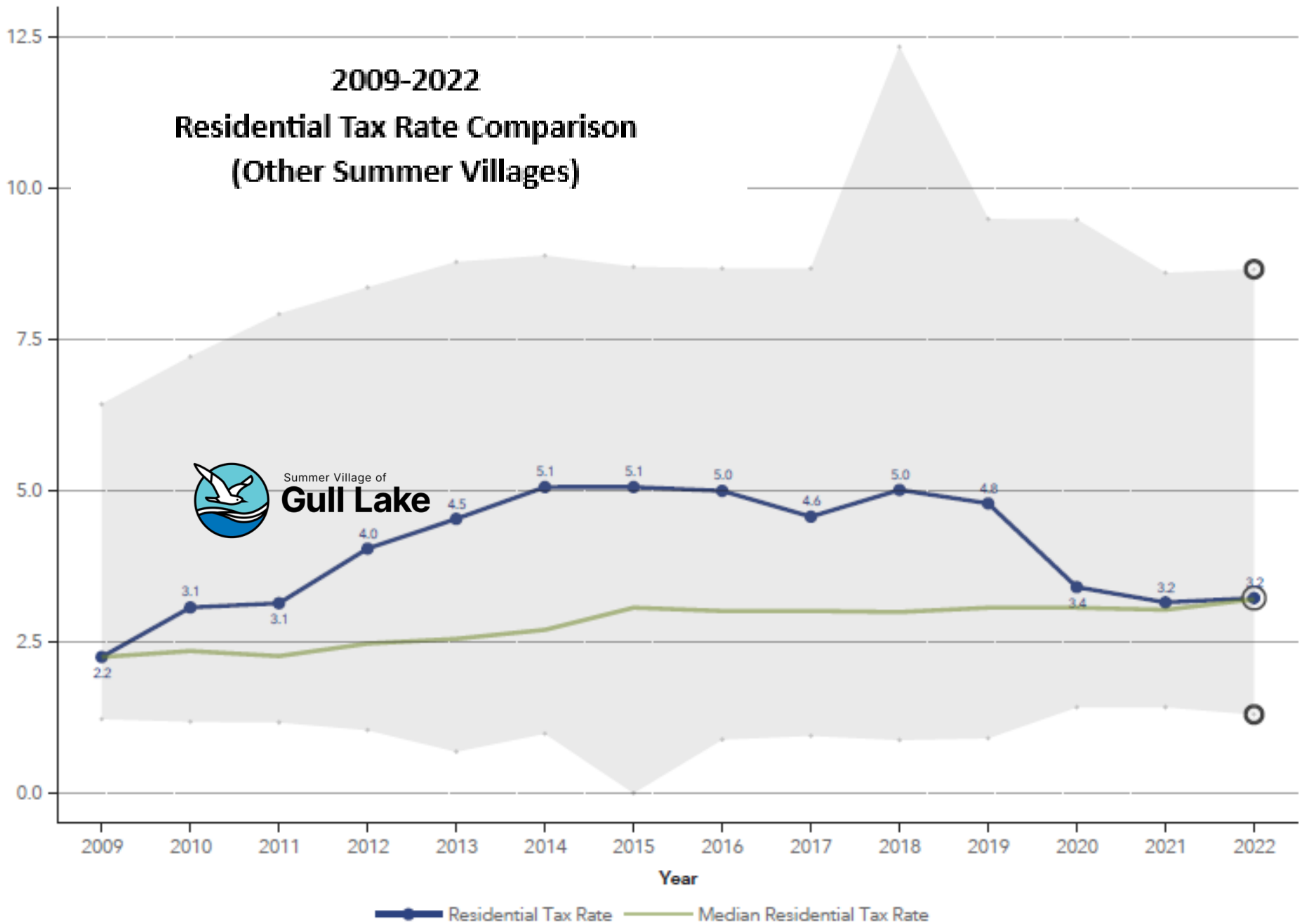
General Municipal Tax Rate



2009-2022 Residential Tax Rate Comparison (Other Summer Villages)



Summer Village of
Gull Lake





Capital Expenditures

2023 Planned	Cost
Public Works	
Equipment upgrades – Loader, mower, snowblower	\$175,000
Rebuild of 4 way stop drainage	\$50,000
Speed warning signs	\$6,000
Culverts on Centennial Trail	\$3,500
Electronic Community Message Board	\$20,000
Hall floor scrubber	\$5,000
Council and Admin	
Council Chamber upgrades	\$5,000
Recreation	
Tennis / Pickleball court resurfacing	24,000
Wastewater feasibility study, drainage study,	Est. \$30,000

High Speed Internet



Fiber Optic Internet Update

- Missing Link has received Provincial grant funding
- SVGL council has decided to withdraw support of \$97,000
- Waiting to hear further details.
- Utility right of way to be proposed



Riparian Land Update

- Remaining properties along Lakeview Avenue
 - Only available to existing road allowances



Committee Reports

**Deputy Mayor
Stuart Innes**



Committee Reports

Deputy Mayor Stuart Innes

Recreation Program

- 2 Staff - Rec Dir, Assistant Rec Dir
- 35 Children registered
- Swimming Instructions
- Aug 18th Movie in the Park



Committee Reports

Deputy Mayor Stuart Innes

Community League

- The new playground completed
- Centennial park picnic shelter
- Year round activities
- Cornhole & floor curling off season.
- Wine and beer tasting in the fall



Committee Reports

Deputy Mayor Stuart Innes

Historical Society

- Museum is open for the pancake breakfasts
- Lots of folks taking a look
- Council wants to Thanks all the committee members and volunteers.
- Volunteer Appreciation September 16th 7 to 9 Pm



Public Works Reports

**Councillor
Lon Kasha**



Public Works

Councillor Lon Kasha

General

Spring Clean Up

- Wood Chipper provided by the County of Lacombe for 2023 .
- Compost Area & Dumping – Grass Only - no solid material (branches!!).

Garbage:

- Garbage should not be left out in bags.
- Dumpsters belong to the Wooden Shoe not the SVGL.

Day Use Boat Launch:

- Aspen Beach boat launch upgraded and opened for the summer of 2023.
- Sandy Point has a user fee in place.

Development Permits:

- If you are unsure what requires a permit
 - Read the bylaws, posted on the SVGL website.
 - Consult with the CAO.



Public Works

Councillor Lon Kasha

Tree Removal:

- Live tree removal requires a permit.
- Dead trees no approval required.
- Consult with the CAO.

Beach Paths:

- Permit required prior to construction.
- Staked survey required for the permit application and construction.
- Not larger than 15 feet wide.

Riparian / Accreted Lands:

- Bylaws and regulations under review.
- Environmental Consulting firm to be engaged to provide riparian area maintenance recommendations.



Public Works

Councillor Lon Kasha

Drainage

Cyrene Crescent Drainage:

- Phase 1 & 2 near completion.
- Modifications being made to west Cyrene Cr. pumping system to improve drainage.
- Pump to be installed at Oliver & Gull St. in summer of 2023.

Oliver Road / Lake Road Allowance Drainage (Phase 3):

- Phase 3 proposed for 2023/2024.

Investigating a comprehensive village areal drainage study.



Public Works

Councillor Lon Kasha

Beach

Maintenance Rules & Regulations:

- Centennial Trail, sand beach pods and pier access to be maintained.
- All other areas are considered “natural areas”.
- No grass cutting or disturbance allowed in the natural areas.
- Please use the entire beach area in a respectful manner.

Beach Pod Update

- Application to be made for two sand beach pods in front of Oliver Ave.
- Targeting construction for fall/winter/spring of 2023/2024.
- Completion for summer 2024
- Weed control in the natural areas is currently being planned.
 - Field study completed by agronomist, waiting on report.
 - Procedure approval required from Alberta Environment.



Project for Future Consideration

- Council has begun discussion to investigate the feasibility of a municipal sewer system
- Will required significant Provincial and or Federal grant funding
- Multi year project
- Feasibility Study would be the first step
- Possible committee assistance is being considered



Questions?

Thank you for your support.

We have great community!!