



Summer Village of
Gull Lake

Est. 1913

Annual Meeting

July 5, 2025

10:00AM



Agenda

- **Introductions**
- **Financial Reports**
- **Mayor & Council Reports**
- **Summer Recreation Program**
- **Special Projects**
- **Questions**



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

Courtney Ranta – Summer Recreation Program



Our Overall Mandate

- Create A Safe Environment For Our Residents
- Ensure We Can Sustain Ourselves Through Fiscal Responsibility
- Maintain the Beach For Resident Recreation as per our license.
- Respect & Improve Our Neighbourhood
- Ensure Our Property Values Are Maintained



Financial Information



Financial Report

2025 Budget

Item	2025	2024	Variance \$	Variance %
Municipal Tax	\$339,845	\$352,708	(\$12,863)	(3.6%)
Alberta Education Tax	\$319,450	\$273,799	\$45,651	16.7%
Total Municipal Taxes	\$659,295	\$626,507	\$32,788	5.2%
Canada Community-Building Fund	\$TBD	\$18,166	TBD	TBD
MSI Capital Grant / LGFF	\$83,789	\$80,396	\$3,393	4.2%

	Tax Rate (%)			
	2025	2024	Variance	Increase
Municipal Tax				
Residential	2.75	3.09	-0.34	-12.4%
Non-Res	4.74	4.74	0.00	0.0%
Education Tax				
Residential	2.59	2.40	0.19	7.3%
Non-Res	4.62	3.33	1.29	27.9%

Statement of Financial Position



SUMMER VILLAGE OF GULL LAKE
Statement of Financial Position
December 31, 2024

Accumulated Surplus:

•\$2.05 million

•\$1.9 million invested in GICs,
average 4.5% interest

	2024	2023
FINANCIAL ASSETS		
Cash and temporary investments <i>(Note 2)</i>	\$ 77,623	\$ 244,062
Restricted cash <i>(Note 2)</i>	72,602	64,764
Term deposits <i>(Notes 2, 3)</i>	1,917,908	1,164,188
Long term Investments <i>(Notes 2, 3)</i>	-	580,372
Taxes and grants in place of taxes <i>(Note 4)</i>	3,802	13,244
Grants and receivables from other governments <i>(Note 5)</i>	116,130	89,401
Trade and other receivables	62,276	48,475
TOTAL FINANCIAL ASSETS	2,250,341	2,204,506
LIABILITIES		
Accounts payable and accrued liabilities	5,750	13,228
Deferred income <i>(Notes 7, 9)</i>	160,759	141,422
Deposit liabilities	42,250	40,750
TOTAL LIABILITIES	208,759	195,400
NET FINANCIAL ASSETS	2,041,582	2,009,106
NON-FINANCIAL ASSETS		
Prepaid expenses	6,780	6,445
Tangible capital assets <i>(Note 6)</i>	1,537,525	1,581,333
	1,544,305	1,587,778
ACCUMULATED SURPLUS	\$ 3,585,887	\$ 3,596,884



Financial Report Municipal Taxes

Municipal Taxes

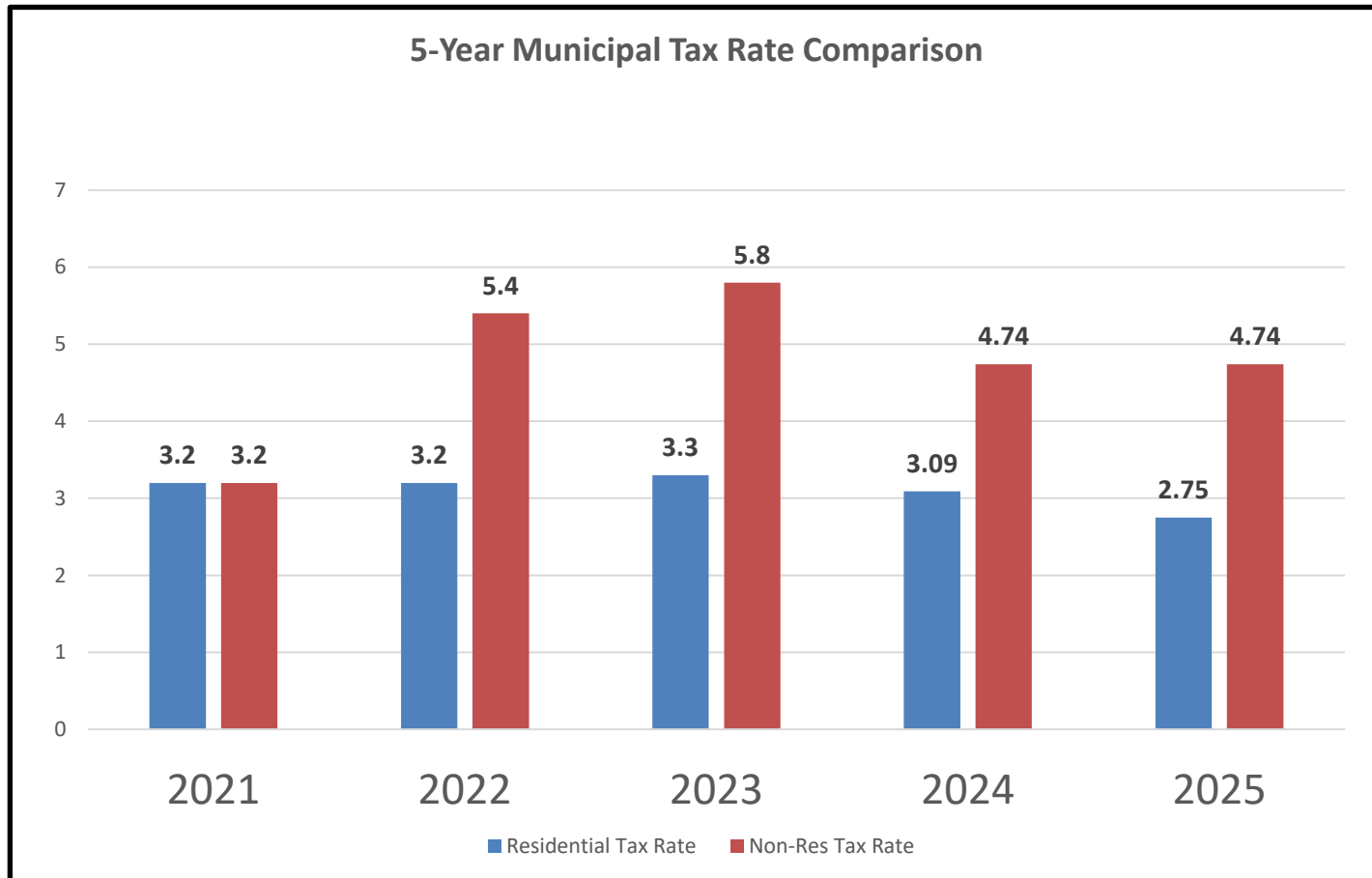
- Municipal Tax Rate decrease (-12.4%)
- Education Tax increase (7.3%)

	Property Tax Assessment					
	2024	2023	Net Change	2025 Taxes	2024 Taxes	Change
Residential Vacant	2,077,000	2,602,000	-525,000	11,097	14,302	-3,205
Residential Single Family	119,041,70	109,389,700	9,652,000	636,018	601,279	34,739
Commercial Vacant	235,000	235,000	0	2,198	1,897	302
Commercial Improved	937,300	875,300	62,000	8,769	7,065	1,703
Designated Industrial	256,060	241,300	14,760	1,231	1,966	-734
Total	125,704,060	116,187,300	9,516,760	659,314	626,510	32,804



Financial Report

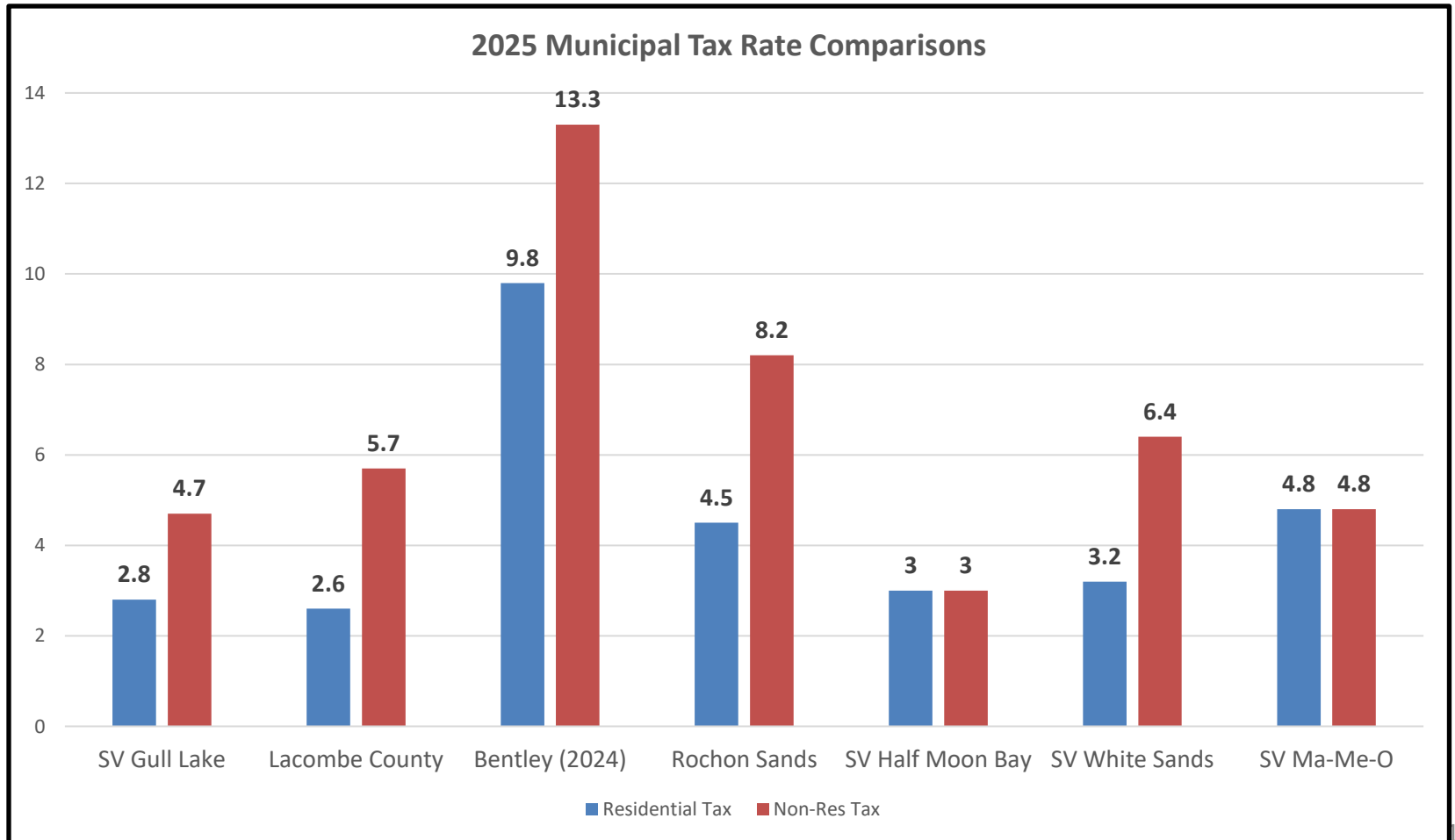
Tax Rate Comparison - GL





Financial Report

Tax Rate Comparison – SVs



SUMMER VILLAGE OF GULL LAKE

**2025 OPERATING BUDGET
Consolidated**



2025 Operating Budget

REVENUE

Municipal Tax Revenue	
General Revenue	
Administration	
Fines	
Public Works	
Development	
Recreation	
Hall, Museum, Library	
Total Revenue	

	2024 Budget	2024 Actual	2025 Budget
	638,507	637,944	690,105
	82,442	100,912	117,887
	1,250	800	800
	750	0	750
	7,000	5,655	11,200
	54,830	7,624	8,250
	8,000	11,682	12,100
	11,000	17,963	16,500
	803,779	782,580	857,592

EXPENSES

Council	
Administration	
Protective Services	
Public Works	
Waste Removal	
FCSS	
Planning	
Grants	
Recreation	
Hall, Museum, Library	
Provincial Requisitions	
Transfer to Capital Reserves	
Total Expense	
(Surplus)/Deficit	

	2024 Budget	2024 Actual	2025 Budget
	16,100	14,504	23,000
	178,095	165,405	167,242
	45,997	43,809	31,414
	152,640	168,259	176,180
	51,250	21,516	25,800
	1,100	1,096	1,100
	50,680	31,727	19,250
	3,000	0	3,000
	13,400	17,629	19,400
	17,700	14,081	19,200
	273,817	273,800	319,468
	0	0	52,538
	803,779	751,826	857,592
	0	(30,754)	0



SUMMER VILLAGE OF GULL LAKE

2025 CAPITAL BUDGET
Consolidated

2025 Capital Budget

REVENUE

	2024 Budget-Revised	2024 Actual	2025 Budget
Administration			
Capital Grant (LGFF)	0	54,232	14,000
Capital Grant (CCBF)	34,184	34,184	
Transfer from Capital Reserves	46,516	0	0
Public Works			
Sale of Machinery and Equipment	100,000	85,000	35,000
Common Services – MSI/LGFF Capital Grant	43,482	0	138,500
Common Services – CCBF Capital Grant	16,018	0	0
Recreation			
Other Revenue - Donations	10,000	25,000	10,000
Recreation-Capital Grant (LGFF)	0	0	48,000
Recreation-Transfer from Capital Reserves	34,000	0	0
Community Hall			
Transfer from Capital Reserves	11,500	0	6,500
Total Revenue	295,700	198,416	252,000

EXPENSE

	2024 Budget-Revised	2024 Actual	2025 Budget
Administration			
Machinery and Equipment	0		14,000
Public Works			
Engineering Structures	29,000	12,941	15,000
Buildings	15,000	0	15,000
Machinery and Equipment	115,500	96,303	138,000
Recreation			
Parks Structures, Equipment, Landscaping	124,700	94,445	63,500
Community Hall			
Machinery and Equipment	11,500	5,350	6,500
Total Expense	295,700	209,039	252,000
Surplus/Deficit	0	10,623	0



Mayor Report

Mayor Doug Francoeur

- Working with Chief Administration Officer (CAO) on many processes and municipal requirements
- Budget and 5 Year Capital Plan
- Strategic Planning process and Land Use Bylaw updates
- Monitor discussions with the province on the beach license agreement and update.
- Scott Drive issues
- Gazebo
- Golf Cart Bylaw - Allowed for under the AB Govt. 5-yr pilot project.
- Discussions regarding waste collection.



Gazebo Project





New Bridge





New This Year

- Tax Installment Payment Program (TIPP)
- Golf Cart Bylaw — County Reciprocal, nighttime and restrictions.
- New tractor — helps with the increased size of the beach!





Committee Reports

**Deputy Mayor
Stuart Innes**



Committee Reports

Deputy Mayor Stuart Innes

Recreation Program

- Municipal program funded by the Village
- Rec board is run by volunteers
- Program coordinator - Courtney Ranta

A vibrant, stylized graphic for a summer recreation program. The background is a light cream color. At the top center are a pair of yellow and blue diving fins. To the right is a blue and yellow camera. On the left is a yellow tube of SPF sunscreen with a sun icon. At the bottom left is a yellow and blue snorkel mask with a blue snorkel. At the bottom right is a red, white, and blue lifebuoy. In the bottom right corner is a blue passport with a globe icon and the word 'PASSPORT' written on it. Scattered throughout the design are several starburst shapes in orange, red, and blue. The text 'Summer Village of Gull Lake' is centered in a black, sans-serif font, and below it, 'SUMMER RECREATION PROGRAM' is written in a larger, bold, black, sans-serif font.

Summer Village of Gull Lake

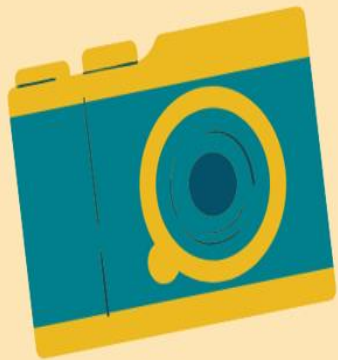
SUMMER RECREATION PROGRAM

ABOUT THE BOARD

The Summer Rec. Board has been a long standing tradition in the SVGL. It consists of 6 volunteers who are dedicated community members that work together to plan, organize, and support the Summer Rec. Program.

The Summer Rec. Board meets about 4 times per year to ensure that grants are filled out, Director positions are filled, and that the program is running smoothly.

The current board chair is Courtney Ranta, the vice-chair is Raeann Ruggles, and Mamie Mulder is our treasurer.



ABOUT THE PROGRAM

The Summer Rec. Program is ran by two paid positions- Director and Assistant Director. The program runs Monday to Friday. The cost to participants is \$5/day, \$15/week, or \$75/summer. The directors run two main programs- Kids Kapers (10am-12pm) and Surf 'n Sand (1pm-3pm). In addition, there are 2 Teen nights throughout the summer, weekly Bingo and movie nights, a Trivia night, Summer Sleepover, Chili Cookoff, and a Family Fun night to end off the summer.

The Kids Kapers program has, on average, 15-20 attendees, while Surf 'n Sand has 5-7. Teen nights have been very successful with approximately 10-20 attendees.



PANCAKE BREAKFASTS

The Rec. Board hosts two pancakes breakfasts- Canada Day and August long weekend. These pancake breakfasts have been our main fundraisers as a way to help offset the cost of both the program consumables and the wages of the directors. The breakfasts are run by community volunteers. On average, we serve between 350-450 guests.



Volunteers are always welcome to help!!



Committee Reports

Deputy Mayor Stuart Innes

Community League

- Centennial park picnic shelter
- Stand alone playground equipment
- Year-round activities
- Cornhole & floor curling off season
- Community Concerts



Committee Reports

Deputy Mayor Stuart Innes

Historical Society

- Museum is open during the pancake breakfasts!
- Council wants to thank all committee members and volunteers
- Volunteer appreciation will be in **September - Date to Be Announced Later**
No email invitations



Public Works Reports

**Councillor
Lon Kasha**



Public Works

Councillor Lon Kasha

General

Spring Clean Up

- Woodchipper provided by the County of Lacombe for 2025
- Compost Area & Dumping – Grass and leaves only - no solid material (branches!!)

Garbage:

- Proposal to contract out garbage collection to third party
- Garbage should not be left out in bags for obvious reasons

Tree Removal:

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



Public Works

Councillor Lon Kasha

Beach Path Construction:

- 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

Pruning of Accreted Lands

- Discussion for Land Use Bylaw update
- Invasive Species
 - Sea Buckthorn



Public Works Councillor Lon Kasha

Drainage

Cyrene Crescent Drainage:

- Modifications to pumping system completed at West Cyrene Cr.
- Pump installed at Oliver & Gull Street for ditch drainage

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

- Pump **to be** installed at Lakeview Ave and Lake Road
- Ditch improvement planned along Lake Road
- Walking bridge from Lake Road to park area (tennis/pickle ball courts).

Ditch parallel Highway 12A

- Proposal to clean ditch along Highway 12A
- Ditch Has not been cleaned in many years
- County approval and planning required



Public Works Councillor Lon Kasha

Beach

Substantial increase in beach area:

- Maintenance of sand beach pods and pier areas have priority
- Improvement in Centennial Trail and public paths are work in progress
- Please use the entire beach area in a respectful manner

Beach Pod Update

- Current Beach license in effect until 2040
- Application for two sand beach pods in front of Oliver Ave. being considered
- Major undertaking with numerous provincial and federal department approvals
- Weed control in the natural areas is currently being planned
- Procedure approval required from Alberta Environment



Public Works

Councillor Lon Kasha

Gull Lake Water Level Initiatives

Blindman River Pumping

- Blindman River License Reactivation approved in April 2025.
- Filters to be installed for 2026 spring freshet pumping.

Deep Aquifer Pumping

- Haynes Aquifer : 200-300 meters depth.
- Separate from upper water well zones.
- Two test wells proposed for 2025.

Gull Lake North Basin Drainage Study

- Ponoka County.
- Water flow blockage investigation.



Special Projects



Land Use Bylaw Review

Council is seeking your involvement;

Significant items up for discussion

- Secondary suites, basement suites, mother-in-law suites
- How to manage short- and long-term rentals
- Use of recreational vehicles (motorhomes and trailers)
- Use and/or restrictions on riparian lands
- Storage structures - garages, sheds, fabric sided structures, containers, etc.
- Public meeting – watch the website for updates.



Scott Drive

- Chain fence installed
- Signage installed
- Village has a license to maintain the beach
- Provincial Regulations apply
- <https://www.albertaparks.ca/albertaparksca/visit-our-parks/regulations/>





Off Highway Vehicles

- In Alberta, every OHV or road legal vehicles used for off-road travel must have:
 - valid insurance and registration
 - valid licence plate, affixed in a visible location
 - working head and taillights
 - a proper muffler and spark arrestor, with no modifications to the muffler system that increase vehicle noise
- Riders must wear a Canadian Standards Association (CSA) compliant helmet. For details and exemptions, visit: [Off-highway vehicle helmet law](#).
- Follow the manufacturer's recommendation for the minimum age of riders and number of passengers for your vehicle.
- Riders under the age of 14 must be under direct supervision of an adult.
- Operating any OHV or vehicle while impaired is against the law.
- Follow all signs and posted notices.
- Stay on the trail tread of designated and provincial trails. OHVs are not allowed on highways.
- Keep wheels out of the water, and off the bed and shore of waterbodies and wetlands unless using designated water crossing such as a bridge or a signed ford.
- Keep your machine free of debris to prevent the start of a wildfire and prevent the spread of invasive species. Avoiding riding or parking your OHV in vegetated areas.
- Stay off private and leased land unless permitted, and steer clear of pipelines. Contact leaseholder prior to travel on leased land.

OHV use is not allowed in the Provincial Parks

Respectful, responsible use!

1. Recreational Lease # 130009

This 25-year lease terminates in 2040.

- The leased area is 111.59 acres in four (4) legally described land locations.
- The lease is solely for the purpose of Beach Modification/Development.
- The summer village must comply with all relevant provisions in Schedule A.



2. Schedule A - Bed and Shore Beach Modifications and Development

- Refers to attached “Schedule B” which is not labeled. Schedule B appears to be the 8 pages entitled “Activity Standing Search.”
- Schedule A describes what the summer village may/may not do when managing the leased lands.
- Schedule A states that the summer village must conduct operations in accordance with the document entitled, “Commercial Disposition-Project Name: Summer Village of gull Lake Shoreline Recreational Lease, February 18, 2015.”

3. Commercial Disposition-Project Name: Summer Village of Gull Lake Shoreline Recreational Lease (February 18, 2015).”

- This document was drafted by the summer village and presented to Alberta Environment as part of the request for the Recreational Lease.
- The summer village commissioned New West Geomatics to conduct a survey (attached) in December 2014, and this was also a part of the request to AB Environment.
- Nowhere in the lease documents is there mention of the commonly referenced seven (7) “beach pods” and three (3) “boat dock” areas. It is only on the survey map that “beach renovation areas” (7); “natural areas” (10); and “dock access” (3) areas are identified.

4. Water Act Approval

- Subsequent to the Recreational Lease approval, the summer village was required to apply for a Water Act Approval to allow public works to maintain the seven (7) beaches and three (3) dock access areas.
- The 5-year 2015 Water Act Approval expired in May, 2020. An additional 5-year approval was granted, and this expired in May, 2025.
- Similar to Schedule A in the Recreational Lease, the Water Act Approval describes what activities the summer village may/may not undertake in the beach area.



Considerations

1. The summer village began the process by requesting the conditions for the Recreational Lease through their Commercial Disposition document and related New West Geomatics survey. AB Environment essentially responded by granting a Recreational Lease that contained virtually all the conditions requested by the summer village for developing/maintaining the beach area.
2. Given that the summer village commenced the procedure to lease the beach initially, it seems reasonable that the SV take the lead by requesting from AB Environment an amendment to the Recreational Lease and related documents.
3. As for the process, the SV might suggest to AB Environment the following:
 - a. The main Recreational Lease #130009, which expires in 2040, does not need to be amended.
 - b. Schedule A of the RA can be amended, as per Section 1(i), which states that “the authorization is granted subject to further amendment by the Department of Environment and Sustainable Resource Development, in its sole discretion.” I interpret this to mean that the summer village can ask the ESRD to amend Schedule A.
 - c. An amendment to Schedule A can also allow for an amendment to the Commercial Disposition, as the former references the latter.
 - d. In summary, amendments to Schedule A and the Commercial Disposition should allow the summer village to make the changes we require re: maintenance and potentially expanding the number of beach renovation areas.
 - e. The final step will be to apply to ERSR for another 5-year Water Act Approval license, which will be compatible with the amended conditions in the Recreational Lease.

High Speed Internet



Fiber Optic Internet Update

- Missing Link has been installed throughout the Village
- Asphalt patching is expected from the contractor.
- Please see their website for connection information.



Gull Lake Trail

- **Proposal and Planning from County of Lacombe**
 - Proposed paved/boardwalk trail to connect SVGL to Wilson's Beach
 - Letter of support issued to County by SVGL
 - SVGL portion to follow paved Premier, Lakeview, Oliver Avenues
 - If approved construction proposed for 2026





Riparian Land Update

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





Municipal Election 2025

Deadline for Nominations: July 12, 2025
@ 12pm

Election Day

- 10am-7pm
- @ The Community Hall

26 July 2025

12 July 2025

2 Aug. 2025

Advance Vote

- 10am-2pm
- @ The Community Hall



Questions?

**WE ARE HAPPY TO SERVE
SUCH A GREAT
COMMUNITY!!**

Thank you for your support!