



**SMOKY LAKE COUNTY AND TOWN OF SMOKY LAKE
 JOINT COUNCIL MEETING**



Minutes of the **Smoky Lake County and Town of Smoky Lake** Joint Council Meeting held on Monday, **September 21, 2020** at 10:01 a.m. held virtually online through Electronic Communication Technology: Zoom Meeting.

The meeting was called to Order by the Smoky Lake County Reeve Craig Lukinuk with the following attendance:

	<u>Position</u>	<u>Name</u>	<u>ATTENDANCE</u> <u>Monday, Sept.21, 2020</u>
Smoky Lake County:	Div.1 Councillor	Dan Gawalko	Present in SLC Chambers
	Div.2 Councillor	Johnny Cherniwchan	Present in SLC Chambers
	Div.3 Councillor	Craig Lukinuk	Present in SLC Chambers
	Div.4 Councillor	Lorne Halisky	Present in SLC Chambers
	Div.5 Councillor	Randy Orichowski	Present in SLC Chambers
	Interim C.A.O.	Lydia Cielin	Present Virtually
	Finance Manager	Brenda Adamson	Present Virtually
	Recording Secretary	Patti Priest	Present Virtually
	P&D Manager	Jordan Ruegg	Present Virtually
	P&D Assist. Manager	Kyle Schole	Present Virtually
Smoky Lake Region:	CEDO	Michelle Wright	Present Virtually
Town of Smoky Lake:	Mayor	Hank Holowaychuk	Present Virtually
	Councillor	Melody Morton	Present Virtually
	Councillor	Dan Kotylak	Present Virtually
	Deputy Mayor	Ross Whitelaw	Present Virtually
	Councillor	Terry Makowichuk	Absent
	C.A.O.	Adam Kozakiewicz	Present Virtually
	Fin/Legislative Srv.	Crystal Letwin	Absent

Aspen View Public Schools:	Superintendent	Neil O'Shea	Present Virtually
	Trustee	Tom Mykytiuk	Present Virtually
	Secretary Treasurer	Aimee Hirtle	Present Virtually
Members of the Public:	None		N/A
Members of the Media:	None		N/A

2. AGENDA:

Agenda - September 21, 2020

J225-20: Halisky

That the **Smoky Lake County and Town of Smoky Lake** Joint Council Meeting Agenda for Monday, September 21, 2020 be adopted, as presented.

Town of Smoky Lake: motion moved by Holowaychuk.

Carried Unanimously.

3. MINUTES:

No Minutes.

DELEGATIONS:

Aspen View Public Schools

Present before the **Smoky Lake County and Town of Smoky Lake** Joint Council from 10:03 a.m. to 11:24 a.m. was Aspen View Public Schools (AVPS) representatives: Neil O'Shea, Superintendent, and Tom Mykytiuk, Trustee, to provide an update on the new HAK School, also in attendance was Aimee Hirtle, Secretary Treasurer, of Aspen View Public Schools, as an information resource. The following points were included in the information provided:

- The new schools' floor plan will be reviewed later this afternoon, September 21, 2020.
- AVPS Board has committed \$100,000.00 dollars from their reserves towards the estimated \$1,000,000.00 expense to connect to the sewer to the new school, as the very high cost of utility service has not been contemplated by the Alberta Government in their funding formula and any funds which would be spent on the utility would take away from school itself.
- AVPS is open to further funding contributions and is open to partnerships.
- The total project funding from the Province is \$15 Million based on a 478-student population.
- Screen share:

August 26, 2020

The design committee has been working diligently with our architect for the project (Stantec). The focus at this point is looking at options around the building placement on the property. The initial approval was for the building to the east of the current school (behind). After further discussion and investigation, there is a second option to place the new school to the north of the existing school (on the lower section). There are several things that the committee has been considering in determining the placement of the new school.

Option 1 is the new school to the north of the existing site. The cost of the installation of sewer and water is \$1,063,681.

Option 2 is the new school to the east of the existing site. The cost of the installation of sewer and water is \$849,188.75.

In discussion with the Town of Smoky Lake and Smoky Lake County, there is a willingness to discuss off-setting the cost of utilities if the north location is selected.

Attachments:

Maps of potential locations of the school

Submitted by:

N. O'Shea, Superintendent

Recommendation or Action Requested:

That the Board of Trustees of Aspen View Public Schools allocate \$100,000 from capital reserves to offset the utility costs if the north location is selected;

Further

That the Board of Trustees of Aspen View Public Schools agree in principle to remediate the current HA Kostash site to grass play fields with other possibility activity enhancements.

- The utility costs are higher in Option 1 due the topography of the land and the need for additional manholes and a mini lift-station for the sewer.
- Furniture, Fixtures and Equipment could be compromised if too much is spent on utilities.
- AVPS has about 1 Million in capital reserves and about 2 million in operating reserves and will be holding onto that for other purposes.
- The demolition of the old school is not included in the 15 Million budget.

- The current gymnasium size is 412 square meters and the new gymnasium would be 595 square meters – in order to host provincial tournaments there is a requirement to have 6 feet of space around the volleyball courts, and a 595 square meter gymnasium would not accommodate that. We would need to find additional funding for a bigger gymnasium if we wanted to host provincial tournaments.
- AVPS provides the public with updates and FAQs through: https://hak.aspenview.org/new_h_a_k below is an excerpt:

#newHAK H.A. Kostash School Replacement Project,
Last updated: June 23, 2020

What's new?

On November 1, 2019, the Government of Alberta approved the replacement of the current H.A. Kostash School. Alberta Infrastructure has issued an Request for Proposals (RFP) for a Bridge Consultant. The role of the Bridge Consultant is to work with Aspen View Public Schools and Alberta Infrastructure throughout the project, including design of the school, securing architects and builders, and seeing the project through to completion. The RFP is expected to be awarded during the summer of 2020.

The Town and County of Smoky Lake have committed \$600,000 towards community-use space within the new school project, which they have identified as daycare space. Administrators from both municipalities will serve on the project design committee to provide input on how best to facilitate the community-use space within the project.

FAQs

Where will the new school be built?

The new school will be built on the current HAK property. The actual site and orientation of the building will depend on the building layout developed in consultation with the architect and Alberta Infrastructure.

When will the new school be built?

Construction is currently scheduled to start in late spring 2021, with completion slated for late 2022.

How big will the new school be?

The new school is planned for 4,192 square metres of permanent space, plus four modular classrooms, for a total capacity of 473 students (K-12). For comparison, the current HAK is 6,175 square metres with a maximum capacity of 630.

Why is the new school smaller than the current school?

New school projects are sized according to recent enrollment history and projections. Student enrolment throughout rural Alberta, including Aspen View, has been consistently declining for several years. However, over that time HAK's enrollment has remained the most stable of all Aspen View schools.

How much will the new school cost? Who is paying for it?

All new school projects are funded by Alberta Infrastructure. The budget for the new HAK project is approximately \$15 million.

Will there be community use space within the new school?

Alberta Infrastructure only funds the new school project itself. However, there is an opportunity for independently-funded community-use spaces to be integrated into the school project. The Town and County of Smoky Lake have committed \$600,000 to integrate a daycare space into the school project.

Who determines what the new school will look like?

Alberta Infrastructure has established guidelines for how space should be allocated within new school projects based on current and projected enrollments. There is flexibility for Aspen View, working with Alberta Infrastructure and the project architect, to make adjustments to these allocations to meet unique needs. As well, there is flexibility for Aspen View to work with the architect to determine how space will be configured within the new school project, as part of its design. Aspen View Public Schools has formed a design committee of two school board trustees; the superintendent and secretary-treasurer; and the school principal to work with Alberta Infrastructure and the architect to develop the layout and design of the new school. The committee will also develop mechanisms to gather input into the design from stakeholders including students, staff and parents. Representatives from the Town and County of Smoky Lake will also work with the design committee around the integration of the community-use daycare space into the school project. The design committee has gathered input from current staff at HAK, visited a number of new school sites, consulted with Alberta Infrastructure and have recently launched a survey to gather input from students and their families.

What happens to the current school building?

Due to its age, current condition and lack of accessibility, most of the current building is slated for demolition. Funding for demolition is included in the project budget.

Will there be a playground?

Every effort will be made to retain or, if necessary, relocate the existing playground equipment. Playgrounds are not funded by Alberta Infrastructure as part of the new school project. However, the Government of Alberta has a separate grant program that provides up to \$250,000 for playground projects. Aspen View Public Schools will apply to this program if needed.

- Thank you to both councils for being open and for considering some options, AVPS appreciates your cooperation and support.

Meeting Recessed for lunch, time 11:24 a.m.

Meeting Reconvened on a call to order by Smoky Lake County Reeve: Craig Lukinuk, from the Cultural Gathering Centre, Métis Crossing (MC) at 1:33 p.m. with the following attendance:

			Afternoon ATTENDANCE
			<u>Monday, Sept.21, 2020</u>
	<u>Position</u>	<u>Name</u>	
Smoky Lake County:	Div.1 Councillor	Dan Gawalko	Present at MC
	Div.2 Councillor	Johnny Cherniwchan	Present at MC
	Div.3 Councillor	Craig Lukinuk	Present at MC
	Div.4 Councillor	Lorne Halisky	Present at MC
	Div.5 Councillor	Randy Orichowski	Present at MC
	Interim C.A.O.	Lydia Cielin	Present Virtually
	Finance Manager	Brenda Adamson	Present Virtually
	Recording Secretary	Patti Priest	Present Virtually
	P&D Manager	Jordan Ruegg	Present at MC
	P&D Assist. Manager	Kyle Schole	Present at MC
Smoky Lake Region:	CEDO	Michelle Wright	Present at MC
Town of Smoky Lake:	Mayor	Hank Holowaychuk	Present at MC
	Councillor	Melody Morton	Present at MC
	Councillor	Dan Kotylak	Present at MC
	Deputy Mayor	Ross Whitelaw	Present at MC
	Councillor	Terry Makowichuk	Absent
	C.A.O.	Adam Kozakiewicz	Present at MC
	Fin/Legislative Srv.	Crystal Letwin	Absent

Métis Nation of Alberta:	Prov. President	Audrey Poitras	Present at MC
	Prov. Vice-President	Daniel Cardinal	Present at MC
	Region 2 President	Duane Zaraska	Present at MC
Round Table Consulting Inc.	President	Art Cunningham	Present at MC
Métis Crossing:	Executive Director	Juanita Marois	Present at MC
Vision XS Ltd.	CEO	Tony Sefton	Present Virtually
Members of the Public:	None		N/A
Members of the Media:	None		N/A



(Photo taken on September 21, 2020 at the Cultural Gathering Centre, Métis Crossing. Photo Credit: Adam Kozakiewicz, CAO, Town of Smoky Lake)



Victoria District Economic Development Strategy Implementation

OUR VALUES

We believe in the preservation and promotion
of our heritage and ecological assets

We want to enhance the experiences of our visitors
by sharing our assets in an authentic way

We want to maintain our community identity and lifestyle
while sharing our assets

THE PARTNERS

FROM CO-EXISTANCE TO PARTNERSHIP



VDEDS: Business Plan



Outcomes



Resources



Action



Outcomes

LEGACY RELATIONSHIPS

Trust

- top-notch shared expertise
- willingness to learn from each other

Compatibility

- complement each other's offerings
- common belief in the "product"

Transparency

- spell out everything so that there are no surprises or conflicts

Shared Vision and Clear Objectives

- each partner shares their value
- more successful together

Partners' 10 Year Return on Investment

	Investment	10 year return
Métis Nation of Alberta, Town of Smoky Lake and Smoky Lake County	\$1.8 MM	\$ 9.9 MM
Community Fund	n/a	\$ 6.2 MM
New Project Investment	n/a	\$ 6.2 MM
Reserves	n/a	\$2.5 MM

Tourism Corporation Outcomes

Market assets

Develop assets

Build Infrastructure to support assets

Regional Tourism 10 Year Economic Outlook

\$7-8 million to \$60+ million

600 new jobs

Population grows 4200 to 4700+.

1200+ accommodation units

125,000 travellers, \$200-\$300 per day, 3+ nights

170,000 day trippers, \$40-\$60 per day

Regional Economic Impacts

Tourism Operator revenue increase

Municipal Infrastructure funding

Resident attraction and retention

Project attraction

Community Engagement

Resources

Partner Investment

Initial Capital and Operating

Smoky Lake County \$600K
Town of Smoky Lake \$600K
Métis Nation of Alberta \$600K

Other Funding

\$ 43 million

community bonds, partnerships,
commercial secured and unsecured loans,
and grants

Leveraged through initial \$1.8 MM
from 3 partners

Developer Funds

\$15 million

Either entertainment complex option or
Converted to a loan
(Impacts to debt ratio)

Differential Business License Fee

6% on tourist goods and services

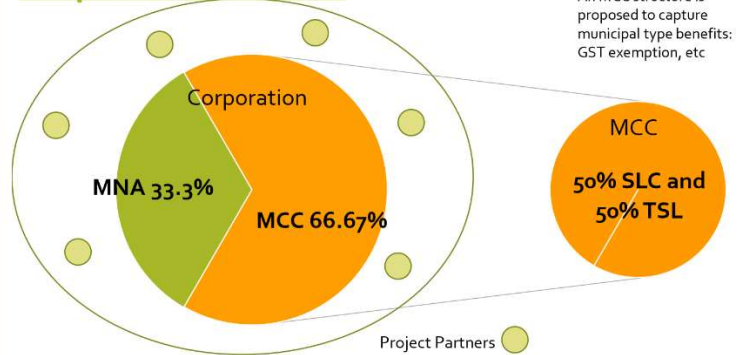
Operators increase prices by 6%

Residents receive 6% discount

Fees remitted based on gross profit scale
(Business input during Public Engagement)

Potential Revenue 2022: \$125K, 2031: \$1.36 MM

Corporate Structure



Action

Key Collaboration



Smoky Lake
Tourism
Corporation

Business Actions 2020-2021

Pre-Launch Marketing Activities

Interim Management Team sets up Corporation

Funding Agreements with 3rd parties

Business Actions 2021 - 2022

Marketing Strategy

Human Resources including housing

Accommodation acquisition and renovations

Project Lending

Signage and Wayfinding (I)

Signature Experience 1

Victoria Settlement upgrades

Technology – booking system

Event Strategy

Business Actions 2021 - 2022

Infrastructure:

Broadband links for Tourism assets

Link Bellis to Victoria Trail

Business Actions 2022 - 2025

Signature Experience 2

Signage and Wayfinding (II)

Smoky Lake Museum expansion

Business Actions 2022 - 2025

Infrastructure:

Sewer/Water

Loans for Services

Waskatenau to Victoria Trail Link

Business Actions 2025 - 2026

Major RV Expansion

Entertainment Complex

Agri Tourism centre



Discussion

VICTORIA DISTRICT ECONOMIC DEVELOPMENT STRATEGY

Business Plan, Funding Model and Corporate Structure

September 21, 2020



Tony Sefton, CEO of Vision XS Ltd. virtually left the meeting, time 3:18 p.m.

Victoria District Economic Development Strategy Business Plan – Public Consultation

J226-20: Halisky

That the **Smoky Lake County** and **Town of Smoky Lake** Joint Council proceed to consult the public through each respective municipality's Public Participation Policies: County's Policy Statement No. 01-51-01 and Town's Policy Statement No. A18, for the purpose of providing the Public with sufficient access to information to allow the public to become informed and to provide the Public the opportunity to participate, be involved, and provide input into the decision-making process in respect to the Victoria District Economic Development Strategy Business Plan.

Town of Smoky Lake: motion moved by Morton.

Carried.

Next Meeting

The next **Smoky Lake County** and **Town of Smoky Lake** Joint Council Meeting will be scheduled at the call of the Reeve or Mayor.

Adjournment

J227-20: Lukinuk

That the **Smoky Lake County** and **Town of Smoky Lake** Joint Council Meeting of September 21, 2020 adjourn, time 4:15 p.m.