

**SUMMER VILLAGE OF WHITE SANDS
COMMUNITY OPEN HOUSE AGENDA**

April 8, 2023

10:00 AM

**At Multi-Plex Hall, 8 Front Street, White Sands
Online via ZOOM**

1. Call to Order

2. Approval/Additions to Agenda

3. Business – Items for Discussion :

| | Page # |
|---|--------|
| 3.1. Proposed New Community Hall Information Package | 2 |
| 3.2. Proposed New Community Gardens Location Options | 8 |
| 3.3. Proposed Relocation of the Dumpsters | 12 |
| 3.4. Bar W. Resort - Open House April 19, 2023, IBI Group | 15 |

4. Adjournment

Next Regular Council Meeting Date: April 19, 2023, at 9:30 PM



The Summer Village of White Sands
2023 Community Open House April 8, 2023

2023 Community Open House Agenda:

The Summer Village of White Sands is seeking Resident/Public Feedback on the following:

AGENDA ITEMS

- New Community Hall Information Package 2023
- New Community Gardens Location Options 2023
- Relocation of the Community Dumpsters 2023
- Bar W. Resort – Open House in Stettler on April 19, 2023

Summer Village of White Sands CURRENT GRANTS:

In December, 2022, the Summer Village of White Sands Council received a notice from Alberta Municipal Affairs there was outstanding MSI Capital Grant funds from 2007 to 2018 in the amount of \$297,000 which must be spent by December 31, 2023, or they would be clawed back.

The Summer Village also has 2018 to 2022 MSI Capital Grants in the amount of \$406,020.49 available for projects, and 2023 MSI Capital Grants of \$55,258.00, for a total of \$461,278.49 available for Municipal projects is not being clawed back, the MSI Capital Program is changing in 2024.

Furthermore, the Summer Village has funds available from former Federal Gas Tax Fund (FTGF) and the new Canada Community Building Fund (CCBF), in the amount of \$175, 588.95 (2005 to 2022) and an \$12,191 for 2023, for a total of \$187,777.95.

As of February 28, 2023, the Summer Village bank account had Restricted Grant Funds of Unearned (unexpended) MSI Grant funds of \$127,336.59, and Unearned CCBC Grant Funds of \$25,128.54, for a total of \$152,465.13. These funds are also available for Capital projects in 2023.

GRANTS - MSI Capital, MSI Operating, CCBC Grants:

| Grant Name | Dates Awarded | Timelines | Amounts |
|---------------------|----------------------|------------------------|---------------------|
| MSI Capital Grants | 2007 to 2018 | Available only in 2023 | \$297,000.00 |
| MSI Capital Grants | 2019 to 2023 | Available 2023 - 2024 | \$461,000.00 |
| FGTF / CCBC Grants | 2005 to 2023 | Available 2023 - 2024 | \$187,777.95 |
| | | Total Grants | \$945,777.95 |
| Restricted Grants | As of March 2023 | In SVWS Bank Account | |
| Unearned MSI Grants | Uncompleted projects | Invested GIC/ Cash | \$127,336.59 |
| Unearned CCBC | Uncompleted projects | Invested GIC/ Cash | \$25,128.54 |
| | | Total Cash | \$152,465.13 |
| | | | |

New Proposed Community Hall:

The Summer Village of White Sands Council had previously in 2022 considered building a municipal office attached to the existing community hall, in the old public works garage, or as a stand-alone building next to the old public works garage. However, the prices came in at \$311,000, more than expected, and the community feedback at the 2022 AGM was not in favour of a Summer Village office.

The Summer Village Council decided to look into building a New Community Hall with available funds, along with New Provincial Grants – Community Facility Enhancement Program (CFEP) has small project and large project grants of up to \$1,000,000 available, and Federal Green Building Grants of up to \$1,000,000 for new Net-Zero Green Municipal buildings. In order to access these grants the Summer Village would need to come up with a building concept design and an approximate budget for the grant applications.

The Summer Village Council decided to contract Railside Design of Stettler to do the building concept designs, and work with the White Sands Hall Society to come up with a building concept design to meet the communities needs for the future. The goal was to come up with a preliminary building design concept.

The preliminary concept design is needed for the Provincial and Federal Grant applications. The concept design gives the dimensions, and based on the design dimensions, costs can be calculated for the grant applications in 2023.2024. The concept design drawings are also communication tools to take the matter to a Community Open House to get feedback from the community at a Community Open House.

If the Council gets positive feedback from the community they will proceed to the next stage, which is to hire an engineering firm to help with the site selection, elevations and geo-technical study. The Village Council may also get detailed designs with an architect/engineer to prepare a tender documents, or to issue a request for quotes for a design/build option from contractors.

Capital Costs Estimates for Grant Applications:

Administration surveyed seven (7) local and regional businesses to get approximate costs per square foot of different phases of the build, to determine the approximate overall capital costs to build a community hall, based on the funding availability.

| Project Phases | | Costs/Prices |
|---|--|------------------------|
| Phase 1 – Engineering, Site Selection | | \$20,000 |
| Phase 2 – Green Building specs | 10% of the project costs | |
| Phase 3 – Tender of Design Build | Contracted or Vendor Design Build Blueprints | \$10,000 |
| | | |
| Design/Build Building Construction | | |
| Phase 1 – Basic Building to Lock Up – Year 1 | \$150 per sq.ft. 120' x 50' | \$900,000 |
| Phase 1 – Kitchen and Bathrooms Year 1 or 2 | \$200 per sq. ft. 40' x 50' CFEP | \$400,000 |
| Phase 3 – Boiler System in floor heating- Year 1 or 2 | \$50 sq.ft. 120' x 50', 50% grant | \$300,000 |
| | Design/ Build TOTALS | \$1,600,000 |
| Additional Green Funded (Year 2or 3) | Green Program Grant Projects | Estimated Costs |
| | | |
| Phase 7 – Geo-thermal heat/cool – Year 3 | Alberta Green Program Federal Green Program | \$50,000 |
| Phase 8 – Solar Array on roof or hillside Panels/Power wall | Federal Green Program | \$150,000 |
| Phase 9 – EV Charging Station, revenue generation | RMA – Green Program Grant | \$50,000 |
| | | |
| Paid for by Green Grants | Green Program TOTALS | \$250,000 |

Based on the funds available from the MSI Capital and CCBC grants, the CFEP grants, and FGBF grants, the Summer Village Council could determine:

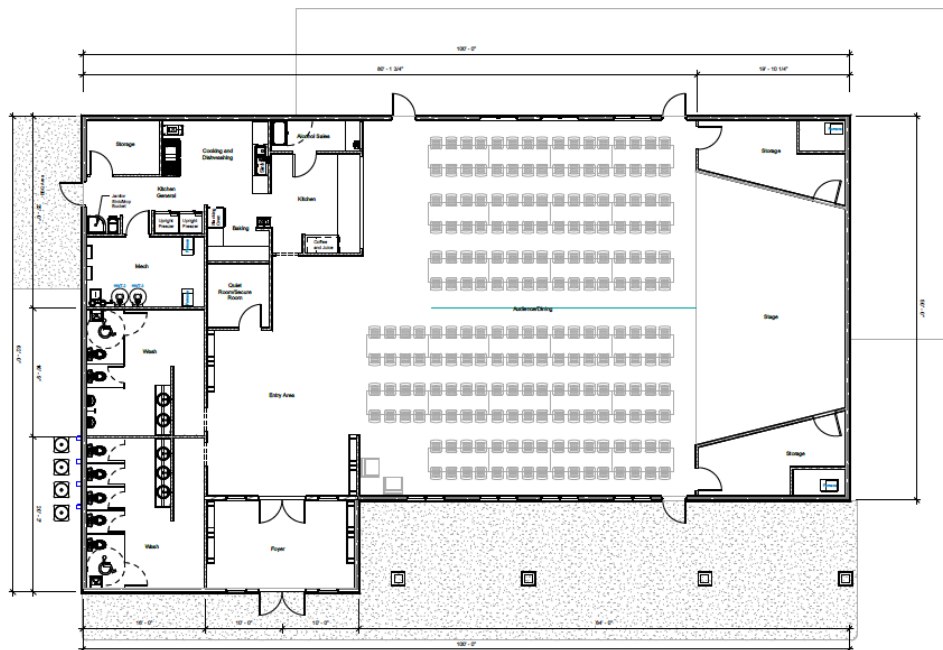
1. If the Community Hall was project was potentially viable.
2. Have a Community Hall Open House to get community Input and feedback.
3. Use existing grant funds to hire an engineer or firm to help select the site location, do elevations and geo-technical study.
4. Apply for and wait for word on Provincial (CFEP) Grants, and the Federal (Green Building) Grant Funding approvals.

Operation Costs and Funding:

1. To research and calculate the approximate annual operating costs of a New Community Hall.
2. To research other community halls of similar size in other similar sized communities.
3. Work with the White Sands Community Hall Board to determine their long-term needs and identify and apply for any Hall Society grants for operation and capital programs. Grant programs. Examples:
 - a. Joining the Stettler Recreation Board programs in 2024,
 - b. Community Improvement Program (CIP) Grants,
 - c. Senior Spirit Grants,
 - d. Youth program grants,
 - e. corporate sponsorship,
 - f. Volunteering for casinos in Red Deer,
 - g. Community Hall membership drives,
 - h. hall special events, and
 - i. hall rentals.

| Operating Old vs New | Description | Costs |
|--|--|-------------------|
| Expenses – Current Hall and Buildings | Insurance, Power, Gas, Water. Sanitary, Maintenance, Supplies, Janitorial | \$9,218.22 |
| New Hall Costs | | |
| Expenses – Range for New Halls | Cost estimates as percentage of a New Building 2% of Capital cost, includes some depreciation/maintenance/repairs | \$36,000 |
| Off-Set by Revenues, at 50% cost recovery | New Revenues from Rec Board Grants, CPI Program Grants, Membership drives, Fund Raisers, Casinos, and Hall Rentals at a target of 50% of estimated costs | \$18,000 |
| | Community Hall Costs TOTAL | \$18,000 |
| Building Maintenance/Repair 50 year asset life | Repair and Maintenance Long-term 2% after 10 years, plus amortization/ depreciation | \$10,000 |

Community Hall Building Concept Design:



| Seating Schedule | |
|------------------|---------|
| Locations | Seating |
| Fellowship | 208 |



East Elevation
3/16" = 1'-0"



West Elevation
3/16" = 1'-0"



South Elevation
3/16" = 1'-0"



North Elevation
3/16" = 1'-0"

Summer Village of White Sands Community Gardens Options:

In September 2022, the Summer Village of White Sands Council were given notice the community users would have to move their community gardens to a new location.

Council and Parks/Public Works narrowed down the search to several suitable areas within the Summer Village.

A potential site was selected within a large Municipal Reserve (MR) that is already being used by some local residents for gardening, recreation, walking and dog walking.

Preliminary Draft drawings of the proposed area were drawn up, and notifications were sent out to adjacent property owners to the Municipal Reserve (MR) to review for feedback.

Current Community Gardens – Location and Size:

The current community garden site is located just off Jennifer Drive, East of Ranch Road, and South of Destini Drive. The current community garden site area is approximately 50 feet wide by 200 feet long, and is fenced to keep deer and other animals out. The parking area is adjacent to Jennifer Drive and north of the garden area.



Approximate area 12,000 sq.ft.

Proposed Community Garden Option #1 – South End of MR:

The Municipal Reserve (MR) selected as Option #1 lies between 1st Street and 2nd Street, Buffalo Road and Lakeview Avenue. The proposed area is in the south third of the MR. The general MR area is highlighted blue overlay on the aerial image of the area, and lot lines are represented with black lines. In the second image the MR area is in green and the lots area represented in yellow overlays of the aerial image.



Proposed Area of Option #1:

The actual size of the community gardens within the Municipal Reserve (MR) is drawn to scale based on the actual same footprint as the current community gardens, in a configuration that minimized the number of tree that need to be removed and maximizes the amount of trees and shrubs between the property owners lot line and the actual community gardens area which is approximately 12,000 sq. ft. with 90% of the trees untouched, The fire access trail would be incorporated into the design. The parking would be located between Buffalo Road and the community gardens and would also minimize the tree removal.

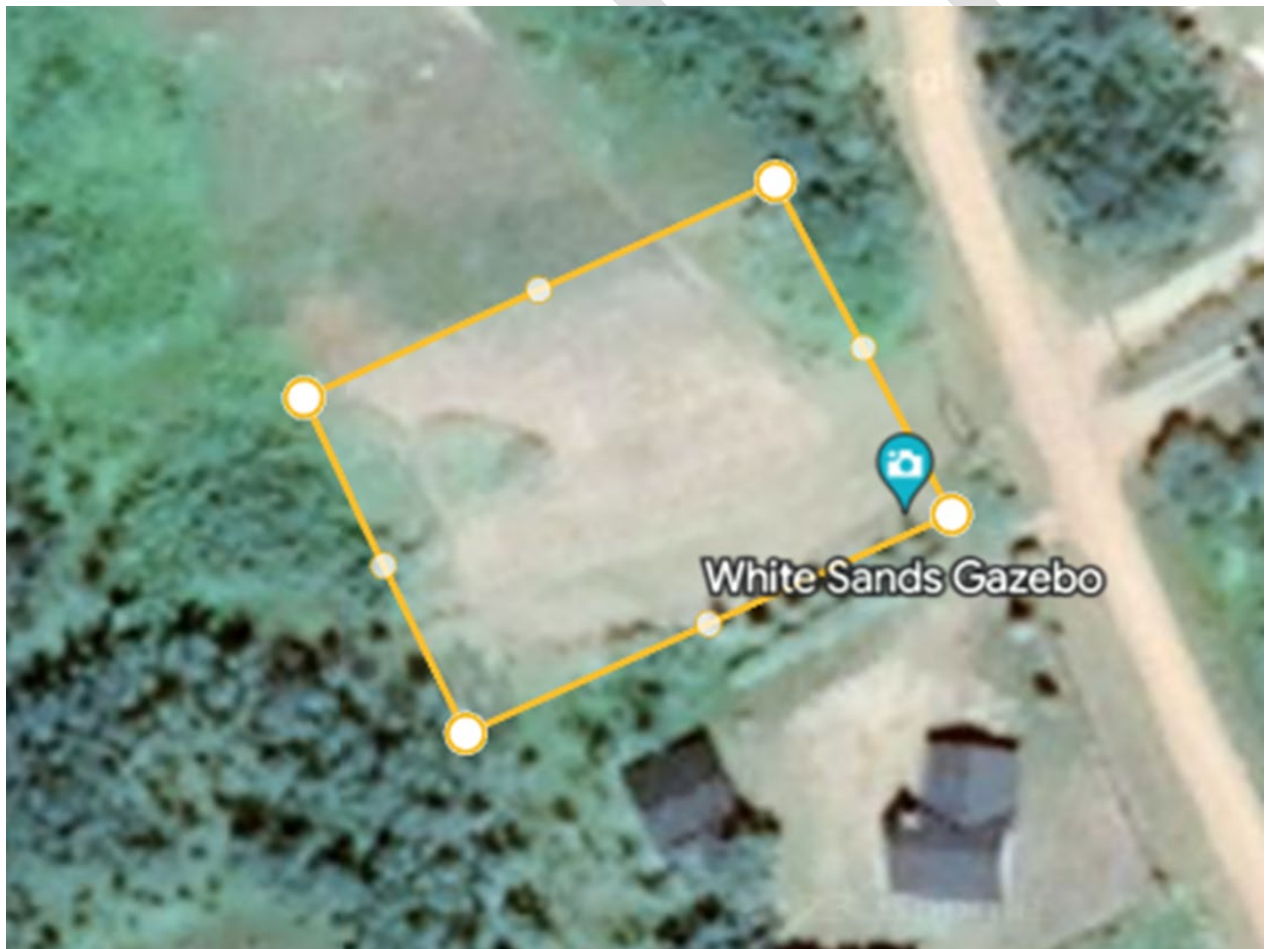


Approximate area 12,000 sq.ft.

Proposed Area of Option #2:

The Summer Village of White Sands Council had reviewed several areas, and alternative location for the community Gardens was proposed at the base of Gazebo Hill where the parking lot was created. The community garden would be on the south side of Gazebo Hill at the north end of Makenzie Way. The community garden location would impact very few residents, offer excellent drainage, and it would also incorporate the access to Jack's Pond.

The drawback is that it takes away the parking for beach access #8, although it will create some additional parking along Makenzie way. This configuration would minimize the number of trees impacted and would be the same size as the current community gardens at approximately 12,000 sq. ft., with 99% of the trees untouched.



Approximate area 12,000 sq.ft.

Proposed Area of Option #3:

Another proposed option for the Summer Village of White Sands is to lease 2 acres of land from a local farmer with land adjacent to the Summer Village. This alternative location for the community gardens is proposed on the south end of Jennifer Drive, and would have very little impact on residents. The road right-of-way would have to be cleared for access and parking. The Summer Village would need to enter into a rental or lease agreement with the local farmer in lieu of lost production and to cover the cost of their taxes.



Approximate size of the plot would be 2 acres.

The Council is open to other suggestions from residents.

Relocation of the Community Dumpsters:

The current Community Dumpster location is next to the bottle shack, and shares the parking lot with the community hall, public works shop.

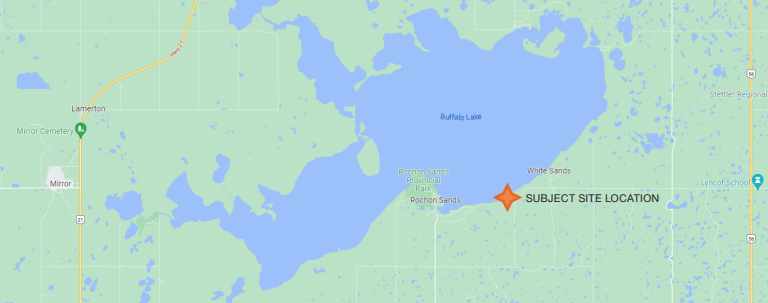


Relocation of the Community Dumpsters Option #1:

The proposed location is North of Buffalo Drive just east of the existing location, at the south base of the hill, behind the trees.



The Council is also open to suggestions from the community.



BAR W RESORT OPEN HOUSE

APRIL 19, 2023 | DOORS OPEN AT 6:00PM | PRESENTATION AT 6:30PM
STETTLER COMMUNITY HALL - 5101 46 AVE, STETTLER, AB

INTRODUCTION

Please join us at the Bar W Resort Open House to learn about the new development plans and share your thoughts with us. There will be opportunities to review materials, speak with development representatives, and provide your feedback.

THE DEVELOPER

The project is now under new direction. The developer is working with a new consulting team to alleviate previous concerns with the development and move the project forward. Public engagement is an important part of this process.

THE PROJECT

Bar W Resort is located on the south side of Buffalo Lake in the County of Stettler on the NE ¼ Section 20-40-20-W4M, adjacent to Range Road 204 and north of Bay View Street. The site is approximately 33.75 ha (83.4 ac) and is currently zoned Recreation Facility (RF) District.

The development proposes 318 seasonal recreation vehicle (RV) stalls that would be used from May to October. We acknowledge that there has been a history on this site and we are looking to move forward with a new project in place.

Additional information regarding the proposed development can be found at

<http://ibiengage.com/barw>