

The Council has requested this 1st meeting for a public hearing on a point of sale.

As everyone is aware, Aquadeo Beach Resort, ABR is owned and operated by Peter Delainey, our Mayor. ABR is the owner of the Golf Course, Marina, Swimming Pool and 3 trailer courts. With that, ABR has been for sale for some time. And, in keeping with the culture and uniqueness of Aquadeo, the Resort Village is investigating the opportunity to purchase the 3 trailer courts, golf course, marina and swimming pool.

To give some history, the Delainey family are the founders of the community in such that they began the development of the area with the set up of recreation areas, trailer parking and to help people have fun at a lakeside community.

With the sale of ABR, the Resort Village is concerned about the future of the culture of our community. We want to maintain the Golf Course and marina. We want to have a swimming pool for our children and families to enjoy. We want to maintain the recreation within our community well into the future for our residents to enjoy. We are not guaranteed this future if the property is sold to any other entity. We cannot assume that they would not continue, but the only way we can guarantee that we will have some consistency is if we are able to attain the property under the Village profile.

We do have plans, in accordance with the business plan that has been completed on our behalf. In this business plan, we would have the opportunity to

1. hopefully correct any encroachments and issues there may be with the property;
2. Complete subdivisions of the trailer lots and give the lease holders the opportunity in owning a piece of our paradise;
3. Connect the east side of Aquadeo to the west side;

In the concept of purchase, we are not intending to compete with any other trailer courts. We are simply looking to maintain.

The Councilors, with the exception of the Mayor, have been meeting and reviewing the plans for purchase. Given that the Mayor has a direct financial interest in the purchase, he is in a conflict of interest position, has recognized the same, and is not participating at all in any discussions the remainder of Council is having in this regard, nor participating in any decision making.

As the Council, excluding the Mayor, decided to authorize a business plan to be completed, we are now wanting to hear from our residents on how they feel about the Resort Village Council going forward in the purchase.

If we do a purchase, there will be the cost to buy. We will have to make a loan to purchase and an environmental study will need to be completed as the banks are requesting that. Then there will be the subdivision costs, which will be part of the sale of the properties within the trailer courts and these costs will be borne by the purchaser of each into the future and therefore, ultimately, not at the rest of the residents costs.

So our question to you is:

1. Do you feel that this is something that the ratepayers of the Resort Village of Aquadeo would like to have their Council invest in?
2. Please provide any feedback or concerns you have with respect to this proposal.

The following pages result from an information session held at the Community Hall on January 18, 2025, including email questions and comments which were submitted as part of this consultation process.

Emailed Submissions

Questions

We are reading these questions as information. This is the first meeting to gather information from the ratepayers. As this is premature in nature, the Council does not have all the answers but will proceed to answering them when they can.

The Council has spent some money in the preparation of initiating this process and want to make sure that the residents are aware of the process.

As it is, there probably will not be a vote by the ratepayers as to whether Council completes this purchase or not as it is at the Council mandate and discretion to complete any business for the betterment of the community.

What is the initial cost of Purchase? \$2.8 million, plus the subdivision costs.

What type of issues will arise from the environmental survey? We have no know information at this time.

What would the cost be for the increase of staffing? Unknown at this time, however the intention is that any increased staffing costs would be borne by the revenue from the operations

What would be the expected increase of Tax rates be with the purchase? At this time, there should be none.

Has there been any plans to annex in any RM land to create more land for the Village? No not at this time.

If the Village obtains ownership over the properties currently held by Peter when, and how, will the surveys of the leased lots be conducted? The Council would look at the opportunity to subdivide when funds are available.

How will properties that are on encroachments be handled? Will lease holders be forced to leave those properties? If so, will they be given a new lease property to move to? At this time, we cannot answer how or when or even if at this time. We have no plans to force any lease holders to leave their properties at this time.

If lessees do not want to purchase the lots they are currently on will they be allowed to continue leasing or will they be forced to give up their lots? We have no intention that we are going to force anything at this time.

How much time will lessees be given to purchase their lots? Will the sale need to happen immediately or will there be an option to remain under a lease contract with the intent to buy within a specified time frame? Unknown at this time

How will value of lots be determined due to the variance in lot sizes throughout the area? Tentative at this time and unsure exactly what the value

For those that choose to buy, what is the estimated land tax rate for properties? Base tax, either with or without improvements (same as others)

Will there be a guarantee that the purchased seasonal lots will remain seasonal with no requirement to build due to lack of deep septic, water, etc? **No plan to force building at this time.** If deep infrastructure will be put into place will this be at the expense of the Village and how much notice will the lessees be given to remove all property from the lots? **No plans at this time.**

Will lessees be able to lease again the summer regardless of the outcome? **Village with consult with leases and consult on a case by case basis. We cannot speak for the current landowners**

Whose idea was it to make this purchase? **It was the Council, after careful consideration, as the best of the community**

Is the purchase cost going to be what the Resort has been listed at for the last few years? **It is less than originally advertised.**

Is it necessary to purchase the trailer parks and golf course, or could just the marina and pool be purchased? **Yes it is necessary as it is a package.**

Has Peter resigned as Mayor of the Village of Aquadeo? **Peter has not resigned at this time and continues to act as the Mayor, but has no involvement in the purchase process**

If not, isn't this a significant conflict of interest? **The Mayor has a conflict of interest but is not participating in any decision making on behalf of the Village.**

Concerns

"The pool itself, wondered how it was approved considering strict controls on changing the shoreline." **This is unknown to this Council. That is a question for the owner of ABR.**

"Whose idea was it, this is important especially with Peter being Mayor. **The Advisor held discussions with Tolanda and she mulled it over for a while and then the 4 members of Council without the Mayor present as the Mayor declared Pecuniary Interest when the discussions were being held. And the 4 Councillors Felt it may be in the best interest of the Village to maintain the status quo of the services and culture of our community.**

The golf course will require extra staffing to maintain and make profitable, and I do not know if the Village needs that. **We are still gathering information.** Our taxes and fees are already high enough, with services being cut in the past years, so we do not need any increases. Remember many of us are seasonal, and we do not want to be constantly paying." **We are hopeful that this purchase would pay for itself.**

"First off, I do like the sense of building on the community, and connecting the East and West side to become one resort, one community. I realize there is revenue through the taxes on the land that will be sold. With that being said, does Peter's business provide an up to date survey of the land. It could potentially be a huge cost to have a survey done of all the properties in question especially when each parcel of land is being sold separately. I'm not sure does Peter own the land or is it leased? If it is leased, how does the village buy leased land? **All land is**

owned by ABR except for the Marina and Reservoir (Pool), which is owned by the Crown, and leased to Aquadeo Beach Resort. The lease may be transferable and we are getting more information.

I feel the Village should not have any ownership in the golf course and clubhouse. I believe a private business would better serve the resort and communities surrounding the area. It's a seasonal asset, labour intensive with large maintenance expenses. This is a package deal and if this is sold to a private business, the Village will not have any control if it continues into the future or not.

The marina and pool, I am definitely against. From what I've heard over the years, both of those were never built through the proper channels. There would be no lease if it was not completed through the proper channels. I would be afraid of the government or an environmental group coming forth and asking for the area to be cleaned up or worse...removed. It would then be the expense of the Village & taxpayers. In the area on the far side of the marina, it is in terrible shape. We would continue to work closely with the Water Security. The water is so stagnant you sink in at least 6 inches of mud if you walk in it, not to mention the water is like a hot bath at times. The swimming hole (pool) has also been in horrible shape for several years already. We are looking into these situations. I'm sure if the village owned it you would have to have a lifeguard on duty and post swimming times, there could be large liability expense with that. The Village does hold liability insurance, and would increase the liability as needed, as well as follow all proper protocols for swimming safety in an outdoor swimming hole. I would like to see the swimming hole filled in and the area where the playground is, make more of a natural beach & swimming area too."

"I would like to provide some feedback on the meetings concerning the business plan for the "Land in Question" and the Resort Village of Aquadeo's potential involvement.

First, I believe the Resort Village of Aquadeo, as a municipal government, should not be involved in owning or operating businesses. Specifically, the marina raises significant environmental concerns and has the potential to become a financial burden. The pool, which is currently more of a solution to water stagnation caused by the original marina construction, is not truly a "pool" in the conventional sense. It is worth noting that the marina was constructed without proper authorization at the time, and its ongoing viability may present unforeseen challenges.

A key question I have is whether the marina and pool land are leased from the government, and if so, does that mean they are subject to government regulations? If this is the case, it could result in increased maintenance and cleaning requirements, along with associated costs, which could ultimately be passed on to taxpayers. With the current uncertainties at provincial, federal, and international levels, I believe we should exercise caution before committing taxpayer dollars to owning or operating any business.

If the golf course, marina/pool, and trailer courts are truly viable "business ventures," why hasn't a qualified businessperson stepped forward to purchase them? These are labor-intensive operations with minimal returns, particularly given the seasonal nature of these assets. The Resort would likely need to hire additional staff, purchase maintenance equipment, and incur other ongoing expenses. I do not believe this aligns with the best use of taxpayer funds, especially considering there are other, more pressing issues that demand attention.

Moreover, businesses should ideally be owned and operated by private companies or individuals, not by a municipal government. What due diligence will the council conduct to ensure we receive independent,

unbiased advice? The potential conflict of interest here is significant, and we must be certain that the decision-making process is not influenced by personal relationships or feelings about the Delainy family's past contributions to the Resort. We need to be absolutely sure we are not taking on a financially risky venture that could place the burden on taxpayers. Are the financials of the current operation being thoroughly reviewed and independently audited to assess whether this is truly a viable asset for the Resort Village?

If the intention is to offer the leaseholders of the trailer court the first option to purchase, why not allow Peter to sell directly to them? There seems to be no need for the Resort Village to be involved in this transaction. The fact that the trailer courts have been listed for sale for an extended period without a sale suggests that there may not be high demand for it. I do not believe the Resort Village's culture and uniqueness would be negatively impacted if someone else were to purchase and own the trailer courts.

The prolonged listing of these properties raises concerns about the financial viability of the land in question and whether the future culture/uniqueness of our community is truly at risk. Buying these assets does not guarantee culture and uniqueness. It has to be feasible on its own merits to even be considered.

I look forward to reviewing the business plan in more detail and understanding how the council believes the potential benefits could outweigh the risks, including the possibility of incurring debt. In my view, the risks currently outweigh any potential returns for the taxpayers of the Resort Village of Aquadeo, and therefore, I am not in favor of this. Given the lack of sufficient information, I believe the business plan must address all concerns thoroughly before any further steps are taken."

"Just wanted to voice my opinion as a cabin owner (coming to Aquadeo since 1966). Without further information and a sound business plan, I would NOT be in favour OR interested in venture to purchase land and/or be in the business or the acquisition, regulating and maintaining golf course trailer park and the pool area. Also need information how the marina and environmental provincial regulations apply."

Some of these questions and concerns are also answered in more detail later on in the PDF, as they were answered during the meeting.

Resort Village of Aquadeo Public Meeting Question & Answers

Questions regarding the Purchase of Aquadeo Beach Resort and the answers.

Please note that these are answers we have at the moment, more research and information will be gathered for the next meeting.

Why has no one bought the property yet? Unknown, this would be a question for the owner.

Has an external appraisal been completed? An appraisal has been completed by Aquadeo Beach Resort.

15% on the business plan does not feel to be high enough? Adam Yelland – The 15% is if the revenue is lower then expected, but still breaks even at 20 years. The proposal is supported by land values.

Is anything going to be done with the gas tank buried under ground on the road to the Marina? Peter Delainey – The tank is currently on private property and the owner is aware. This is not the responsibility of the Resort Village to clean up.

Why was a business plan and lawyers done and contacted before meeting with the residents? There are hundreds of hurdles, and Council wanted everyone to know as soon as possible, but wanted to make sure we had information to bring to the residents.

How will the decision be made? Council will make the final decision, however will also make sure to keep the residents and their thoughts in mind. Saskatchewan Municipal Board also has final say for the loan should Council proceed.

Where were the numbers on the Business Plan coming from? Adam Yelland – The number came from unaudited financials from Aquadeo Beach Resort – These are not available to the public. The numbers were compared to other operations similar by Adam Yelland and the numbers are well supported.

How did you get to the \$50,000/lot sale price? We are understanding that there are different lot sizes and that there are people on the waiting list and others encroaching on roadways. The value was an average put in place, as the value will be able to be more accurate after subdivision and confirmation of lot sizes. As for the waiting list and encroachments, those need to be researched more and would be in the next stages after subdivision.

What happens with the costs once the lease income is gone? Golf course revenue would pay for golf course costs. Mortgage would be fully paid with sale of lots.

What is the timeline for the purchase? Within a reasonable amount of time, not rushing, but not waiting for another developer to take over.

Are the titled lots, once sold, going to be forced to build? The spots will continue to be R2 sites, which are for park models, travel trailers, and mobile homes. At this time there is no notion to force anyone who buys a lot to build.

Resort Village of Aquadeo Comments

Here are a list of the comments address at the meeting by residents, Council's response to those comments are in red.

Comments:

SARM – Resort Villages do not own land, **Resort Villages are listed under SUMA, and Council is aware of multiple municipalities that own their own golf course, whether ran by them or a board.**

Put the opportunity to allow the residents of Aquadeo to invest in the endeavor. **This is something that Council would be interested in and will look into and bring forward information at the next meeting.**

Recommended to have a survey done throughout the community leases to see who would want to purchase. **This is something that can be done.**

Like the idea of having control over everything, investing is down the road.

This is a great & big opportunity that may well not come back, not high risk

Do we want to own it, or someone else? I trust our council.

I could not be happier and this is forward minded thinking.

We, trailer court owners, will have a voice and can vote then. Pride comes with property ownership.

It is not the Village's intention to remove anyone from their lots or cancel leases through this process, however, new leases may need to be entered with the Village as landlord to ensure the validity of the leases. This will be further explored.