SUMMER VILLAGE OF SEBA BEACH

Seba Beach Residents

October 15th, 2019

As a number of the residents may be aware, construction of the new Heritage Pavilion officially got underway on October 7, 2019. The pavilion committee have done a tremendous job of getting this project to the construction phase. The dedication and commitment of each and every committee member over the course of the last 10 months has been extraordinary and they should all be commended. In September, the pavilion committee recommended, and your elected officials ratified, the design, construction and budget for the Pavilion. We are enclosing a copy of the architects rendering and floor plan as ratified. We are also pleased to report that a full costing has been completed and the budget has been documented and approved at $1,200,000 with a projected completion date of July 15, 2020. RBC Royal bank has presented the Summer Village administration with a very satisfactory financing proposal for both the construction phase and the long term financing requirements. This financing proposal allows us to commit to our original projection of an estimated annual tax increase of $150.00 to $160.00 per property in order to cash flow the repayment of the estimated mortgage of $800,000.

In order to keep costs to a minimum and in order to ensure the timely construction of the building, your elected officials have agreed with the recommendation of the pavilion committee to oversee the project as construction manager. Mr. Maurice Lemieux and Mr. Neil McFarlane, who are both members of the pavilion committee, have agreed to be personally involved as "owner representatives" on behalf of the Summer Village. Their main responsibility will be to ensure that Walker Ridge Construction, who has been contracted as the project manager, completes the project according to the architect drawings within budget and on time. Both gentlemen have tremendous knowledge and experience in projects of this type and have offered their services and very extensive knowledge completely free of charge to the village. This process will also allow administration to control and oversee all aspects of payments to the subcontractors, ensuring no payments are made to any companies that have not adequately performed the duties required under the terms of their specific contracts.

Your administration and elected officials are providing this communication so that full transparency exists between the residents and the Summer Village. We are fully aware that there will be many interested people who will question "why the floor plan has been designed as it has" or "why the exterior elevation has been presented as shown." Your elected officials and administration have maintained complete independence throughout this project in order to allow the pavilion committee to complete the design and make the recommendations for the pavilion construction. In short, we are very pleased with the result thus far and we feel very confident that the completion of a very functional building and one that we can all be proud of will be achieved. Obtaining 100% satisfaction from all property owners is impossible, but we feel an overwhelming majority will be quite satisfied with the end result.

The renderings provided are just that, and the actual finished product may be slightly different. Also, as can be seen from the floor plan, there is no external access to the pavilion washrooms. There will be a standalone washroom services building to provide these amenities.

Thank you,
Seba Beach Council

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Public Notice to Electors – Bylaw 6-2019 Borrowing bylaw

TAKE NOTICE that the Council of the Summer Village of Seba Beach, in the Province of Alberta, has given first reading to Borrowing By-law 6-2019 which will, upon final passage and approval, authorize the proper officers of the said municipality to borrow monies from an authorized financial institution by way of debenture issue, to pay for the cost of construction of the new Seba Beach Heritage Pavilion located on Lots 11, 12 and 13 Block 7 Plan 5976AF within the Summer Village of Seba Beach.

The total cost of the aforesaid project amounts to $1,200,000. After deducting from this cost Insurance proceeds in the amount of $ 204,000.00 and Capital Reserves in the amount of $196,000.00, the net amount to be borrowed on the credit and security of the municipality at large by the issue of debentures is $ 800,000.00. The debentures are to be repayable to the lender in equal instalments of combined principal and interest not to exceed 25 years, with the interest rate not to exceed six (6) percent.

NOW THEREFORE NOTICE is hereby given by the Council of the Summer Village of Seba Beach that, unless a petition of the electors for a vote of By-law 6-2019 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said Borrowing By-law.

All persons interested are hereby notified and they are required to govern themselves accordingly.

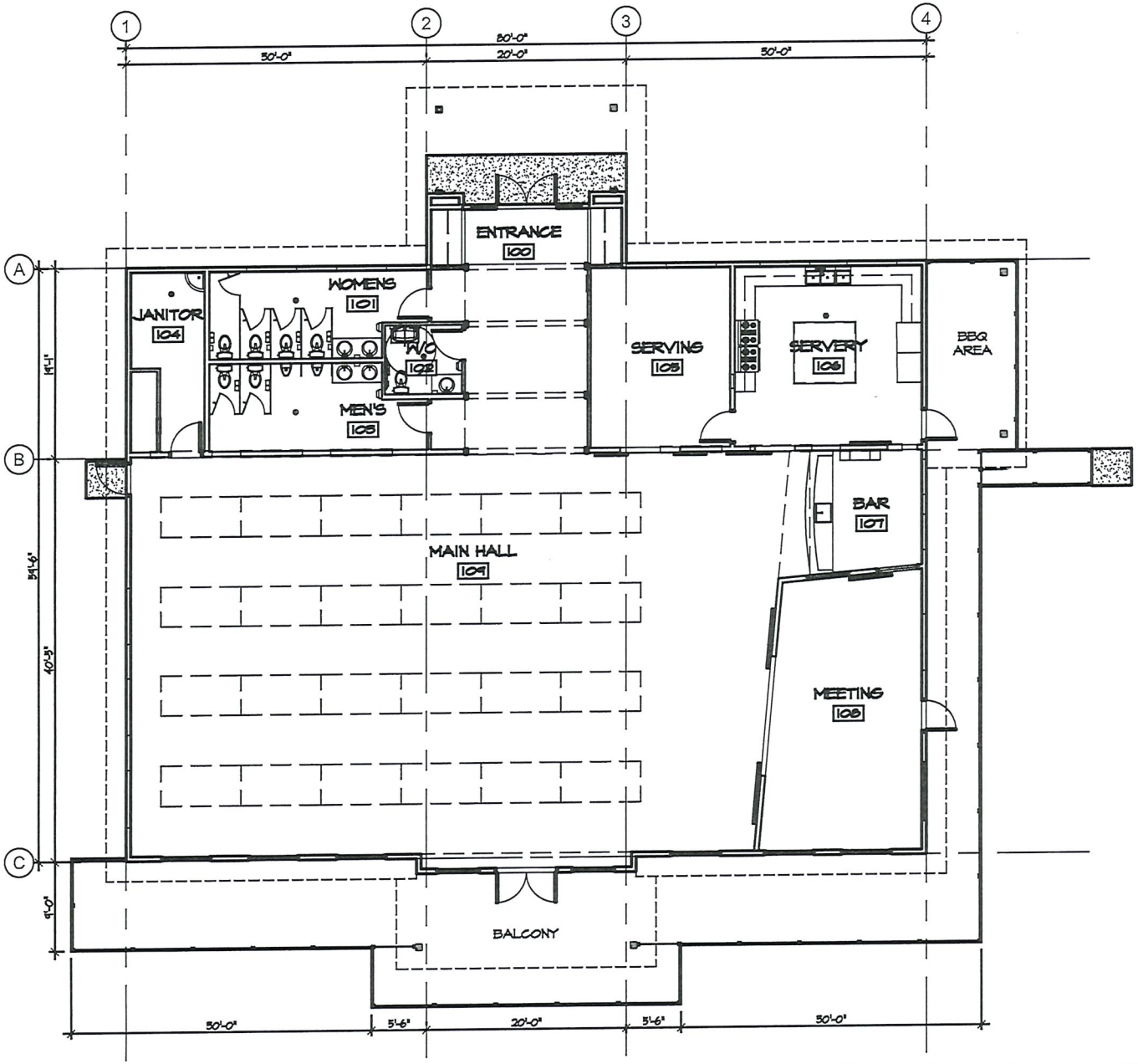
DATED AT THE Summer Village of Seba Beach, in the Province of Alberta, this 16th day of October, 2019

Summer Village of Seba Beach

Susan H. Evans

Chief Administrative Officer

VOSHELL
ARCHITECTURE



VOSHELL ARCHITECTURE AND DESIGN, INC

SEBA BEACH PAVILION

505 -1ST AVE SOUTH SEBA BEACH, ALBERTA

19-012

MAIN FLOOR PLAN

DATE: 2019.09.23