



McKenzie Towne Council
Tuesday May 16, 2023
Board of Directors Meeting @6PM
Location: MTC Hall
Minutes taken by Nancey Yip

Attendance:

In Person: Darvin Zuch, Keith D'Souza, Shahzad Khan, Nancey Yip, Teresa Hargreaves (left at 7PM), Farooq Qadir, Nicole Myrie

Regrets: Neha Ashani

Residents and guests: Jim Clement (GM), Patrick Giroux, Jhona Guarin (Daycare Program Supervisor), Shelley Wark-Martyn

1. Call to Order 6:07 PM
2. In Camera
3. Open meeting - Call to Order (6:44 PM)
4. Approval of agenda – Motion to approve Agenda by Keith D'Souza, Shahzad Khan seconds – motion passes.
5. Reading of Safety and Harassment Policy
6. Introductions & Attendance – Board and resident attendees as above.
7. Approval of Minutes from previous monthly meeting – circulated by email. Motion to approve minutes by Shahzad Khan, Keith D'Souza second.
8. Guest presenter – McKenzie Towne Daycare – Jhona Liza Guarin – Started October 2020. Have 4 people working. 30 children allowed. 16 residents and 14 non-residents. 7AM-6PM. 19 months to Kindergarten. There is a wait list. Reason for non-residents was due to the beginning of Covid and not enough sign-up originally. Licensed daycare and has grants. Questions posed...Can have room for 40 kids with one additional staff and then could apply for city licensing.

Would not have enough time for September at this time. Jim Clement (GM) has advised that they are looking at only accepting residents in the future.

9. GM Selection Committee Report – restarted search for permanent GM. Motion to have another search company added. No discussion. Motion passes.

10. Executive Committee Report – Met on May 10th. Optional Amenities Agreement (OAA) is up for renewal. There have been material changes since the 2018. Major difference is that the splash park amenities is too complex and needs to be in another separate agreement. We do not have this agreement yet. Concerns are City has removed MTC ownership of amenities away from the agreement. MTC spent \$35-40k for repairs each year running the splash park. Based on what the city wants, we are expecting that they will charge \$120k per year minimum for running splash park in the summer through the city as well as removing “MTC ownership” of the amenity. We spent over 1.5 million for the splash park plus grants totalling approximately 1.8 million which is on our financial statements. There is a substantial change in the agreement. Looking to continue engaging with parks department. Reached out to law and public relations firm - Jonathan Denis from Guardian Law. Need to engage public. **Motion to approve retainer for Guardian Law to work on our behalf to engage the city and explore other outcomes. No discussion. Motion passes.**

Discussion on daycare and it provides financial support for this organization. Continuing status quo with daycare at this time.

Navy Cadets has upcoming parade. Darvin Zuch and Keith D’Souza will attend.

St. Albert the Great is having a 30th anniversary.

Discussed cenotaph in the SE. Darvin Zuch motions to have committee for investigating having a cenotaph in the community. Keith D’Souza seconds. No discussion. Motion passes. Patrick Giroux would like to join the committee. Darvin Zuch will also join the committee.

11. Finance / HR Committee Report – Committee has met May 15th to review financial statements for March. Monthly statements are unaudited. Audited financial statements will be available at end of the year. Expenses remain in budget and year to date basis. Incomes were higher than budgeted. \$110000 higher income that came from grants – will be applied to roof and furnace.

2023/2024 budget remains in progress but is behind schedule. There will be additional meetings with plans to have budget ready before next board meeting.

Continued to have oversight over various staffing decisions with GM. Appreciation to GM and staff for prudence in terms of our expenditures.

Resident asked who has been approving budget – needs to be from Ops committee.

Resident asked when will dues to be made for next year – no change to be made for next year at this time.

12 Communications & IT Committee Report – No report.

13. Ops Committee Report – Met May 10th.

- a) Ivrnet – Jim Clement discussed Ivrnet. Current cost is approx. \$3100/month. We have had issues with Ivrnet for years. Mahogany is happy with Ivrnet so MTC will be having a couple of MTC staff members go to Mahogany to see what is different. Looked into Activenet and Power & Minds. The cost to switch over to Activenet is approx. \$20k but monthly cost will be \$1700-1900.
- b) MTC dues statements will be sent out by June 1st. Staff will also be sending homeowners an email advising that MTC dues statements are being will be mailed out.
- c) One of 5 compressors for the air conditioning ~~er~~ system needs repair. Cost will be around \$5k. We have one quote and will be getting 2 more. The issue should be fixed before the very hot weather.
- d) New cleaners had to be called in and given instruction already for a poor job. They are paid month to month so if necessary, cleaners will be reviewed again.
- e) The replacement of the gym windows is to happen in June. Fourth window needs to be repaired. **Motion to have fourth window repaired for approximately another \$2500 in addition to motion made last board meeting. No discussion. Motion passes.**
- f) Splash park repair has been completed, and it came in under budget at around \$10k. Cameras went into every pipe to check. The park is expected to open June 1-3rd. Pinnacle will be helping open the splash park. Will be doing some concrete repairs of cracks @ splash park – approximately \$2k. It has been noticed that the concrete around the fountain is starting to look worn out with cracking. This fall or early spring will investigate options on how to repair the issues.
- g) Flowers will arrive end of May to be planted first week of June.
- h) Engineer hired for the Roof replacement is in process of sending RFP out for quotes. Patrick Giroux will review the RFP to make any suggestions/changes. Woodpecker issue in cupola looks to have been resolved with a couple spinners installed that birds do not like. Cupola has been repaired and might not need to replace this year. Engineering company report does not have garage roof needing repair at this time but will be adding to the engineer report to get pricing separately.
- i) Looking into community garden on the RA land across from the roundabout.
- j) Looking into a greenhouse being placed on the basketball court inside the fencing at the front of the hall.

Discussion – Question if we are able to open splash park prior to June 1st – need contract company to open as per city - Pinnacle to open the splash park. Do we have surge staffing if required? There is someone in mind but not able to start until beginning of June. MTC has been responding to Facebook posts.

14. General Manager Report – 66 delinquent accounts. 7 accounts going into 2 years delinquent. We need to look at payment plan. Treasurer advised that payment plan should be an exception. GM will review with Treasurer. 130 people were originally sent to collections.

Have been in communications with businesses to get ideas and participation in events.

Hired new events coordinator. New event coordinator has created new community sale event.

Splash Park – repairs are made. Pinnacle made repairs under budget. All lines are pressurized. Pinnacle will open splash park and will winterize it based on Schedule B from the City Parks department. There will have to be staff at the splash park for 12 hours a day. This is a schedule to an agreement that has not been signed yet. Stephen Carlton (Facilities Manager) has an app to be able to monitor splash park. Looking at working with vendor to operate concession stand.

Staff is ready to start planting. There is returning staff from last year so has well trained staff already. Have 6 staff that has started two weeks ago. Flowers will be delivered next week. Early June all flowers will be planted and will be growing.

Working on looking at community garden. Lots of residents interested in this venture.

Summer camp guidebook is live and is having moderate results. Gives 150k extra viewers. Cost was \$400 for the year. Drop-in sports are doing well. Pickleball is the most active. Looked into Outdoor pickleball court but noise level would get too many complaints.

Partner with ATB to run seminars for Fraud prevention for seniors.

Community garage sale at transit park for June 3rd. 250 openings are available for the sale.

Stampede Breakfast will be July 13th.

Community Cleanup August 12th.

Meeting on May 15th had volunteer meeting – 25 people attended. Lots of different skillsets.

Question on enrollment of summer programs – Not making money but not losing money as if there isn't enough interest, they are cancelled.

MTCA update - has food trucks coming to Promenade. Grant for Hike the Parks for McKenzie Towne for the community. Looking at Parade of Lights. Looking at 4-5 events a year.

Resident mentioned there used to be an ongoing dialogue of the splash park that MTC posted. GM will look into this.

15. Motions Submitted in Advance: None

16. Other Business: None

17. Comments from visiting members: None

18. Next Meeting Dates: June 20th, 2023 6:00PM (In Camera) 6:30 (Public)

19. Adjournment: Motion to adjourn. 8:10PM.