

Subject: Fort McKay Community Association Pavilion**APPROVALS:****Annette Antoniak**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

Options for Council's consideration are noted in the body of the report.

Summary:

The RMWB has received a business case proposal from the Fort McKay Métis Community Association (FMMCA) regarding a community pavilion. This pavilion would address the community recreation facility shortage within the Hamlet of Fort McKay.

This pavilion would be constructed in four (4) phases, with a request to the Regional Municipality of Wood Buffalo (RMWB) to fund phases 2, 3 and 4 totaling approximately \$4.7M in contribution to a total construction cost of \$6.5M. In addition to the funding request, the FMMCA has also suggested three (3) options regarding the operation and maintenance of the pavilion.

Background:

During the engagement of the community for the Fort McKay Area Structure Plan (ASP) there was conversation regarding the lack of community recreation amenities within the hamlet. During that discussion there were conversations regarding a pavilion that would be constructed in 4 phases;

- **Phase 1:** an open air superstructure that would be constructed by FMMCA to accommodate community functions such as Métis Days. This will bring an estimated construction cost of \$1.86M, funded by the FMMCA. FMMCA were intending to have Phase 1 completed by November 2018.
- **Phase 2:** enclose the already constructed open air structure. This is intended to be used year round by the public. The FMMCA is requesting the RMWB fund phase 2 with a contribution of approximately \$1.93M. Phase 2 is intended to be completed by August 2019.
- **Phase 3:** Complete exterior work associated with the Pavilion such as

landscaping. Funding is being requested by the FMMCA to complete phase 3 with a contribution of \$1.18M. Phase 3 is intended to be completed by August 2019.

- **Phase 4:** Installation of paved parking lot. Funding is being requested to complete phase 4 by the FMMCA with a contribution of \$550K. Phase 4 is intended to be completed by August 2019.

Summarizing, the FMMCA is requesting funding for phases 2, 3 and 4 of the project in addition to site work such as site servicing and grading totaling \$4,639,437.08.

To operate and maintain the facility, the FMMCA has posed three (3) options;

1. **Ownership by FMMCA;** this would mean that the land and the pavilion are owned and operated by the FMMCA.
2. **Joint Ownership;** the pavilion would be jointly owned and operated by the FMMCA and the RMWB.
3. **Ownership by the RMWB;** this would require the FMMCA turn over the land and building to the RMWB to be owned and operated by the RMWB. Additionally, the FMMCA has proposed a committee to manage/operate the facility to ensure community needs and priorities are met.

The FMMCA preferred option is Option 2; Joint Ownership. This would include both building and land. Unfortunately, Section 670(1) of the MGA addresses the issue of allocation of municipal and school reserve and is clear that the subdivision authority must allocate the municipal reserve and school reserve lands between the municipality and each school board concerned as joint or separate owners. A MR dedication is a requirement of the MGA so as the Municipality can in turn develop the space for public use. The Municipality would own the land and be responsible for its maintenance. This section of MGA would prohibit the Municipality to jointly own MR lands with a Community Association.

The clearest option is Option 3; Ownership by the RMWB. This would require the RMWB to budget for the entire build as well as enter into an Operating Agreement with a third party to operate and maintain the facility.

The pavilion (in any option) is intended to be included in the MR - Municipal Reserve dedication in a forthcoming master planned development for land owned by the FMMCA. It is important to note, the MR dedication is a requirement of the MGA. In Option 2, the FMMCA is requesting to be partners in the MR development and ownership to ensure the community is well represented in the finalized plan.

Options for Council's consideration:

Option 1; Ownership by FMMCA - Zero cost to the RMWB however, the FMMCA would be eligible for grant funding for recreational programming of the pavilion.

Should Council agree with this option, the following motion will be required:

THAT Administration be directed to work with the Fort McKay Métis Community Association on the proposed Option One - Ownership by the Fort McKay Métis Community Association.

Option 2; Joint Ownership - RMWB and FMMCA would share any and all costs to operate and maintain the facility. Costs are unknown at this time as the facility is purely conceptual.

Should Council agree with this option, the following motion will be required:

THAT Administration be directed to work with the Fort McKay Métis Community Association on the proposed Option Two - Joint Ownership between the Fort McKay Métis Community Association and the Regional Municipality of Wood Buffalo.

Option 3; Ownership by the RMWB - RMWB would assume ownership and draft an Operating Agreement for a third party to operate and maintain the facility. Costs are unknown at this time as the facility is purely conceptual.

Should Council agree with this option, the following motion will be required:

THAT Administration be directed to work with the Fort McKay Métis Community Association on the proposed Option Three - Ownership by the Regional Municipality of Wood Buffalo.

Option 4: Hybrid of Options One, Two and Three that meet the needs of both parties.

Should Council agreed with this option, the following motion will be required:

THAT Administration work with the Fort McKay Métis Community Association on an option that is a hybrid of the proposed options that meets the needs of both parties.

Attachments:

1. Fort McKay Métis Community Association Pavilion Business Case

Strategic Priorities:

Rural and Indigenous Communities and Partnerships

Attachments:

1. Fort McKay Metis Community Association Pavilion Business Case

2018-11-13 Fort McKay Pavilion PPT