

2018 ANNUAL RATEPAYER MEETING
SPECIAL AREA NO. 4, SUB-DIVISION NO. 1, 2 and 3
Consort, Alberta
June 11, 2018

Graham Schetzle nominated Doug Noble for Chairperson, Murray Sankey moved nominations cease. Pat Rutledge seconded, **Carried.**

Chairperson Doug Noble, called the meeting to order at 1:35 p.m. in the new Community and Seniors Center with a total of 11 ratepayers in attendance. Minutes of the June 19, 2017 meeting were read and declared adopted on a motion by Pat Rutledge, seconded by Murray Sankey, **Carried.**

Advisory Council Member Reports

Graham Schetzle, SD #1 - reported on East Central Ambulance – employees unionized, negotiations to start soon. Acadia Foundation – damage to roof at lodge in Hanna, quotes came in high. Oyen – discussing addition of 20 supportive spaces, some grant funding available at this time so pursuing. Big Country Waste Commission – Greg Sheppard retired as CAO, acting operations Manager Sean Olmstead at the helm. Going on tour of facilities next week.

Barry Redel, SD #2 – SMRWSC – operate pipeline from Stettler to Pemukan, putting in line and truckfill at Brownfield as well as White Sands. Commission not really set up for truck fill stations so deliberating options. MPC – development permits – meet monthly. Now appointed to Consort & District Medical Centre board – meeting re: lawsuit, doctors houses, tour of clinic tomorrow, meeting with doctors. Alfred Brown Handibus – bus had accident with a deer – almost wrote it off but got it fixed and on the road again. ASB – new side by side purchased, Hutchings family receiving Farm Family Award for SA#4 and presented at Calgary Stampede.

There was an inquiry as to how much the legal costs were for Special Areas in the Consort Medical Centre Board wrongful dismissal law suit. We do not have those costs as that was paid through the medical centre board books. It was recommended that the Special Areas pay for the legal costs for the employees. The Consort Medical Centre Board lost the lawsuit. This would be a show of apology to these young women. This issue will be taken to board for discussion and recommendation.

Ervin Fawcett moved that the Special Areas pay the legal fees for the employees involved in the Consort and District Medical Centre Board lawsuit case. Laura Fawcett seconded.

Some people didn't feel they had enough information to vote on this motion. Discussion on case background. Judge still has to make decision on who is paying costs by end of July. Lawyers fees for the employee comes in around \$50K plus the lost salary payout of \$10,600. Aggravated damages were also awarded. These costs could be settled prior to the judge's decision date. It was recommended perhaps that this wait for judges decision as it does put the board in a tough situation not knowing these costs. It was indicated that the medical centre board is already working on this. Call for the vote.

CARRIED.

Doug Noble, SD #3 – appointed to the Special Areas Board, meets every two weeks. Doug did sit on the EC911, however SA has decided to join Red Deer 911 and withdraw from Wainwright. ECHS – Doug thanked Murray & Elaine Sankey for their generous donation of \$100,000 to the community and seniors centre, now named the GEM CENTRE. Holding a thank you BBQ on July 11th for all donors to the centre.

SPECIAL AREAS BOARD REPRESENTATIVE REPORTS

Jordon Christianson, Chair

Municipal Elections – 5 new councilors, 3 in SA#4 alone. Pleased to have Doug, Barry and Graham join us. Doug now sits on the Special Areas Board representing SA#4, has been attending meetings since January and was officially appointed in April. Jordon's 3 year



appointment as chair expires at the end of this 2018 and has been renewed for another 3 year term to 2021.

ABC Review – province reviewing associations, boards and commissions. Received a letter from the minister stating that after department review with the board and ratepayers that the Special Areas will remain as is. Lot of good work was done in the department through this process especially on investigating different options of governance.

Climate Change Task Force – lots of discussion with Sheerness ATCO regarding conversion to a natural gas facility – still job losses because of the loss of coal generating side, but not closure. 200 full-time positions now – conversion to gas could lose 100 on mining side and 40-60 on the generating side. Looking at how to mitigate losses in Hanna – property value declines, loss of population, etc. Partnership is with town of Hanna, Special Areas and private partners 1/3 ownership each. Investigating a community investment fund – use for economic development, supporting recreation operations, community initiatives, etc. Looking at a potential community owned solar park for the investment fund. Working with private partners on a business case to take to council and board to see if we should be continuing down this path. This group has been working with province to partner on this project as a pilot. We are always conscious/concerned/aware of risk to ratepayers and are working in the best interests of the Special Areas.

Doug Fawcett moved that this meeting support Special Areas endeavors in a solar park project. Murray Sankey seconded, CARRIED.

Oyen Railyard Park Project – feasibility study done on this railyard property. Companies came forward interested in the business case. Secure some tenants and generate revenues. Frac Sand company came to the plate. Upgrades, landscaping and reconfiguring track to work for shipping different products down the rail. Mitigating risk for the SAB – partnered with the Town of Oyen, set up part nine company to run operations, could eventually sell out SA share to private investor down the line. Good buy-in for the project from CN.

Water Supply Project – pump water from RDR by Nevis by pipeline to creek beds and free flow and lines from there. Project in works for decades. EIA to be completed in 2018, council and board will need to review socio-economic benefits and cost-benefit analysis. Application to NRCB then to government if recommended worthy of approval. Provincial government would need to invest in this capital project to see it go through.

Darcy Ferguson, Director of Finance & Administration

Darcy had on hand our audited financial statements, and they are available on the website. He reviewed the 2017 revenue and expenditures, noting the continuing declining assessments. Tax revenue is 53% of revenues. Oil well drilling levy surpassed \$1m last year. Should see some assessment return as a result of this. A lot of this in SA#4. Up \$5.7m in revenues but also up \$5.1m in expenditures. Overall deficit \$2.2m. Accumulated surplus decreased now to \$9+m from \$13m as a result. We do a 3 year budget and 5 year model. Will return to a balanced budget in 2019 or slight surplus.

Owen Francis, Director of Municipal Services

Owens power point presentation started by discussing:

Roads

- Secondary Highway Agreement – 2018 is 2nd year of 3 year renewed agreement with AT. We take over maintenance of 500 kms of Secondaries from April to October
- Continue to work on the phased in surface strategy plan. (Soil cement/GBC/pavement) GBC crew completing in 2018.
- Owen reviewed all the 2018 projects on the map which was sent out with tax notices.

Water

- Wardlow distribution building and truck fill construction
- Supporting Small Communities with agreements to offer relief personnel for water systems
- Working with AEP to eliminate requirements for 7 day a week testing at Jenner

Emergency Services

- Completed transition from EC911 Wainwright to Red Deer 911 at the end of May.



- 2017 record year with 2 major grass fires and a major snow storm, EOC activated 3 times.
- Continue with Fire Equipment Rollout plan – Empress, Jenner, Veteran, Cereal
- Community Peace Officers –3 employed, increase presence on secondary highways, stop signs at 570 & 36, focus on education not enforcement.

Parks

- Carolside dam – turning into small campground - \$15/night
- Development of roadside turnout to accommodate 570 traffic, outhouses
- Boat docks
- Netting in fall 2018 to re-establish catch limits.

Trent Caskey, Director of Property Administration

Trent reported on:

- **2004 TRLS** wrap up – 435,000 acres offered, 56% sold to date, still a couple of agreements outstanding.
- **Assessment** update – presented chart of assessments from 2013-17 showing transition of decreasing assessment base. Sitting at \$4 billion, slight increase from 2017.
- **Lease Rate** Reviews – GL rates up from 2017 rates due to an increase in cattle prices & CL rates will remain the same as last year, no increase
- **LUO** – regular setbacks for solar projects, wind development setbacks are:
 - o No allowance for renewable energy projects on Public Lands
 - o Minimum setback is 550m for parcels that are not included in project boundaries
 - o Setbacks from residences is 800m
 - o Setbacks may be reduced with written permission from landowners or occupants
- **Community Pastures** – increase from \$.69/head/day to \$.71, pastures allotted at 100% except Remount where reduced by 20% due to the fire.
- **TB** outbreak – index herd in Buffalo Atlee community pasture. TB investigation is now concluded there.
- **Abandoned Railbeds** - investigating a policy to possibly sell these lands back to the existing titles
- **CARB Hearing** – ATCO generating station appealed assessment again, 2 week long hearings.
- **Application of the Public Lands Act Regulation** – expires September 2018 – expiry date removed
- **Special Areas Service Fee Regulation** – expiry date of September 2018 removed as well.
- **Policy to Promote Economic Development** – investigating options/incentives for development in Special Areas
- **Map Book** – clarified legend explaining GL, CL, P
- **Elk** at Suffield – have met with environment minister, sent letter requesting numbers stay at 300-800.
- **Dinosaur Prov Park** - still looking at options to be able to issue dispositions within the park.

New Business

Doug Fawcett moved that the **Consort & District Medical Centre board**, moving forward, be more accountable to the **Special Areas** and the **Village of Consort** with accurate reports and that there be complete transparency. **Darren Simpson** seconded, **CARRIED.**

Murray Sankey presented and spoke to the following resolution:

Whereas:

An increasing number of SA leaseholders are aging and scaling back in numbers in livestock,
Many younger ranchers would benefit greatly from being able to rent pasture from a neighbor,
The present lease sub-rental policy is found to be too restrictive and outdated.



Therefore be it resolved:

That the Special Areas Board and Advisory Council amend the lease sub-rental policy to include, along with the family, fellow ratepayers, meaning no fees.

**Moved by Murray Sankey,
Seconded by Pat Rutledge. DEFEATED.**

Moved by Doug Fawcett moved that Jay McGregor replace Doug Noble as road committee member in SD#3, SE Corner. Darren Simpson seconded. Carried.

The meeting adjourned at 4:39pm on a motion by Graham Schetzle.

Corinne Kelts

**Corinne Kelts, Administrator
SPECIAL AREA NO. 4, CONSORT**

Not Ratified