

**ANNUAL RATEPAYERS MEETING
SPECIAL AREA NO. 2, SUB-DIVISION NO. 2
Homestead Coulee Hall
June 12, 2024**

Jordon Christianson, called the meeting to order at 1:34 p.m. with approximately five ratepayers in attendance.

Neal Roes defaulted to position of meeting Chair.

Jim Faubion moved the 2023 minutes be adopted as presented. Seconded by Laurie Gillespie. **Carried.**

SPECIAL AREAS BOARD REPORTS

Jordon Christianson, Chair, Special Areas Board:

Commented on:

- Special Areas Board Member Changes – Kevin Wilson replaced Daryl Swenson on Board (serving with Jordon Christianson, Brad Slorstad, Doug Noble)
- Advisory Council - Graham Schetzle resigned from the Advisory Council and Gordon Long won the by-election to fill the position
- Municipal Partnerships – double industrial tax transfer, intermunicipal collaboration frameworks, Town of Drumheller request for greater funding support from rural neighbours
- Regional Medical Projects and Programs – Acadia Foundation Oyen Lodge Expansion, Consort Nurse Practitioner Pilot Project
- MD of Acadia & Special Areas Joint Irrigation Project – Phase 2 underway, next open house Q1 2025
- Tax Recovery Land Sale Policy – Minister has approved, currently underway, policy expires July 16, 2026, applications must be submitted by then.

Darren Jones for Darcy Ferguson, Director of Finance and Administration:

Commented on:

- Impact on Budget – supply chain, collecting on bad debt
- 2023 Financial Statements.

Shaune Kovitch, Director of Municipal Services:

Commented on:

- 2023 Major Projects & Secondary Highways - One full construction crew to Sheerness industrial park, work on a paving plan for upcoming projects, 855 paving after July long weekend with 50/50 cost share with the province, agreement with Alberta Transportation in pace for surfacing on Secondary Highways. Granular Base Course work complete in two years, have begun to work on 10-year paving plan based on surface condition of surfaced secondary roads. Pavement repair on Snake Trail in conjunction with the 855 paving.
- Water – Scotfield Water system, regional waterline expansion Pemukan to Compeer, investigation into future potable water systems, with open houses planned for this summer
- Emergency Services
- Fire – Rob Palmer Fire Chief, Kyle Rohl Deputy Fire Chief
- New Cessford Fire Hall in 2024, ordered a new tender (Water Tanker) for Cessford 2025 delivery
- Regional Emergency Management
- Enforcement services – Community Peace officers – ideally three officers, have one, just hired one and recruiting another

- Special Areas Road Use Order – now exempt agricultural users, notification system in development
- Parks and Campgrounds – upgrades and improvements planned, fisheries discussion.

Nolan Ball for Trent Caskey, Director of Property Administration:

Commented on:

- Assessment total 400 million, 3.9 million from solar and wind
- Wind Energy Projects have come on, future projects may result in 1.5 million in additional tax revenue
- Combined Assessment and Taxation Notice sent May 15, 2024– Deadline to appeal July 22, 2024
- Community Pasture: rates 2024- \$1.05/head/day, reductions in allotment for drought, Nolan Ball handling administration
- Cultivation Lease rate 2024 - no change from 2023
- Grazing Lease Rental 2024 – May be a 44% increase over 2023 rentals
- Land Use Order Update Board has had two readings and Minister of Municipal Affairs sign off is pending
- Tax Recovery Land Sale Policy
- Sheerness Industrial Park and Reservoir
- MD of Acadia & Special Areas Irrigation Project.

New Business/Discussion:

- Terms of the current Tax Recovery Land Sale
- Funding for the town of Drumheller, what other rural municipalities are doing
- Resources available to make petroleum producers pay taxes as well as lease rentals to Special Areas Board and leaseholders and landowners. Possible advocacy by Special Areas Board to change the tools available
- More projects coming online to be assessed and taxed in 2024
- Mill rate for renewables
- Power planned for Carolside
- Bullpound waterline development and cost
- 911 service and calling rerouting to Calgary
- 570 Dorothy hill slippery, phoned 911, text to transportation, cell coverage in Dorothy
- Resources at Finnegan pit, long term plan to rebuild the 862 south
- Gravel haul decisions on 862 GBC, now moved to Pollockville pit
- AT needs to brush willow at the entrance to the Dorothy campsite
- No lots sold yet in Sheerness Industrial Site, but several interested parties
- Previous year motions on railbeds and fire bans
- If not selling the railbeds need to be controlled for camping, fires, accessing when dangerous
- Regulations on website for Wind Turbines are included in the Land Use Order
- AUC is the regulator for Wind
- Chemical jugs not being accepted at the local transfer stations, as per Clean farms.

Motions:

SA2SUB2 - Motion 1: Be it resolved that all Special Areas Board members attend all Special Areas Ratepayer Meetings. Moved by Stratton Peake. Seconded by Craig Horner. **Carried.**

SA2SUB2 - Motion 2: Special Areas install a new line from the Sheerness pipeline to Homestead Municipal dugouts. Moved by Jim Faubion. Seconded by Stratton. **Carried.**

SA2SUB2 - Motion 3: Be it resolved that the Special Areas Board investigate with Alberta Transportation a long range plan for 862 south for moving assets to and from the Finnegan pit. Moved by Craig. Seconded by Laurie Gillespie. **Carried.**

Glen moved for adjournment at 4:09 p.m.

Brett Richards, Administrator
Special Area No. 2

Motion to approve minutes to occur at the next annual ratepayer meeting.

UNADOPTED