

**ANNUAL RATEPAYERS MEETING  
SPECIAL AREA NO. 2, SUB-DIVISION NO. 7 & 8  
Buffalo Hall  
May 31, 2023**

The meeting was called to order at 1:33 p.m. with approximately 14 ratepayers in attendance.

Daryl Swenson nominated Brad Osadczuk for Chairperson.

Vernard White moved nominations cease.

Vernard White moved the 2022 minutes be adopted as presented. Seconded by Willie Waldner. **CARRIED.**

**ADVISORY COUNCIL REPORTS**

**Daryl Swenson – Subdivision 7:**

Commented on:

- People breaking land with tax recovery land sale breaking restrictions
- 10 SL3 rooms converted from existing rooms and 10 dementia beds to be built

**Brad Osadczuk – Subdivision 8:**

Commented on:

- Ongoing construction with wind farms
- New Buffalo Atlee Range Rider has started and has same contact information

**SPECIAL AREAS BOARD REPORTS**

**Jordon Christianson, Chair, Special Areas Board:**

Commented on the following:

- Special Areas Board Governance – Jordon, Brad Slorstad, Daryl Swenson and Doug Noble make up the Special Areas Board
- Director of Municipal Services – Owen Francis has retired and Shaune Kovitch has replaced him
- Municipal Partnerships
- Acadia Foundations – Oyen Lodge Expansion
- Big Country (Oyen) Hospital - Update
- MD of Acadia and Special Areas Joint Irrigation Project
- Tax Recovery Land Sale Policy – Update, Breaking Restriction Contraventions

**Darcy Ferguson, Director of Finance and Administration:**

Commented on:

- Covid 19 Pandemic – Impact on Budget
- 2022 Financial Statements – strong cash position, collecting on oil and gas bad debt

**Shaune Kovitch, Director of Municipal Services:**

Commented on:

- 2023 Major Projects & Secondary Highways: Constructing 22.5 +4 km, Recrowning 28.9 km, Surfacing 27.4 km and adding RAP program in hamlets, continuing staffing shortages
- Water – Scotfield Water system, Cereal water and sewer
- Emergency Services
  - Fire – Rob Palmer Fire Chief, Kyle Rohl Deputy Fire Chief
  - Site prep for Cessford Fire Hall, fire hall addition in Consort
  - Regional training
  - Fire Smart Program

- Enforcement services – two officers – ideally three officers, SA road use order is approved
- Parks – John Armstrong retiring, Melissa Lee – new manager of parks, Work with Province regarding Prussian Carp have collapsed fishery at Blood Indian

**Trent Caskey, Director of Property Administration:**

Commented on:

- Assessment total 3.7 billion
- Assessment Notice just mailed – Deadline to appeal July 21, 2023
- Wind Energy Projects
- Community Pasture rates 2023- \$1.00/head/day, reductions for drought
- Cultivation Lease rate 2022 – 0.075 factor
- Grazing Lease Rental 2022 – \$51.67
- Land Use Order Review and Update
- Tax Recovery Land Sale Policy
- Oyen Railyard Project
- Sheerness Industrial Park
- Lease Conversion Policy now allows for a maximum of four quarters to be converted.

**Discussion:**

- 555 and 884 showing wear from large industrial projects – needs attention from Alberta Transportation
- Weight of equipment and traffic in the area
- No maintenance on local secondaries
- 911 operators not trained to understand legal land location
- Faded blue signs
- Extending water lines and adding truck fills, Cereal truck fill not as easy to use
- Krause road – needs maintenance past gravel pit
- Simpson Road – needs more gravel and reshaped
- Should SA maintain the road to avoid the road crown being lost
- Dust pneumonia in cattle on Krause road , dusty all day
- Krause road, east ditch on river hill washed again
- Buffalo Atlee patrons possibly forming co-op, are approvals needed from province
- Subletting of grazing lease
- Staffing on Buffalo Atlee Community Pasture
- Surface lease rentals due to landowners and clean-up

**SA2SUB7&8 – Motion 1:** Don Osadczuk moves Special Areas Board engage with Alberta Transportation regarding maintenance and surfacing concerns on Secondary Highways 555 and 884. Ken Simpson seconds. **CARRIED.**

Chair moved for adjournment at 4:22 p.m.

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Brett Richards, Administrator  
Special Area No. 2

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