

**ANNUAL RATEPAYERS MEETING
SPECIAL AREA NO. 2, SUB-DIVISIONS NO. 7 & 8
Buffalo Hall
May 21, 2024**

The meeting was called to order at 1:29 p.m. with approximately eight ratepayers in attendance.

Debbie Ross nominated Brad Osadczuk for Chairperson.

Mrs. Monkman moved nominations cease.

Ken Simpson moved the 2023 minutes be adopted as presented. Seconded by Ross White.
Carried.

ADVISORY COUNCIL REPORTS

Daryl Swenson – Subdivision 7: Sent regrets.

Brad Osadczuk – Subdivision 8:
Commented on:

- Wrap up of wind farm construction
- Country looks better with recent moisture.

SPECIAL AREAS BOARD REPORTS

Jordon Christianson, Chair, Special Areas Board:

Commented on the following:

- 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.

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:

- 2024 Major Projects & Secondary Highways: One full construction crew to Sheerness industrial park, work on a paving plan for upcoming projects, 855 paving with 50/50 cost share with the province, agreement with Alberta Transportation in place 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.

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 and future projects might 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.

Discussion:

- Future planning irrigation project to allow for fire suppression access
- Future support for the CJ Peacock Centre in Cereal
- Tax structure for the hamlet of Cereal, and the level of services provided
- Impacts to assessment, with the reclamation of many wellsites, will be offset to some degree on the end to the three-year royalty holiday and new deeper oil resources developed around Consort
- Non-residential mill rate 15.6%, residential 6.7% three mills, farmland all in 9.38%
- Special Areas roll in bridges, timeframe of replacement of Buffalo and Jenner bridges, state of bridge over Berry Creek on Highway 570
- Surfacing materials on the Jenner Bridge is not lasting, Transportation should consider other options
- Simpson road and Krause road, in poor condition, tough getting through with two tenths of moisture, in worse shape than prior to construction
- Reclamation on Krause and Simpson road, reseeding power pole mounds on Simpson, Pit on Krause road needs filled in washes out, very poor grass catch on all roads, rock piles need to be cleaned up
- Suggested changes to the community pasture reductions for drought with recent rains
- Reductions to lease rentals due to drought mirroring community pasture reductions
- Cultivation lease breaking restrictions under TRLS policy

- Eligibility of lands for TRLS, can apply for any lands under lease, there is an appeal process under policy
- No native or functional native stands will be allowed be broken through the sale
- Buffalo Scale, is operated by Buffalo Agricultural Society
- Coyote Control, Council has been interested, the Board has not yet determined path forward recognizing other pests as a problem as well.

SA2SUB7&8 – Motion 1: Debbie Ross moved Special Areas Board reduce 2024 grazing lease rentals by 25% for herd reduction during drought recovery. Kendra Waldner seconded. **Carried.**

Ken Simpson moved for adjournment at 3:56 p.m.

Brett Richards, Administrator
Special Area No. 2

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

UNADOPTED