

**Rate Payer Meeting  
Spring 2026**

**A G E N D A**

- 1:30 pm
1. Call for nominations for Chairman
  2. Adoption of previous year's minutes
  3. Advisory Council Member Report
  4. Special Areas Board Reports
    - Shaune Kovitch, Chair
    - Darren Jones, Director, Finance and Administration
    - Ryley Girletz, Director Municipal Services
    - Trent Caskey, Director, Property Administration
  5. Other Speakers
  6. New Business
  7. Adjournment

**Ratepayer Spring 2026 Report Book**  
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**Special Areas Board Mission Statement**

***WE ARE DEDICATED TO IMPROVING THE QUALITY OF LIFE OF THE RESIDENTS OF THE SPECIAL AREAS THROUGH THE PROVISION OF COST-EFFECTIVE, PROACTIVE AND RESPONSIVE MUNICIPAL SERVICES AND EFFECTIVE LONG-TERM LAND AND WATER MANAGEMENT. WE WILL ACTIVELY WORK TO INCREASE THE POPULATION OF THE SPECIAL AREAS AND WORK TO OFFER DIVERSE OPPORTUNITIES TO FACILITATE THAT GROWTH.***

## Road Work Summary of Expenditures

Report Dates: 01/01/2025 to 12/31/2025

		2024		2025	
	Prior Year Kms	Prior Year Expenditures	Current Year Kms	Current Year Expenditures	
<b>ROAD MAINTENANCE:</b>					
Grading		\$3,705,325.47		\$4,047,468.72	
Snow Removal		\$870,293.94		\$933,237.19	
Gravelling	894	\$3,241,089.12	811	\$2,747,390.43	
Other **		\$3,240,413.31		\$2,881,358.26	
<b>Total</b>		<b>\$11,057,121.84</b>		<b>\$10,609,454.60</b>	
<b>BRIDGES &amp; CULVERTS:</b>		<b>\$387,525.26</b>		<b>\$388,036.21</b>	
<b>CONSTRUCTION: Local Roads</b>					
	<b>10</b>	<b>\$2,931,588.19</b>	<b>13.5</b>	<b>\$4,345,762.85</b>	
Sheerness Industrial Park		\$2,007,118.31		\$1,744,030.01	
Sheerness Reservoir		\$1,977,153.76		\$1,166,922.48	
<b>Total</b>		<b>\$6,915,860.26</b>		<b>\$7,256,715.34</b>	
<b>BACK TRAIL REPAIRS</b>		<b>\$132,324.27</b>		<b>\$460,832.53</b>	
<b>RE-CROWN</b>	<b>27</b>	<b>\$1,566,512.63</b>	<b>19</b>	<b>\$1,644,083.82</b>	
<b>CALCIUM/LIGNO DUST ABATEMENT</b>		<b>\$203,904.00</b>		<b>\$209,343.00</b>	
<b>OILING:</b>	<b>Hamlet</b>	<b>\$ 191,143.11</b>			
	<b>Oil Repair:</b>	<b>\$448,181.63</b>		<b>\$408,346.33</b>	
<b>Total</b>		<b>\$639,324.74</b>		<b>\$408,346.33</b>	
<b>STAGED SURFACING PROGRAM:</b>					
GBC & DSC	862 South, 886 South, 899 repairs 25 DSC	\$4,896,317.73	Fx Lake Tr, Snake Tr, Jenn-Idde, Hanna Mun. Rd 24 DSC	\$4,699,107.82	
GBC (Granular Base Course) Local Rds	0.5	\$29,485.03		\$589,790.34	
DSC (Double Seal Coat) Local Rds	1	\$134,570.10	0	\$0.00	
SSC (Single Seal Coat) Local Rds	0	0	0	\$0.00	
<b>Total</b>		<b>\$5,060,372.86</b>		<b>\$5,288,898.16</b>	
<b>REPORT TOTAL</b>		<b>\$25,759,041.86</b>		<b>\$26,056,366.99</b>	

\*\*Other: Administration, Base, Checking, Culvert Install, Culvert Repair, Earthwork, Education, Engineering, Equipment Haul, Equipment Move, Equipment Repair, Equipment Service, Fence Material, Fire Guard, Flagging, Gravel Checking, Gravel Testing, Haul, Mowing, Road Side spraying, Rock Picking, Safety, Salt & Sand, Signs, Snow Fence, Staking, Stockpile, Supervision, Sweeping, Texas Gate, Travel, Water, Weeds & Brush

## Subdivision Mileages for 2025

### Special Area No. 2

2024                      2025  
Kilometers

#### Subdivision No. 1

Gravel	98	64
DSC (Double Seal Coat)		11.2
Granular Base Course	1.3	11.2
Dust Abatement - MG30	1.15	2.37

Advisory Council Member, Kevin Bossert, Hanna

#### Subdivision No. 2

Gravel	120	126
Construction	1	4.82
Granular Base Course	12.8	
DSC (Double Seal Coat)	12.8	
Dust Abatement - MG30	22	19.8
Dust Abatement - Lignosulfonate	6	21.1

Advisory Council Member, Rodney Moench, Handhills

#### Subdivision No. 3

Gravel	51	39
Re-Crown		
Dust Abatement - MG30	1.1	6.5

Advisory Council Member, Brad Slorstad, Sunnynook

#### Subdivision No. 4

Gravel	40	107
Construction	0.7	
DSC (Double Seal Coat)		
Granular Base Course		
Dust Abatement - MG30	0.5	0.5

Advisory Council Member, Justin Griffith, Cessford

#### Subdivision No. 5

Gravel	37	100
Construction		
Re-Crown		
Dust Abatement - MG30		0.9

Advisory Council Member, Mark Blair, Youngstown

#### Subdivision No. 7

Gravel	100	0
DSC (Double Seal Coat)		12.8
Granular Base Course		12.8
Dust Abatement - MG30	1.05	0.6

Advisory Council Member, Daryl Swenson, Bindloss

#### Subdivision No. 8

Gravel	83	0
Dust Abatement - MG30	0.3	0.6

Advisory Council Member, Brad Osadczuk, Iddesleigh

## Subdivision Mileages For 2025

### Special Area No. 3

**2024**                      **2025**  
(Kilometers)

#### Subdivision No. 4

Gravel	144	54
Construction	1	
Granular Base Course	0.5	
DSC (Double Seal Coat)	0.5	
Repair	9.5	
Dust Abatement - MG30	0.5	

Advisory Council Member, Erika Tessier, Esther

#### Subdivision No. 5

Gravel	109	35
Construction		0.3
Recrown	16	
Dust Abatement - MG30	1.85	2.15

Advisory Council Member, John Kimber, Youngstown

#### Subdivision No. 6

Gravel	27	14
GBC (Granular Base Course)	11.9	3.2
DSC (Double Seal Coat)	11.9	
Recrown	8.1	9.6
Dust Abatement - Ligno Sulphanate	3	12
Dust Abatement - MG30	0.3	0.6

Advisory Council Member, Kevin Wilson, Oyen

### Special Area No. 4

#### Subdivision No. 1

Gravel	3	51
Construction		8
Back Trail Repair		
Dust Abatement - MG30	0.3	0.3

Advisory Council Member, Gordon Long, Veteran

#### Subdivision No. 2

Gravel	14	207
Construction	4	
Re-Crown		9.65
Dust Abatement - MG30	2.15	2.95

Advisory Council Member, Laurie Ference, Monitor

#### Subdivision No. 3

Gravel	68	15
Construction		
Granular Base Course	0.1	
DSC (Double Seal Coat)	0.1	
Dust Abatement - MG30	3	1.5

Advisory Council Member, Doug Noble, Altario

## **Aggregate Resources Report**

### **1. Exploration:**

- a. Exploration for the Fall of 2025 and Winter of 2026 focused on gravel exploration for the Tax Recovery Land Sale within SA#2 and SA#3.
- b. As of March 18<sup>th</sup>, 2026 there are 1,195 quarters to review for TRLS. 1,026 quarters have been cleared with 169 in the queue for physical testing (86% cleared).
- c. To date a total of approximately ten new aggregate sources have been identified through the 2023 TRLS gravel testing program.
- d. A key focus in the future will be on further delineating the long-term aggregate resources of the region and how they relate to the Long-Term Paving Program.

### **2. Pit Operations:**

- a. A crushing contract was executed in the summer of 2024. Paragon Custom Crushing was the successful bidder at \$4.3 million. Crushing took place in 6 pits throughout the Special Areas over the Fall and Winter.
- b. Crushing resumed on March 11<sup>th</sup>, 2026, in the new Checkel Pit and an amendment was signed to allow for the crushing of up to 150,000m<sup>3</sup> of various products in that pit.
- c. Once crushing is completed in the Checkel pit, the contractor will mobilize to the Sounding Creek pit. This pit was the focus of winter development and stripping work for the internal SAB crews and will also be a new pit.
- d. We anticipate the need for a new crushing contract to be solicited in August of 2026 for the next three years.
- e. All material required for the 2026 Hwy. 886 GBC projects have been stockpiled over the winter months from the Sedalia West Pit. Winter Stockpiling is utilized to preserve previously surfaced roads so they aren't damaged during the summer construction season.

### **3. Reclamation:**

- a. Reclamation work focused on disking and seed bed preparation in the Kulyk Pit in the Fall of 2025. Planning to meet with the 3 area Administrators to determine reclamation needs for 2026.

### **4. Focus for 2026:**

- a. Continue exploration for the Tax Recovery Land Sale.
- b. Completion of the current crushing contract.
- c. Prepare the next 3 year crushing contract.

Respectfully Submitted by Kelsey Martin.

## **Special Areas Facilities Manager – Spring 2026 Report**

As usual 2025 seen many projects and corrective tasks completed, for both our internal facilities team and externally hired contractors. 2025 also brought exciting changes to our Facilities Team, as Brian Christie transitioned into the Facilities Foreman role. This role's focus is on corrective and preventative maintenance planning and scheduling as well as overseeing onsite project execution. The Facilities Foreman also provides direct oversight of our facilities team members Carpenter Wesley Saunders, Carpenter Spencer Reed, and a Seasonal Maintenance Worker George Ligris. The addition of a foreman was much needed as the purview of the facilities group continues to expand through various projects and the inclusion of additional responsibilities. George Ligris, our Seasonal Maintenance Service Worker, employment contract expired on December 19<sup>th</sup>, 2025, and so the facilities department once again consisted of a total of 4 staff. Plans and budget is in place to rehire the position for April 1<sup>st</sup>, 2026, extending to October 31<sup>st</sup>, 2026.

I continued to work with Journey Engineering in 2025, to adhere to our Dam Safety commitments. This included progress on our Low Consequence Dam assessments, Bartman Dam geotechnical investigation, documentation implementation and annual engineering inspection and Blood Indian Dam annual engineering inspection and spill way engineering. Unfortunately, we have some engineering and construction to implement at both Bartman and Blood Indian and hope to move this program forward with engineering happening in 2026.

I also continued to support various community driven projects, primarily helping with RFPs, which included the Oyen Medical Clinic RFP for construction. The Oyen Lodge Expansion, and Oyen Medical Clinic are both slated for completion in 2026, and the New Brigden Community Hall was completed in early 2025. We also continue to support the municipality shared fire halls, sometimes on a project management level and sometimes only on a financial basis. The role we play is dependent on the wishes of the municipality that we have the shared agreements with.

2025 was a challenging year for completing some budgeted tasks. We fell short on gaining interest and awarding the Oyen Office Exterior Renovation and the Youngstown HVAC Engineering, both projects with planned dollars to be spent in 2025. Additionally, the new Jenner Shop project and the Oyen H2O Coop building were delayed due to unforeseen issues with the chosen location. These projects will be included in the upcoming 3-year budget, with a focus on early RFP submittal and potentially breaking projects down to ensure a strategic approach to completing the work over the next few years.

Although we did have issues completing some projects, we were successful on the adhering to the majority of our budgeted projects. Duct cleaning, accessibility door operator installs, completion of the Cessford Firehall and Shop, Hanna Shop reframing, Cereal Shop ceiling and lighting, Youngstown Shop fire system replacement, Dam Safety projects, 570 water shed addition and the Oyen Settlement build, were all major projects that were completed in 2025. In addition to these, Cereal and Jenner Fire Hall boiler replacement, Handhills and Homestead Coulee Tower light replacements and the Youngstown Lift Station electrical repair, were all major unplanned projects that were completed. A main unplanned project that an RFP was awarded in December of 2025, was the Cereal Hall Abatement and Demolition. This project was awarded to All West Demolition and is slated to begin in May 2026.

One project that deserves highlighting was the completion of the restoration of the Dorothy Elevator. Long awaited by many, the decision was made to replace the roof structure, restabilize the top area, and provide a facelift in the form of siding repairs and paint to the exterior of the elevator. Online response to the efforts made by the Special Areas Board and Mast Construction were primarily positive and appreciated by many who deem this Alberta Landmark as a focus of importance in today's modern world. Hopefully, this work will be appreciated and enjoyed by area residents and history enthusiast for years to come.

Hazardous Materials projects continue to be a major driver of expenses related to the facilities within the Special Areas Board. Unfortunately, many of the facilities we absorb through communities dissolving and tax forfeitures, have liabilities associated with hazardous materials such as Asbestos, Lead, Mercury, Ozone Depleting Substances, PCB, and various chemicals. Special Areas Board hired a new contractor, EHS, to support our goal of becoming

an industry leader in Hazardous Materials identification, abatement, and disposal. With their assistance, we continue to work through abatement as it presents.

The Facilities Department continues to gain traction in our effort to serve the Special Areas with quality maintenance and project work on facilities, while maintaining a high standard of safety. As a summary, the Facilities Department has successfully completed or nearing completion of the following activities in 2025:

### **2025 Internal Major Projects & Preventative Maintenance Completed Summary**

- 69 Facility Annual Roof Inspections
- 106 Annual Overhead Door Maintenance & Inspections
- 61 Annual HVAC Maintenance & Checks (smaller systems)
- 22 Monthly Generator Maintenance and Checks
- 291 Corrective Tasks
- Big Stone Fire Hall Fall Arrest
- West Anchor Installation
- Buffalo Fire Hall Fall Arrest Anchor Installation
- Camp Trailer Inspection and Repairs
- Cereal Shop Ceiling Replacement
- Cessford Fire Hall/Shop Mezzanine Flooring Installation
- Community Pasture Fall Arrest Anchor Installation
- Consort Fire Hall Boardroom Renovation
- Hanna Shop Wash Bay Tube Heater Install (To be completed in 2025)
- Homestead Coulee Old Fire Hall Demolition
- HWY 570 Truck Fill Addition
- Oyen Office Renovation Completion
- Oyen Settlement Building Construction
- Prairie Oasis Park Shop Addition
- Various Overhead Door Operator Installs
- Youngstown Fire Hall Boiler Install
- Youngstown Office Boardroom & Ross' Office Renovation
- Youngstown Office Section 10 SWP Review
- Youngstown Shop Fall Overhead Door Services

### **2025 Major Contractor Projects Completed Summary**

- All Areas Hazardous Material Support – EHS Services
- All Dams Dam Safety – Journey Engineering
- All Offices & Community Pastures Duct Cleaning – Integral Air
- All Propane Services – Avenir Propane
- All Towers Inspections & Deficiencies – Pillar
- All Towers Structural Analysis – 3CIS
- Cereal Shop Lighting Upgrade – Ollie's Electric
- Cessford Fire Hall Construction – Armor Building Systems
- Cessford Fire Hall Hi Flow Water – Double B Electric
- Consort Office Accessible Door Operators – Anchor Glass
- Dorothy Elevator Restoration – Mast Construction
- Handhills Tower Lighting & Remote Monitoring – 3CIS
- Handhills Tower Fall Arrest Cable Replacement - Pillar
- Hanna Office HVAC Maintenance – Fixed Rite
- Hanna Shop Structural Repairs – Armor Building Systems
- Hanna Shop Wash Bay Tube Heater Install – Sinclair Plumbing
- Homestead Coulee Light Install - Pillar
- HWY 570 Addition Electrical – Ollie's Electric
- Jenner Fire Hall Air Exchanger Repairs – Fixed Rite
- Oyen Fire Hall New Back Up Generator – Bud's E&I
- Oyen Office Accessible Door Operators – Anchor Glass
- Oyen Settlement H2O Building Concrete – Oyen Concrete
- Oyen Settlement H2O Building Gas Install – Dry Country Gas
- Oyen Settlement H2O Building Electrical Install – Atco Electric
- Youngstown Service Centre HVAC Maintenance – Fixed Right

- Youngstown Service Centre Fire Panel Installation – Global Tech
- Youngstown Service Centre OH Door Spring Services – Raptor
- Youngstown Service Centre Tire Mezzanine Engineering – Richard's Consulting

### **2026 Major Projects Planned Summary**

- All Areas – Tower Inspections and Deficiencies
- Bartman Dam – Engineering Inspection and EMP Training/Exercise
- Bartman Dam – Low Level Outlet and Embankment Remedial Engineering
- Blood Indian Dam – Dam Safety & Engineering
- Blood Indian Dam – Engineering Inspection
- Bindloss Fire Hall – Geotechnical Work for New Fire Hall
- Bindloss Shop – Repour Concrete Floor with Sump
- Burnat H2O – Mouse Clean Up and Insulation Replacement
- Cereal Shop – Upgrade Windows
- Cessford Fire Hall – Remove Communications Tower
- CJ Centre – Repour Front Entrance Side Walks
- CJ Centre – Storage and Basement Clean Up
- Compeer H2O – New H2O Building aligned to SMRWC
- Consort Fire Hall – Install Flooring and Counters (shared with Town)
- Consort Office – Fence and Landscaping
- Consort Office – Backup Generator and Panel Work
- Consort Office – Brick and Mortar Assessment
- Consort Shop – Abate and Demolish Old Shop
- Consort Shop – Replace Sign Shed OH Door
- Hanna Office – Main Floor FOB's and Wall
- Hanna Office – Privacy Blinds for 1<sup>st</sup> Level Offices
- Hanna Office – AHU Return Air Duct Replacement
- Homestead Coulee Tower – Chain Link Fence Install
- Jenner Old Fire Hall – Abatement and Demolition
- Jenner Old Fire Hall – Tower Removal
- Jenner Shop – Pad Construction
- Kirriemuir H2O – New H2O Building aligned to SMRWC
- Oyen ASB – New Heated 8x8 Shed
- Oyen Fire Hall – Install new Communication Tower (shared with Town)
- Oyen Office – Landscaping and Exterior Design
- New Brigden Tower – Lighting Replacement
- SA4 H2O Truck Fills – Card Reader Upgrade
- Stanmore H2O – Addition and Gas Install
- Veteran Shop – Repour Concrete Floor with Sump
- Youngstown Service Centre – HVAC Engineering Design
- Youngstown Service Centre – Install Solar Lighting in Parking Lot
- Youngstown Service Centre – Upgrade Lighting in Wash Bay

Respectfully Submitted,  
 Ryley Girletz,  
 Facilities Manager

## Fire Chief's Report

### 2025 Call Numbers (Jan 1, 2025 – Dec 31, 2025)

Type	Number	% Of total
Grassfires	24	14 %
Equipment fires	20	12 %
Vehicle fires	14	8 %
Powerline Fires	2	1 %
Structure Fires	6	4 %
Feed Fires	5	4 %
MVC	62	36 %
Medical	16	9 %
False Alarm	14	8 %
Misc. (C0. Fire Investing...)	4	2 %
Out of Area	4	2 %
<b>TOTAL CALLS</b>	<b>171</b>	<b>100%</b>

### 2025 Call Numbers (Jan 1, 2025 – Oct 31, 2025)

Type	Number	% Of total
Grassfires	24	36 %
Equipment fires	20	30 %
Vehicle fires	12	18 %
Powerline Fires	2	4 %
Structure Fires	4	6 %
Feed Fires	4	6 %
<b>All Fires (Total)</b>	<b>66</b>	<b>100 %</b>
MVC	56	67%
Medical	9	11 %
False Alarm	10	12 %
Misc. (C0. Fire Investing...)	4	5 %
Out of Area	4	5 %
Total Other calls	83	100 %
<b>TOTAL CALLS</b>	<b>149</b>	

Total Incidents to December 31<sup>st</sup>, 2025, is 171. (Primary calls.)

Total Responses to December 31<sup>st</sup>, 2025, is 222. (More than 1 Fire Department responds to a primary call)

The 2025 fire season has been on par with our 10-year average.

Spring 2025 saw precipitation in all Special Areas that aided in lowering the fire hazard. This moisture produced a large fuel load to deal with in the hot dry months of, July, August and September. Fortunately, with these heavier fire loads our departments have had a relatively slow year for grass fires. I attribute these lower numbers to the success we are seeing with local ranchers and farmers learning about temperature and humidity cross over and adjusting their farming activities to avoid these very dangerous fire conditions. I consider it a huge win for our communications department when our rate payers are talking about fire smart ideas and crossover information they have seen on our social media pages. Job well done!

With record crops in most of the Special Areas this year our Fire Departments responded to multiple equipment fires. On average we see 4-6 equipment fires. This year our number for the end of October is 20.

#### **2025 Capital projects:**

- Cessford Fire Hall - grader shop was completed at the end of May.
- A new Fire Tender was delivered to Hanna in July. The 2018 tender in their hall was tiered down to the new Cessford Fire Hall.

#### **2025 Donations - Revenue:**

- A Special, "Thanks" to our corporate partners in stepping up to assist local fire departments.
- Fire Department revenue from Cost Recovery incidents for Jan 1<sup>st</sup> to Dec 31<sup>st</sup>, 2025, is \$112,981.25.

#### **Training:**

- The East Central Emergency Training Partnership (ECETP) completed the NFPA 1001 level 1 course this year. A MFPA 1001 level 2 course was started in October with 29 students attending and will be completed in 2026. With the regional training Center in Hanna, we were able to provide these courses locally with funds staying in SA and have our fire fighters from other departments training together which fosters team building within SA & Acadia Valley Fire Departments. With the completion of the 2025 1001 level course, Special Areas has over 50 members trained to this level. This is a huge accomplishment to have these many members trained to this standard.
- ECETP has been working with Heartland Generation on providing training for their employees. The Hanna Training tower is an asset to this region as it provides high quality training locally.
- Air Endorsement & Class 3 Training opportunities are ongoing.
- Medical First responder training took place in Hanna for Cessford, Hanna and Jenner Departments. 12 members were certified for MFR responses on completion of this course.

#### **Miscellaneous**

- The 2025 wildfire season in Alberta was busy in the spring months. Special Areas were requested to respond but were unable to provide a crew for any of the requests this year.
- The annual Fire Chiefs meeting was held on December 9, 2025, with 27 members attending. Discussion on the New Fire Log system, Equipment Checks system, and the proposed AFRRCS radio replacement project were the main topics of the meeting.
- Lastly, Thanks to the Special Areas Board, Council Members and our staff for the support they provide, and most importantly to those that answer the call – our responders.

Thanks,

Rob Palmer  
Special Areas Regional Fire Chief

## Emergency Services

While this report begins at the inception date of this position, the wheels were turning in this department long before I arrived. Thanks to the perseverance of a great team, we were still able to move forward on some of the planned initiatives despite my time being split with the Ag Services Department for a large portion of this reporting period.

April saw focus dedicated to overall review and familiarization of department roles, plans, and needs for the upcoming year in Fire, Enforcement, and Emergency Management (at both an SAB, and regional level). A good portion of time right away was dedicated to Fire Services to review, update and create policy and procedures ahead of fire season in an effort to clarify and streamline their processes. The spring and summer months kept everyone on their toes as the rest of the SAB Ag Services team and I coordinated to keep the seasonal program running in SA 4, while Darlene Herzog worked diligently to keep moving things forward as we needed to in these departments.

Emergency management at the local and regional levels has been busy. We held our regional tabletop exercise in Youngstown on October 24<sup>th</sup>, where partners worked through discussions of an emergency event that initially activated individual MEPs before activating the regional plan overall. While gaps and deficiencies were noted for improvement, the overall success of the regional collaboration efforts was clear and noted by our AEMA field officers.

Successfully held events in 2025:      Looking ahead to events planned for 2026:

- ESS Training
- Scribe Training
- REMP & MEP Review
- Tabletop Emergency Exercise
- LAEO Training – Held January 14<sup>th</sup>
- ICS 200 – Held January 15<sup>th</sup> – 16<sup>th</sup>
- Regional IMT Training – May
- ICS 300 – Q2/3
- Regional Full-Scale Functional Emergency Exercise – Q2/3

The successful application for the EMPP (Emergency Management Project Planning) Grant has given the SA-REMA (Special Areas Regional Emergency Management Agency) a clear path ahead to plan training, document and bylaw reviews, and exercise events with our partners. The \$25,000 grant will primarily be put towards the regional full-scale functional exercise planned for 2026. This exercise will catchup all participating municipal partners on their legislated requirement for 1 full functional exercise to be held every 4 years. Grant stipulations for this project require an external facilitator, rather than being able to coordinate with our AEMA field officers. The requisition process for a project facilitator was as finalized and awarded in December so that planning efforts could begin without delay in the new year.

There are ambitious plans for the upcoming year to bring the existing emergency management work up to a more current and practicable standard, while meeting new legislative requirements. Additionally, with assistance and projects planned in fire and enforcement services, 2026 is taking shape as a productive year for the emergency services group. Our team is committed to ensuring preparedness at the municipal level, and I am confident that, with the strong relationship with our regional and inter department collaborators, we can make a meaningful impact in the readiness to responding effectively in emergencies.

Respectfully Submitted,

Justine Comeau, Emergency Services Administrative Coordinator

## **Enforcement Services Report**

- Public Safety and Infrastructure protection continued to be the primary focus of Enforcement Services for the Special Areas.
- Peace Officer Jamie Erickson resigned from his position effective August 11, 2025.
- Enforcement Services will look to recruit for additional Peace Officer positions in the early part of 2026 as there are no officers currently employed in the department.
- Enforcement Services has been utilizing Electronic Ticketing for two years now, allowing for a streamlined process between issuance of charges, uploading of disclosure information for court packages and trial notifications. The only violations that still require handwriting are the Ministerial Orders.
- Enforcement Services procured new Mobile In-Vehicle Radios and handheld portable radios in 2024; these radios will allow direct communication between Enforcement Services CPOs and the RCMP Detachments within the Special Areas.
- In 2024 Enforcement Services went live with the Employee Safety Office (Dispatch Centre in Edmonton) using ESO Safety, this allowed our dispatch centre (ESO) to use GPS data for real time location viewing of our Patrol Vehicles and Officer phones while away from the vehicle.
- To date there have been 3 Occurrence Reports, and 215 Daily Events recorded, including 35 Campground Patrols and 176 patrols of Special Areas roadways, Hamlets, and Villages.
- Of the 215 Daily events 122 (57%) were in Special Areas #2, 62 (29%) were in Special Areas #3 and 30 (14%) were in Special Areas #4.

### **Roads/Infrastructure Enforcement**

- Special Areas Enforcement Services Peace Officers patrol throughout the Special Areas, including local road as well as primary and secondary highways. Significant traffic volumes and violations continue to pose a public safety risk on highways within our region, specifically on Highways, 9, 36, 41 and 570.
- As of August 11th, 2025, 97 violations resulted from traffic stops. As a result of the traffic stops there have been 37 Citations (37%) and 62 Warnings (63%) issued for a variety of offences. Speed continues to be a serious concern on roadways within Special Areas with 10 (16%) of the total 63 speeding violations being speeds of over 50+ km/h over the posted speed limit with a high of 174km/h.
- Commercial vehicle enforcement accounted for 11% of all recorded violations. A total of 4 Commercial Vehicle inspections completed with 3 (75%) of vehicles placed Out of Service, 1 (25%) required maintenance and 0 (0%) recorded as passing inspection. Accurate records and data from previous years as well as close monitoring of permits has allowed for precise targeted enforcement activities including days of the week, time of day and location.
- As of August 11, 2025, a large portion of the department's administrative time had been allocated to continued work on revising, updating, and developing new Standard Operating Procedures and Policies for the department.
- Roadata continues to manage road permits with Ross Crowle, Maintenance Supervisor as the primary point of contact for Roadata, approving permits and routing for overweight and over-dimensional movement within the Special Areas.
- Roadata has continued to manage our Road Use Agreements for Special Areas at no additional cost; to October 31, 2025 50 RUA's were executed.
- To date (October 31, 2025) 1033 permits were issued (all multiple legal loads and TRAVIS reported); these numbers include the Special Areas gravel haul project.
- 2025 reported a significant decrease in "Total Loads" due to the reduction of energy projects in the area.

## ROADATA PERMITS ISSUED

PERMIT TYPE	2023	2024	2025
Service Rig	963	678	716
Well Service	30	43	37
Drilling Rig	116	44	51
Heavy Haul	2349	419	1948
Total Permits	3458	1186	1232
Total Single Trip Loads	3400	1235	1266
Total Multi Loads	3907	9169	3483
Total Loads	7307	10404	4749

### **Parks Enforcement**

- Officer presence and education continued to be the main enforcement tool for protection of park property and public safety. Enforcement Services increased the number of patrols made especially on busy weekends and late evening patrols which required adjustment to schedules.

### **Regional Enforcement**

- Up to his resignation, Peace Officer Erickson continued to work closely with other enforcement agencies throughout the year to enhance working relationships. These operations focused on regional priorities and ratepayer complaints and concerns.

Respectfully Submitted,

Justine Comeau, Emergency Services Administrative Coordinator;  
Darlene Herzog, Assistant to the Director of Municipal Services/BCWMC;  
Ross Crowle, Maintenance Supervisor

## **Parks Report**

The Parks Department advanced several important initiatives over the past year, contributing to improved operations, stronger visitor services and enhanced environmental stewardship across the Special Areas.

In April, the Parks Department hired an additional Parks Foreman, Garret Stefan, to increase supervisory capacity. Garret transferred from the Youngstown Service Center, his knowledge of the organization and his happy go lucky attitude has made him a great addition. His added support strengthened daily maintenance, coordination and overall service delivery. This coupled with the hiring of seasonal staff, ensured campgrounds were prepared for the arrival of campers.

During the spring, the Prairie Oasis Park Reservation Opening Day experienced a minor issue when reservations became available a few minutes prior to the scheduled 9:00 am launch. Although the inconvenience was minimal, the incident highlighted opportunities to strengthen system reliability moving forward.

Public education and community engagement were significant highlights of the year. In June, the Parks Department partnered with the Special Areas Agricultural Service Board and Chinook Applied Research Association (CARA) to host a Shelterbelt Workshop at Prairie Oasis Park. The event featured instruction from tree specialist, Toso Bozic, on tree identification and proper tree planting and regional care practices. Parks staff presented the history of the park and its unique irrigation system, while CARA provided information on grant funding opportunities. The workshop also included the unveiling of new tree signage, further enhancing the park's educational offerings.

Environmental stewardship efforts continued with a milestone event in September when Blood Indian Reservoir received its first stocking of Walleye. Students from Cessford and Youngstown Schools and community members participated in welcoming the fish, marking an important moment in the reservoir's fisheries improvement.

Operational reviews conducted in late fall identified cost savings associated with the maintenance of the Solar Bees, allowing our staff to conduct the maintenance and contributing to long-term financial savings.

Throughout the year, ongoing Park Surveys offered valuable insight into camper experiences, preferences and areas for improvement. This feedback remains essential in guiding future planning and ensuring that the Parks Department remains responsive to the needs of visitors.

### **Key Initiatives for 2025:**

#### **Blood Indian Park**

- Throughout the spring and summer, the Ministry of Environment and Protected Areas, Fish Stocking Operations was able to successfully remove approximately 119,000 Prussian Carp from the Blood Indian Reservoir. The majority of fish removed were young-of-the-year, likely due to high water levels being beneficial to spawning. The noticeable absence of large carp is a positive sign. Netting operations will continue in spring and summer 2026.
- In September 1279 Walleye (12cm) were delivered to Blood Indian Reservoir with the objective of establishing a put-and-take walleye fishery in 3-4 years with some harvest opportunities. The hope is Walleye will prey on the carp. Students from Cessford and Youngstown Schools and community members participated in the initial release.
- The reservoir was stocked with 40,414 Rainbow Trout (20cm), 10,895 Brown Trout (10-20cm), and 7500 Tiger Trout (19cm).

- Woodchips were applied to trees planted in 2024 to improve water retention and growth.
- Site improvements included painting, landscaping, gravelling and establishment of a new foot path near the playground.
- Modernization of the Blood Indian shower building will take place during the winter months with new walling, sinks and showers.
- New tube heating system installed in the Blood Indian Park shop after the old one failed.
- PondPro contracted to provide and install lake aeration system in the Blood Indian Reservoir to aid in lake oxygenation.

### **Prairie Oasis Park**

- Tree Specialist Toso Bozic assisted in identifying and labeling over 50 species of trees within the park and presented it to community members at a field day hosted by the Agriculture Service Board and CARA. The event was well received, and we anticipate offering more environmental education events in the future.
- Campground Hosts Corrine Taylor and Melanie Parent continued their duties under a one-year contract, with the option to extend into a three-year contract in 2026. Trina Hernden entered another three-year contract operating out of the Concession. Their contributions continue to support the success of Prairie Oasis Park.
- Warm fall weather allowed for additional projects, including replacing rusted pedestals, tinning storage shed, landscaping and tree trimming.
- Due to reduced operations at the Sheerness Power Plant, the 2024-2025 winter saw a thicker ice freeze, causing dock shifting at the Prairie Oasis Park shoreline. To prevent further damage, all docks on the Sheerness Cooling Pond were removed for the winter and will be reinstalled in the spring.
- Special Areas carpenters successfully completed the shop extension at Prairie Oasis Park, providing additional indoor storage for machinery and expanded workspace for mechanical repairs.
- Staff continue to work through reservation system challenges with Campspot, but remain confident that this industry-leading platform can support Prairie Oasis Park into the future.
- CVL Engineering contracted to complete design for boardwalk, deck and concession kitchen upgrades – construction to take place in 2026.

### **Carolside Campground**

- ATCO complete power installation at Carolside, with future development planned for 2026.
- The Mosasaur display and bathroom at Carolside continue to be a popular stopping point for travelers along Highway 570.

### **Gooseberry Lake Provincial Park and Little Fish Lake Provincial Park**

- John and Gail Weist continue to provide stable and valuable service at Gooseberry Lake Provincial Park, for both the SAB and park visitors.
- A park visitor shared a distressing tick encounter at Gooseberry Lake Provincial Park on social media. The post received significant attention and was brought to the Minister of Forestry and Parks' press secretary. CTV News subsequently ran a story on the incident. Unfortunately, the publicity did not result in increased camping activity and may have contributed to reduced visitation.
- The Spray Park controller failed in early July, with repairs completed in late August. This was a very unfortunate loss for families and park visitors during peak season.

- Alberta Parks contracted a third-party engineering firm to complete an Infrastructure Assessment for Gooseberry Lake Provincial Park. The assessment will inform the development of a Facility Master Plan resulting in positive steps toward site upgrades.

**Parks General**

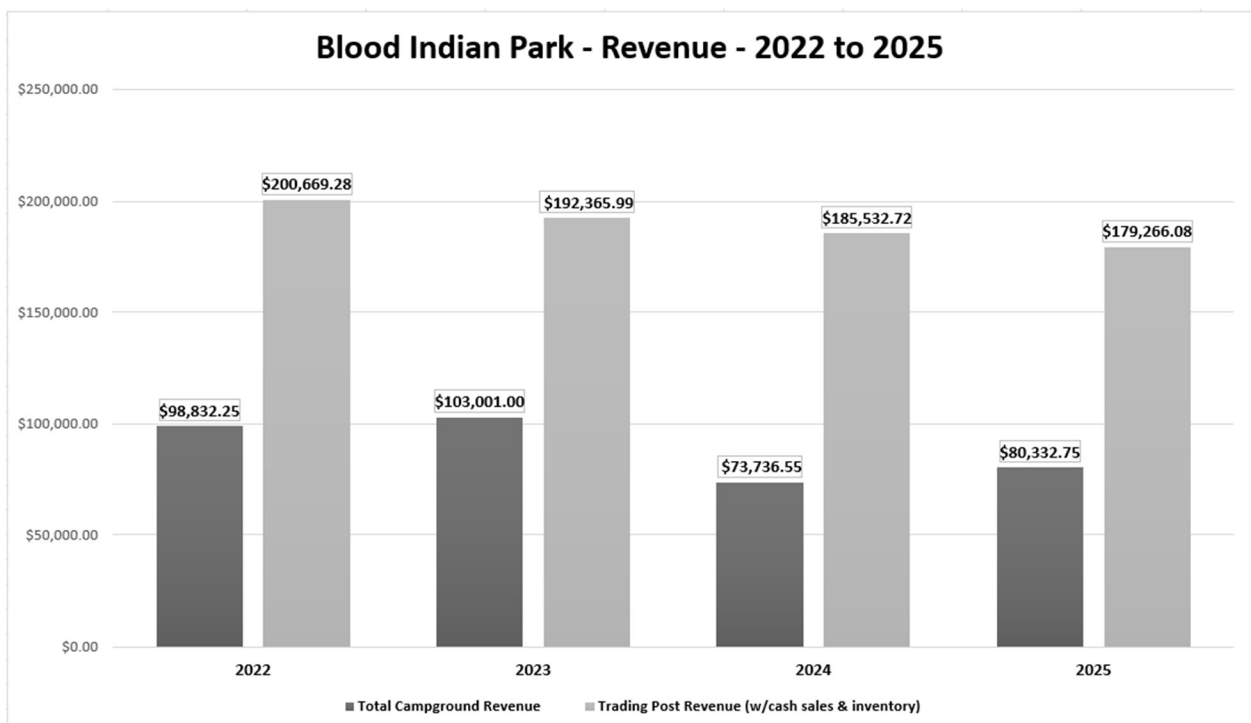
- Landscaping, tree trimming, garbage cleanup and mowing were completed at all Special Areas rest stops and River Campgrounds.
- Fire signs were installed at Hemaruka and Naco for fire level awareness.

Looking ahead, the Parks Department remains committed to addressing outstanding challenges—including reservation system reliability and the evolving fisheries and ecological conditions at Blood Indian Reservoir—while continuing to build on successes in facility development, environmental management, and community engagement. With sustained investment and strategic planning, the Special Areas Parks Department is well positioned to meet the needs of visitors in the coming years.

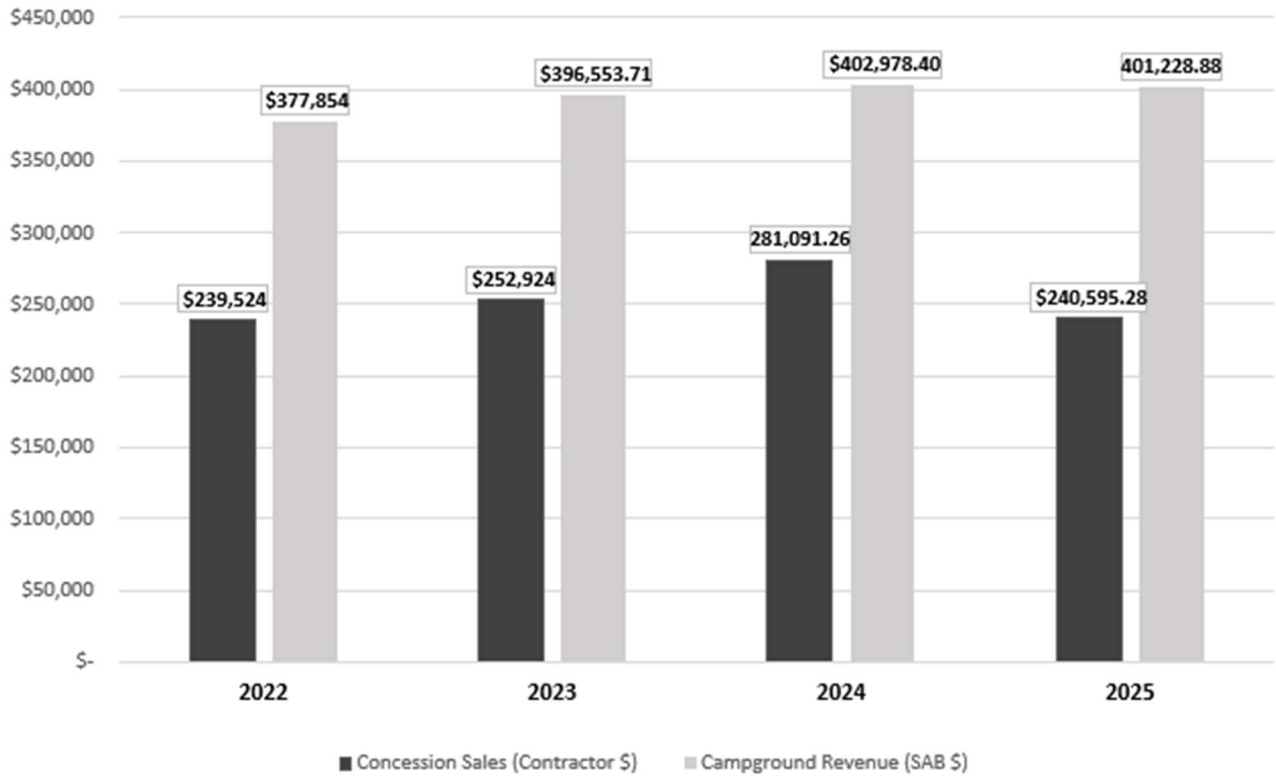
Respectfully submitted by:

Melissa Lee, Parks Supervisor

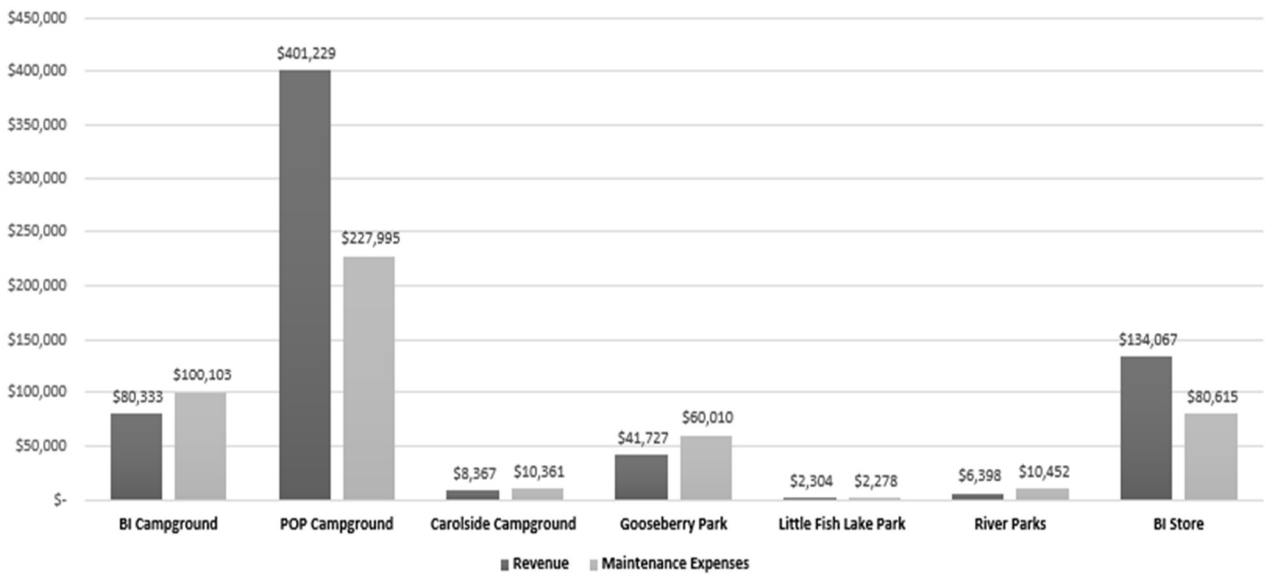
	Prairie Oasis Concession (Non SAB - Contractor)		Blood Indian Trading Post	
Year	Total Cash Sales	Total Inventory/ Labour Costs	Total Cash Sales	Total Inventory/ Labour Costs
2020	\$ 179,394.36	\$ 172,595.43	\$ 96,975.82	\$ 107,195.51
2021	\$ 203,294.68	\$ 198,825.98	\$ 137,956.21	\$ 160,858.78
2022	\$ 239,523.79	\$ 229,415.10	\$ 144,449.55	\$ 184,174.26
2023	\$ 252,923.59	\$ 248,643.77	\$ 130,811.31	\$ 117,569.87
2024	\$ 281,091.26	\$ 241,120.34	\$ 118,360.00	\$ 116,032.10
2025	\$ 240,595.28	\$ 168,321.32	\$ 134,066.85	\$ 113,473.98



### Prairie Oasis Park - Revenue - 2022 to 2025



### 2025 SAB Parks - Revenue vs. Maintenance/Operations Expenses



## **Big Country Waste Management Commission Report Youngstown Regional Class II Landfill including a Waste Treatment and Storage Facility (Approval No. 307766-00-00)**

The Big Country Waste Management Commission was established in 1986 and is a legislated entity responsible for delivering services for the members as established by the Lieutenant Governor.

The Commission involves eight member municipalities: The Special Areas, Town of Hanna, Town of Oyen, Village of Consort, Village of Empress, Village of Veteran, Village of Youngstown, and MD of Acadia; 5,113,000 acres (8000 square miles), approximately 10,208 population.

- **Member Municipalities and Representatives:**

Mark Blair	Special Areas 2 Representative
Kevin Wilson	Special Areas 3 Representative
Gordon Long	Special Areas 4 Representative
Ken Johnson	Youngstown Representative
Fred Crowle	Hanna Representative
Jack Hauck	Oyen Representative
Amber Kennedy	Empress Representative
Jerry Wipf	Veteran Representative
Michael Beier	Consort Representative
Scott Heeg	MD of Acadia Representative
  
- **Executive of Big Country Waste Management Commission:**

Chairman – Mark Blair	Vice-Chairman – Vacant
Secretary/Treasurer – Kevin Wilson	Member-At-Large – Fred Crowle

The regional landfill originally operated under a Code of Practice, managing less than 10,000 tonnes/year of waste disposal; grants from Alberta Environment were received for initial construction. Revenue is derived by requisitioning member municipalities at a 45% per capita and 55% assessment basis as well as tipping fees on non-household, non-local waste. The commission operates on a total annual budget of approximately \$2 million.

The Commission utilizes four 53-foot tractor trailer units to collect soil from the Ambipar Soil Treatment Pad and waste from 28 transfer station sites. Many aging transfer stations have safety operational concerns and need replacement. Further assessment is required to determine the scope of required repairs or upgrades and to evaluate the long-term viability and costs of continued operations at rural transfer stations.

**Recycling:** Several transfer station sites include additional collection areas designated to divert materials from the landfill. Through these diversion programs, the Commission redirects significant quantities of cardboard, metals, white goods, fridges, air conditioners, tires, electronics, paint, clean untreated burnable wood, and construction and demolition (C&D) waste.

Alberta's Extended Producer Responsibility (EPR) Program (2024) – legislation places full responsibility on producers of residential single-use products, packaging and paper products to collect and manage the materials they supply to Alberta residents. The Town of Hanna, M.D. of Acadia, Town of Oyen, Village of Veteran, Village of Consort and SAB designated BCWMC as their representative to participate in the EPR recycling system.

**Operations History:** In August 2012, the Commission received approval of the Code of Practice for Land Treatment of Soil Containing Hydrocarbons - registration No. 315639-00-00; (formerly known as the Ridgeline Treatment Pad now owned/operated by Ambipar Response Canada). In December 2014, AEP approved construction, operation, and reclamation of the Youngstown Regional Class II Landfill and Storage Facility subject to terms and set to expire December 2024. The Commission moved forward with building Cells A, B, C, D and Cell E.

**Approval No. 307766-00-00 Expiry:** Working with Tetra Tech Canada the approval renewal process has been initiated. In accordance with Section 69 of the *Environmental Protection and Enhancement Act*, an extension was granted to December 31, 2025. In August 2025 Alberta

Environment and Protected Areas informed the Commission they require more time to complete a full review of the application, and the extension was amended to December 31, 2026.

**Employees at the Youngstown Regional Landfill:**

- One Director of Operations – Salary employee
- One Foreman (Foreman III) – Salary employee
- Three Equipment Operators (EO III) – Salary employees
- One Equipment Operator (EO III) – Full time wage employee
- One Scale Attendant (MSW II) – Full time wage employee

**Employees at the Hanna Transfer Station/Recycling:**

- One Hanna Transfer Supervisor (Foreman I) – Full-time wage employee
- Two Recycling Attendants (MSW I) – One Full-time wage employee, One Full-time salary employee

**Transfer Station Contracts:** Thirteen Transfer Station Attendants.

**Administrative Support:** Supplied by Special Areas Board

**Reporting Period:** January 1 to December 31, 2025.

Respectfully Submitted by:

Sean Olmstead, Director of Operations

February 25, 2026

## Water Technical Services Report

The water services department continues to focus on delivering current projects while streamlining operations to capture cost efficiencies.

### Staffing Update

The water services department has five certified operators including: Wyatt Girletz, Dale Rolheiser, Janice Berg, Mike Kern, and Levi Westerlund. The department is rounded out with plumber Ian Hernden and new addition Tim Baumgartner. We also brought back Shayna Fecho this summer as our departments one and only summer student. After some unfortunate events she took over the role of Cereal hamlet operator in addition to her other summer student duties. They included continued mowing and painting, continued hauling water and cleaning tanks, updating the well usage data base, cleaning water plants and assisting other operators and Ian. We had been at seven certified operators at the beginning of 2025, but we celebrated Ken Lenfesty retirement and wished him well in his future. Mike Kern stepped into this role and has been doing a great job on this route.

Certified operators continue to fulfill AEP's continuing education requirements, allowing them to respond quickly and safely to water/wastewater issues. This year I attended the western Canadian water conference, and it was a great opportunity to network. Due to the preventative maintenance program in place, and because of our operator's excellent performance and knowledge of the systems all issues were resolved in a timely and safe manner. We have continued to supply safe drinking water and have enjoyed providing services for the Special Areas. This service includes not only the hamlets, villages and towns within Special Areas but also provides support and services to the parks, shops, offices, community pastures and all the road crews.

Some major highlights in 2025 were finishing the water plant at Scotfield, finishing the expansion of storage at the 570-truck fill, completing the work for Kelsey at the Sheerness industrial park, beginning the meetings and discussions regarding the expansion of the SMRWC to Kirriemuir, Altario and Compeer. Continuing to learn and run the treatment system in Iddesleigh, Sibbald and Bindloss and see the noticeable difference in the water we are providing. Installing a new treatment system in Dorothy that has also cleaned up the water. Meeting with the public and speaking on the rural water project that was started back in 2010 and bringing it back to life with the help of MPE and presenting this information in Hanna, Oyen and Youngstown. This was a success as many people came out to see the work and express their interest/concerns and hopefully we answered their many questions. Good conversation was had at all locations.

Another ongoing project is balancing our water meters; this is also reducing our operating costs. We continued responding to first calls for the regional water line that runs from highway 9 to Wardlow. Also continued calibrating truck fills, cleaning up dig sites and cleaning tanks. We also put up new location signage at all water plants for safety purposes.

Finally, I would like to thank the water department for their dependability and knowledge of our water systems. Throughout my time here we have been thrown many curve balls with other systems and our own systems but each time we take on the challenge head on and have created a great team to work with.

Respectfully submitted,  
Wyatt Girletz,  
Technical Services Supervisor

### Special Areas 2:

**Scapa:** Replumb the recirculation line to fill in to all the tanks to evenly distribute the chlorine. Install a new chlorine injector, flow restrictor and a new influent water meter. Bacteriological samples are taken weekly and have been satisfactory.

**Hanna East:** Manually inspected all meter vaults for leaks and other infrastructure along the line. Installed two new meter tables in meter vaults that have a PRV in the pipe installation. This will reduce pressure on the customers' floats and cisterns and hopefully prevent them from wearing out so frequently. Repaired meter vault leaks at six residences. The flow restrictors were cracked, or the meters were leaking due to the frost plates being cracked. We have been working with MPE to upgrade the Hanna East distribution building from plastic fittings to stainless steel fittings to reduce the number of leaks we have in this building that could cause shutdowns to repair the water line therefore putting us out of compliance. A report was submitted to us by MPE and now discussions are being held to discuss next steps. Also included in this plan is an upgrade to the Scada which is obsolete and installation of a chlorine analyzer to reduce site visits. Collected yearly lead samples. Meter vault issues at

residence. Pull meter vault fittings up and repair. Bacteriological samples taken weekly have been satisfactory.

**Stanmore:** Stanmore was losing water since January 2025, but we could find no evidence of a water leak anywhere. All our curb stops were shut off, and the leak still did not stop so it was determined the leak was between the storage building and the first curb stop to the hamlet. As the snow melted, we found the water leak right outside of the water plant and the water had been running back into the old cistern. However, multiple lines were found in the ground so instead of trying to dig them all up we ran a new water line from the curb stop main back to the building therefore replacing the old piping underground. The plumbing was redone in the building, and an insulated box was built around the new water line leaving the building. A fan and heater were installed to blow warm into the cover and pipe sleeve to prevent freeze up in the winter. Water was also shut off at the old store, and the water meter was removed. Bacteriological samples taken weekly have been satisfactory.

**Scotfield:** In April we shut down the old truck fill building and tied it into the existing water lines. We cleaned all six tanks and took the appropriate water samples. Once the results came back satisfactory, we put the truck fill into operations. The building is set up with six 2000-gallon tanks for storage and a truck fill pump that pumps at a quicker rate of fill, decreasing wait time. This building is equipped with a coin box and a card reader. In the summer we run off all six tanks but due to decreased usage in the winter we go down to four tanks to keep the chlorine in a good range. The old building has been taken offline completely, and it has been emptied of our contents and now we wait for the removal of the building. Bacteriological samples taken weekly have been satisfactory.

**Richdale:** Cleaned the storage tanks. Bacteriological samples taken weekly have been satisfactory.

**Dorothy:** Cleaned storage tanks. Install flush hydrant on Faubion water line to help with flushing to decrease sediment buildup in water line. Installed new treatment system. This system is the same one we use at Iddesleigh that we came up with and decreases manganese and iron level in the water therefore cleaning it up and helping decrease sediment in the tank. We pump water into two retention tanks, then it flows into filters then into the storage tank. With the low usage in the hamlet this treatment system is working very well. We inspected well pit and installed a new heater to avoid freezing. Bacteriological samples taken weekly have been satisfactory.

**Sunnynook:** Installed a new recirc line to distribute chlorine evenly. Filled in and repaired area around flush hydrant that had sluffed away. June ERP was held in Sunnynook and we did an upset rate payer that corners SAB operator in the water plant. A good discussion was held and solutions were planned. THM and lead samples collected. Bacteriological samples taken weekly have been satisfactory.

**Cessford:** We have continued the flushing program once a month of our sewer system to prevent sewer backups and it has reduced calls regarding sewer issues. Dugouts for raw water fire protection were filled this year. Lift station and sewer mains were cleaned by KC hydrovac. This will be a bi-annual cleaning to keep grease and fat from accumulating on the walls of the piping and pit causing backups and pump issues. Chlorine analyzers calibrated and cleaned by TLC instrumentation in May. Cleaned underground cisterns. Install new pressure transducer in lift station which reads the level of sewage in the pit and signals the pumps and controls to run. THM and lead samples collected. Bacteriological samples taken weekly have been satisfactory.

**Pollockville:** Found major leak in hall. On call operator noticed high usage on Monday morning checks online and let operator know. Operator went and found leak in hall and was able to contact hall contact and get water shut off before too much damage could take place. Had my operator not done checks this could've been a serious issue so kudos to my staff on catching this early. The chlorine analyzer was calibrated and cleaned by TLC instrumentation in May. THM and lead samples collected. Replace recirc line with smaller line so pumps not running as much. Bacteriological samples taken weekly have been satisfactory.

**Wardlow:** Installed new stainless-steel standpipe on truck fill. This will eliminate rust in the water. Chlorine analyzers calibrated and cleaned by TLC instrumentation in May. THM and lead samples collected. Met with Brett, Shaune and MPE and begin process of upgrading systems in Wardlow and Cessford. A report was submitted by MPE and now we are in discussion phase. Bacteriological samples taken weekly have been satisfactory.

**Iddesleigh:** Flushing of the distribution continues to try to scour water lines. The treatment special areas created and installed have been optimized since installation date and are performing very well at removing manganese from the water. It is normally below aesthetic objectives. Cartridge filters are changed every eight weeks. Alberta Health Services has requested we sample the raw well water. The thirty-week protocol on well water as well as treated water samples have been satisfactory. Operator will continue to sample monthly. A leak was found on an existing hydrant and was repaired, and a new hydrant and curb stop were installed.

**Jenner:** In November we dug up a water line between two homes that shared the same curb stop and couldn't be controlled. A new home was put in, and they wanted water off to the trailer they were moving off the lot. Because of this we had to find the water line and cap it so the other

home on the water line would continue having water. Each residence now has its own curb stop and water line. Treatment plant continues to operate well. THM/HAA samples have been collected as required by Alberta Environment. All plant maintenance, including backwashing filters, was carried out successfully. The well was pumped out without restriction at the well site in October to purge built up iron in the pump and casing. All required reporting to Alberta Environment on daily operations has been kept up to date. Installed curb stop and service line to new home. TLC instrumentation came to site in December and calibrated all handheld chlorine and turbidity meters and all our chlorine analyzers and plant instrumentation. Bacteriological samples taken weekly have been satisfactory.

**Social Plains Truck Fill:** Usage continues to be steady. No operational issues.

**Bindloss:** We have installed two iron/manganese filters, a retention tank to pre chlorinate, a carbon filter to eliminate chlorine before the filters and an arsenic filter. These filters backwash every day. An additional iron filter and a different carbon filter were added to the treatment system. This is now a carbon copy of the system in Sibbald. Operator has been adjusting backwash variables in an attempt to optimize treatment system. October's chemical analysis showed the plant continues to strip arsenic as well as the iron from the water. Cleaned storage tank. Once again AHS requested the raw well water be bacteriologically tested and all samples were satisfactory. Bacteriological samples on the treated water are taken weekly have been satisfactory.

**Buffalo Truck Fill:** An issue was found with the coin reader but has since been fixed.

**Buffalo Hamlet:** Raw well samples are taken here at the request of AHS. There had been no issues with sampling until the last week of the thirty-day protocol then a total coliform hit was found on the raw water. A treated sample was taken the same day, and it was satisfactory. We have now changed all the fittings in the water plant from the well to the storage tanks and we shocked the well in January. The first raw sample we took after shocking the well came back satisfactory so now we will get into a new 30 sample raw water regiment. We have been directed to resample so we will do that and determine next steps. Bacteriological sampling performed weekly during months RV Camp is in service. Every second week the rest of the year. Bacteriological samples satisfactory.

**Buffalo Atlee Community Pasture:** Replaced UV bulb. Bacteriological samples taken monthly have been satisfactory.

**Burnatt Truck Fill:** No operational issues.

**SDS (Watts) Truck Fill:** Installed a new coin box as we were having issues with the card reader. Card reader was repaired and no service interruption. Bacteriological samples taken weekly have been satisfactory.

**Prairie Oasis Park:** Cleaned tanks before season. Assisted parks with blowing out the water lines to the camp sites. Bacteriological samples taken weekly have been satisfactory.

**Carolside:** Cleaned tanks before the season. Assisted parks with blowing out the water lines to the camp sites. Bacteriological samples taken weekly have been satisfactory.

**Bartman Raw Water Line:** Installed pump in spring and filled dugouts in Cessford yard for fire suppression. Blow out and pig water line in fall. Looked after this water line with Jesse Williams all summer.

**Cessford Regional Water Line:** Drove regional line from highway 9 to Wardlow and inspected for leaks in June. Many lines are located for first calls as we are the responding locators for our water line and need to respond in a timely manner. Had to attend many line crossings as per our crossing agreement we have with companies that wish to cross or work in proximity to our water line.

**Sheerness Industrial Park:** Electro fusing 12" and 6" water line for Kelsey. Also fusing all valving.

### Special Areas 3:

#### **Cereal:**

**Wastewater:** No discharge taken place in 2025. Continued flushing program twice a year on all the sewer manholes in the hamlet to prevent fat buildup and hopefully decrease sewer main issues. Treated lagoon with Chemzyme and oxiboost to reduce solids in the lagoon and help activate bacteria growth to promote healthy wastewater treatment. This is done twice a week all spring/summer and fall. Continue cleaning out sewer and lagoon manholes in a few sections deemed to be problem areas 4x a year using vac truck. 14 septic line issues that we were called about. We used a camera on multiple sewer lines so we could see condition of the sewer line.

**Water:** Start up water in parks and campgrounds and operate through the summer. Shut down and blow out the lines in the fall in the camp site, rec grounds and water fountain. Fixed a leak in the recreation grounds. Install seasonal meters at five residences and remove them all in the fall. Multiple water shut offs or turn on requested. Found a water leak at old hospital that was due to a failed valve and repaired. Water issues in an old, abandoned trailer and repaired the issue. Found a live water line in an old UFA lot and are in discussions with them to repair it as we can't work on their property. UFA sent some crews to dig and cap the line with our operator in attendance for the dig. This is now fixed and no longer leaking. Hopefully this is done soon as it poses a freezing risk. Had six water leaks that were repaired and flushing was completed. We didn't have to shut down pressure to repair. Install a new curb stop at the hall so demolition can happen in the fall. Tested PRV on main line to make sure it is set right and excess flow will circulate back into the cistern and not over pressure the distribution system. Collected lead sample. Bacteriological samples taken weekly have been satisfactory.

**New Brigden:** Tank clean performed. Blow out truck fill line in the fall. New community hall now online. Operator looking into treatment systems to try to clean up the water a bit but need more building space and a septic system. Bacteriological samples taken weekly have been satisfactory.

**Sedalia:** Continue hauling safe, clean drinking water to this hamlet. This has significantly reduced operator time and operating costs. Issues with transfer switch caused no water so had to shut it off and get water flowing again. Had electrician out and fixed wiring. Bacteriological samples taken weekly have been satisfactory.

**Chinook:** Water leak was found under a resident's trailer and helped him get it fixed. Also, at same time dig up his curb stop and replaced it with a new one. Exercise curb stops and got three working that were seized up so no dig needed now at these locations. We installed a coin box for the truck fill. Bacteriological samples taken weekly have been satisfactory.

**Excel:** Fix truck fill standpipe. Replumb a bypass line so we can run off HKRWC line in case of a power outage. Dig in a new water service to a new residence. Bacteriological samples taken weekly have been satisfactory.

**Lanfine:** No operational issues. Bacteriological samples taken weekly have been satisfactory.

**Oyen Co-OP Distribution Line:** SA operators continue to operate the line for co-op group. HKRWC had a leak on their main water line over by Chinook and had to shut down to make repairs. We maintained pressure on the system by back pressuring the system from our water truck and this prevented us from losing pressure and having to flush and sample. Flow restrictor issues at the Emcon shop were investigated and repaired. Met with MPE to show them the water distribution system, meter vaults and hydrants. Steps are being taken to see if it is feasible to take over this water line. I would like to see it tied onto the town of Oyen distribution system. This would solve the lack of storage, and we would not have to use the water truck and two operators here anymore to pressure this line when HKRWC has a line shut down. This would also get SAB operators out of checking this water line five days a week and with it being tied onto Oyen their operators would only have to check once a month and sample this once a month. Bacteriological samples taken weekly have been satisfactory.

**Oyen West Distribution:** A new water storage building has been started out here. All tanks, pumps, heaters, piping, pressure tanks are already purchased and when building is complete, we will get the building ready for spring tie on and commissioning. Bacteriological samples taken monthly have been satisfactory.

**Sibbald:** We have installed two iron/manganese filters, a retention tank with a chlorine pump to pre chlorinate, a carbon filter to eliminate chlorine before the filters and an arsenic filter. These filters backwash every day. We have seen a vast improvement in the quality of water and have heard from the homeowners that they like the water that is being delivered to the system. Operator has been adjusting backwash variables in an attempt to optimize treatment system. A chemical analysis was collected in October, and results show that the treatment continues to successfully remove arsenic and is also reducing the iron and manganese to below the aesthetic levels desired by Alberta Health. This year AHS requested we sample the raw well water and operator ran approximately 30 consecutive raw water samples as well as treated ones and all tests came back satisfactory. Operator has now cut back on raw sampling to once a month. Replaced submersible pump in septic tank as old one was plugged. Bacteriological samples taken weekly have been satisfactory.

**Sibbald Truck Fill:** Clean storage tanks. No operational issues.

**Big Stone:** Tank clean in April and May. Assisted parks with blowing out the water lines to the camp sites. AHS raw bacteriological samples throughout this period were satisfactory. Repaired PRV on water main to reduce pressure from water plant down to park. Bacteriological samples taken weekly during park seasons have been satisfactory. Bacteriological samples taken bi-weekly during the off season have been satisfactory.

**Sounding Creek Community Pasture:** Replace UV bulb on treatment system. Bacteriological samples taken monthly have been satisfactory.

**570 Truck Fill** Six new tanks were added to the expansion of this building giving us an additional 12'000 gallons of water storage. This was the first year we have not been called about running out of water at this truck fill, so it seems this problem was solved. In the winter we shut down six tanks and are not heating the expansion as water usage is not high and chlorine levels are hard to keep at good levels unless we dump water which I'm not willing to do because of waste of water. All storage tanks cleaned. Bacteriological samples taken weekly have been satisfactory.

#### Special Areas 4:

**Altario:** Continued sewer flushing program to prevent sewer issues. Cleaned storage tanks in June. Hopefully in my next report I am writing about the new water line from SMRWC being at this hamlet. A curb stop was hit by the school maintenance person, so we had to repair it. At this same time, we put in a new service as there have been talks about the school building cabins to the south property. Bacteriological samples taken weekly have been satisfactory.

**Compeer:** Compeer continues to have sporadic high usages. With the irregular high usage and a small amount of storage available, it is very tough to keep a consistent level of chlorine in the distribution water thus causing complaints from residence. A new building will begin construction later this year or early next year which will be a welcome addition. The building will be a truck fill and distribution building with 12'000 gallons storage. Like Altario, we will be getting the SMRWC line here next year. Storage tank cleaned. Bacteriological samples taken weekly have been satisfactory.

**Kirriemuir:** Clean storage tank in June. A new location has been picked for the new building, and all components have arrived. Next year we should be getting the SMRWC line to this hamlet. We will have 12'000 gallons storage, which will be a nice upgrade over the current 1000-gallon tank. Bacteriological samples taken weekly have been satisfactory.

**Consort South:** Some dirt work was completed on this line due to sluffing at the meter vaults. Bacteriological samples taken weekly have been satisfactory.

**Monitor:** Non-potable and potable water truck fills are used regularly. Annual lead and THM sample submitted. All curb stops were exercised and working properly. Bacteriological samples taken weekly have been satisfactory.

**Loyalist:** Meter vault coming into water plant was leaking. SMRWC did the repair. No service interruption. Bacteriological samples taken weekly have been satisfactory. Continues to be highly used truck fill. So much so that users are requesting more storage.

**Gooseberry Lake:** Clean tanks in both buildings. Two bacteriological samples were taken weekly and were all satisfactory. Assisted parks with blowing out the water lines to the camp sites

## Special Areas Tax Recovery Land Sale

TRLS III	As of Dec. 31, 2024	As of Dec. 31, 2025
2004 Sale Total Agreements in Place to Date	951	951
New Agreements Initiated During Year	0	0
Acres Sold this Year	0.00	0.00
2004 Sale Total Acres Sold to Date (2004 - 2018)	245,680.11	245,680.11
Parcels Paid Out & Transferred to Date	1,511	1,540

### Agreements For Sale in Arrears:

	As of Dec. 31, 2024	As of Dec. 31, 2025
Area	Number	Number
SA #2	2	1
SA #3	2	2
SA #4	1	0
<b>TOTALS</b>	<b>5</b>	<b>3</b>

*\*\*All Arrears Includes Penalty Interest*

	As of Dec. 31, 2024	As of Dec. 31, 2025
Time	Amount	Amount
< 1 Year	5,387.53	6,451.48
1 Year	54.30	0.00
2 Years	0.00	0.00
> 2 Years	0.00	0.00
<b>TOTALS</b>	<b>\$5,441.83</b>	<b>\$6,451.48</b>

**NOTE:**

⇒ Acres Offered Under 2004 Sale: 435,000 (More or Less)

TRLS IV	As of Dec. 31, 2024	As of Dec. 31, 2025
2023 Sale Total Agreements in Place to Date	18	96
2023 Sale Total Parcels in Agreements in Place to Date	51	264
New Agreements Initiated During Year (not cumulative)	18	78
Acres Sold this Year (not cumulative)	8,097.84	29,375.88
2023 Sale Total Acres Sold to Date (2023 - Oct 2024)	8,097.84	37,473.72
Parcels Paid Out & Transferred to Date	48	210

### Agreements For Sale in Arrears:

	As of Dec. 31, 2024	As of Oct. 31, 2025
Area	Number	Number
SA #2	0	0
SA #3	0	0
SA #4	0	0
<b>TOTALS</b>	<b>0</b>	<b>0</b>

*\*\*All Arrears Includes Penalty Interest*

	As of Dec. 31, 2024	As of Oct. 31, 2025
Time	Amount	Amount
< 1 Year	0.00	0.00
1 Year	0.00	0.00
2 Years	0.00	0.00
> 2 Years	0.00	0.00
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$0.00</b>

**NOTE:**

⇒ Parcels (quarters) Offered Under 2023 Sale: **2057 parcels (More or Less)**

Respectfully Submitted: Brenda Schnurer

<b>Total TRLS Applications (2023-2026):</b>				
Applications Accepted & Sent to Prop Admin for processing				
<b>Date</b>	<b>SA2</b>	<b>SA3</b>	<b>SA4</b>	<b>Total</b>
August 2023	3	1	5	9
September 2023	10	11	21	42
October 2023	9	3	4	16
November 2023	7	1	11	19
December 2023	3	1	3	7
January 2024	5	2	3	10
February 2024	7	4	1	12
March 2024	5	3	2	10
April 2024	4	2	3	9
May 2024	3	1	6	10
June 2024	3	0	1	4
July 2024	4	3	14	21
August 2024	3	0	1	4
September 2024	1	0	1	2
October 2024	2	0	5	7
November 2024	8	1		9
December 2024	3	2	4	9
January 2025	5	1	1	7
February 2025	1	5	7	13
March 2025	7	6	4	17
April 2025	1	4	0	5
May 2025	5	3	4	12
June 2025	3			3
July 2025	4	1	3	8
August 2025		1	2	3
September 2025	3	3	2	8
October 2025	4	3	3	10
November 2025	2	2	2	6
December 2025	3	1	1	5
<b>TOTAL</b>	<b>118</b>	<b>65</b>	<b>114</b>	<b>297</b>

<b>Applications (Quarters):</b>	<b>SA2</b>	<b>SA3</b>	<b>SA4</b>	<b>Total</b>
Waiting for inspections	94	0	84	178
Waiting on Gravel	43	49	68	160
Waiting on Assessor	0	0	0	0
Waiting on F&W	25	0	12	37
Waiting on FN Review	25	0	12	37
Need to send for FN Consultation	0	0	51	51
FN Consultation completed			75	75
Approved	243	139	198	580
Withdraw	52	13	22	87
Appeals	5	7	1	13
AFS Signed	108	56	115	279
Paid in Full	97	36	109	242
Payments	12	11	16	39
Completed	66	30	66	162

December 31, 2025

	SA2	SA3	SA4	Total
<b>Total Quarter applied for:</b>	539	276	364	1179
<b>Quarters on the voluntary List</b>	106	5	15	126
<b>Land Designation:</b>				
Tax Recovery	254	106	115	475
Crown	212	135	201	548
Revested	64	24	39	127
Dept of M.A.	9	11	9	29
<b>Leases affected:</b>				
Grazing	186	82	143	411
Cultivation	10	31	11	52

**Mineral Surface Leases (M.S.L.'s), Right of Entries (R.O.E.'s) and License of Occupations (L.O.C.'s) as of December 31, 2025**

**Active Oil & Gas Leases:**

Easements	1529
License of Occupation	73
Mineral Surface Lease	9059
Right of Entry	340

**Pending:**

Mineral Surface Lease	1
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Total 11,002

**Inactive Oil & Gas Leases:**

Easements	50
License of Occupation	19
Mineral Surface Lease	6,850
Right of Entry	401

Total 7,320

**Pipeline Agreements/Applications:**

Pipeline Agreement	8,993
Pipeline Applications	543

Total 9,536

**Pipeline Agreements**

- Inactive	-	1,104
- Active	-	7,525
- Abandonment	-	364

**Pipeline Applications**

- Inactive	-	500
- Pending	-	43

**MSL, PLA, ROE, LOC and EASEMENT REVENUE  
December 31, 2024 to December 31, 2025**

	<u>Dec 31, 2024</u>	<u>Dec. 31, 2025</u>
Mineral Surface Lease Applications Received	25	24
Mineral Surface Lease Revenue	\$ 2,823,925.23	\$ 2,6810,687.96
Pipeline Application Revenue	\$ 37,263.35	\$ 10,357.00
Rights of Entry Revenue	\$ 90,016.00	\$ 85,117.00
License of Occupation Revenue	\$ 59,255.00	\$ 46,792.50
Easement Revenue	\$ 110,802.35	\$ 227,675.00
	<u>\$ 3,121,261.93</u>	<u>\$ 3,050,629.46</u>

**DEVELOPMENT  
CONTROL REPORTS**

2024

-----December 31, 2025-----

<u>APPLICATIONS</u>	<u>ACTUAL</u>	<u>HANNA</u>	<u>OYEN</u>	<u>CONSORT</u>	<u>ACTUAL</u>
Received	17	11	14	13	37
Approved	17	11	12	13	36
Appealed	0	0			0
Estimated Development Costs	\$10,095,300	\$2,869,483	\$5,795,000	\$4,155,000	\$12,819,483

One App  
Refused

Brett Richards, Administrator, Hanna

Darran Dick, Administrator, Oyen

Taryl Abt, Administrator, Consort



**Acreeage by Land Use Classification, as of December 31, 2025**

	SA #2	SA #3	SA #4	TOTAL	TOTAL (Hectares)
<b>PRIVATE LAND</b>					
Private Patented	1,098,823.66	840,996.82	686,133.48	2,625,953.96	1,062,685.86
<b>PUBLIC LAND</b>					
Crown	768,559.21	489,356.93	291,932.15	1,549,848.29	627,201.35
Tax Recovery	467,098.14	312,019.16	122,130.25	901,247.55	364,721.94
Departmental Patented	3,757.12	353.91	855.79	4,966.82	2,010.00
<b>TOTAL Public Land</b>	1,239,414.47	801,730.00	414,918.19	2,456,062.66	993,933.29
<b>TOTAL ALL Land</b>	<b>2,338,238.13</b>	<b>1,642,726.82</b>	<b>1,101,051.67</b>	<b>5,082,016.62</b>	<b>2,056,619.15</b>
<b>CLASSIFICATION</b>					
Community Pasture	129,584.69	43,270.25	0.00	172,854.94	69,951.91
DIP	2,608.51	250.72	340.42	3,199.65	1,294.85
Cultivation Lease	8,536.47	39,802.11	16,513.52	64,852.10	26,244.71
Cultivation Permit	155.58	0.00	0.00	155.58	62.96
Disposition					
Grazing Lease	1,024,795.16	685,649.67	351,211.16	2,061,655.99	834,322.57
Grazing Permit	5,155.61	298.40	12,778.75	18,232.76	7,378.54
Miscellaneous Lease	5,090.21	401.73	107.74	5,599.68	2,266.11
Water Body	23,963.01	6,924.10	13,810.69	44,697.80	18,088.56
River Accrued Area	2,090.54	1,223.62	0.00	3,314.16	1,341.19
Private					
Tax Recovery AFS	1,816.52	4,468.23	3,572.48	9,857.23	3,989.08
Titled / AFS Paid	1,122,818.85	858,138.38	698,817.71	2,679,774.94	1,084,466.44
Exceptions [e.g. crown vacant, road plans, railway, etc.]	11,622.98	2,299.61	3,899.20	17,821.79	7,212.22
<b>TOTAL ALL Land</b>	<b>2,338,238.13</b>	<b>1,642,726.82</b>	<b>1,101,051.67</b>	<b>5,082,016.62</b>	<b>2,056,619.15</b>

## Grazing and Cultivation Rentals and Taxes

(January 1 to December 31, 2025)

	HANNA	OYEN	CONSORT	
<b>G.L. Rentals</b>				
2025 Current Levy	\$1,779,789.27	\$1,437,971.38	\$756,812.87	<b>\$3,974,573.52</b>
Current Outstanding	71,959.38	\$ 91,177.27	\$ 20,130.15	<b>\$ 183,266.80</b>
Number of Accounts	28	22	25	<b>75</b>
1 Year in Arrears	6,983.27	\$ 2,828.19	\$ 0.33	<b>\$ 9,811.79</b>
No. of Accounts	3	2	1	
2 Years in Arrears	\$ -	\$ 965.78	\$ -	
No. of Accounts	0	1	0	
>2 Years in Arrears	\$ -	\$ -	\$ -	<b>\$ -</b>
No. of Accounts	0	0	0	<b>-</b>
<b>Total G.L. Rentals</b>	<b>78,942.65</b>	<b>94,971.24</b>	<b>\$ 20,130.48</b>	<b>\$ 193,078.59</b>
<b>G.L. Taxes</b>				
2025 Current Levy	\$ 292,109.99	\$ 239,321.70	\$ 145,069.37	<b>676,501</b>
Current Outstanding	2,556.55	\$ 5,788.16	\$ 1,470.49	<b>9,815</b>
Number of Accounts	7	19	19	<b>45</b>
1 Year in Arrears	-	\$ 1,015.81	\$ 3.47	<b>\$ 1,019.28</b>
No. of Accounts	-	2	1	<b>3</b>
2 Years in Arrears	0.00	\$ -	\$ -	<b>\$ -</b>
No. of Accounts	-	0	0	
>2 Years in Arrears	-	\$ -	\$ -	<b>\$ -</b>
No. of Accounts	-	0	0	<b>-</b>
<b>Total G.L. Taxes</b>	<b>2,556.55</b>	<b>6,803.97</b>	<b>\$1,473.96</b>	<b>\$ 10,834.48</b>
<b>C.L. Rentals</b>				
2025 Current Levy	\$ 48,652.59	\$ 330,923.76	\$ 130,784.13	<b>\$ 461,707.89</b>
Current Outstanding	861.53	\$ 11,919.78	\$ 22,920.98	<b>\$ 34,840.76</b>
Number of Accounts	2	9	8	
1 Year in Arrears	-	\$ -	\$ -	
No. of Accounts	0	0	0	
2 years in Arrears	\$ -	\$ -	\$ -	<b>\$ -</b>
No. of Accounts	0	0	0	<b>-</b>
>2 years in Arrears	\$ -	\$ -	\$ -	<b>\$ -</b>
No. of Accounts	0	0	0	<b>-</b>
<b>Total C.L. Rentals</b>	<b>861.53</b>	<b>11,919.78</b>	<b>\$22,920.98</b>	<b>\$ 461,707.89</b>
<b>C.L. Taxes</b>				
2025 Current Levy	\$ 6,499.14	\$ 39,881.41	\$ 15,731.61	<b>\$ 62,112.16</b>
Current Outstanding	119.64	\$ 1,221.50	\$ 381.39	<b>\$ 1,722.53</b>
Number of Accounts	2	6	3	<b>11</b>
1 Year in Arrears	-	\$ 265.06	\$ -	<b>\$ 265.06</b>
No. of Accounts	0	2	0	<b>2</b>
2 Years in Arrears	\$ -	\$ -	\$ -	<b>\$ -</b>
No. of Accounts	0	0	0	<b>-</b>
>2 Years in Arrears	\$ -	\$ -	\$ -	<b>\$ -</b>
No. of Accounts	0	0	0	<b>-</b>
<b>Total C.L. Taxes</b>	<b>\$ 119.64</b>	<b>\$ 1,486.56</b>	<b>\$ 381.39</b>	<b>\$ 1,987.59</b>
<b>Total Outstanding</b>	<b>\$ 82,480.37</b>	<b>\$ 115,181.55</b>	<b>\$ 44,906.81</b>	

### Regrassing, Grazing, Feed, Cultivation, and Hay Permits

	2024 ACTUAL		TO Dec 31, 2025	
<b>REGRASSING PERMITS</b>	<b>NO. OF PERMITS</b>	<b>AREA (ACRES)</b>	<b>NO. OF PERMITS</b>	<b>AREA (ACRES)</b>
Hanna	1	75	0	0
Oyen	5	930	4	904
Consort	7	1,281	5	665
<b>TOTAL</b>			<b>9</b>	<b>1569</b>
<b>GRAZING PERMITS</b>				<b>AREA (ACRES)</b>
Hanna	29*	Hanna	31*	7,493.64
Oyen	5	308.82	5	308.82
Consort	34	11,636.85	34	11,636.85
<b>TOTAL</b>				<b>19439.31</b>
			*Includes 5 Permits under Misc. Lease to Alberta Power 2000, 1,152.21 acres	
<b>FEED PERMITS</b>	<b>NO. OF PERMITS</b>	<b>AREA (ACRES)</b>	<b>NO. OF PERMITS</b>	<b>AREA (ACRES)</b>
Hanna	4	154.5	3	185.5
Oyen	11	547	11	547
Consort	2	62	2	62
<b>TOTAL</b>				<b>794.5</b>
<b>CULTIVATION PERMITS</b>				<b>AREA (ACRES)</b>
Hanna	3	160.56	3	160.56
Oyen	0	0	0	0
Consort	0	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>160.56</b>	<b>3</b>	<b>160.56</b>
**1 Permit under Misc. Lease to Alberta Power 2000 for 137 acres			**1 Permit under Misc. Lease to Alberta Power 2000 for 137 acres	
<b>HAY PERMITS (TONS)</b>	<b>NO. OF PERMITS</b>	<b>AREA (ACRES)</b>	<b>NO. OF PERMITS</b>	<b>AMOUNT (TONS)</b>
Hanna	3	6.3	2	23.36
Oyen	0	0	0	0
Consort	6	273.5	6	184
<b>TOTAL</b>	<b>9</b>			<b>207.36</b>

## Assessment Report

### Key Points

- The annual assessment was completed prior to the end of February 2026.
- Benchmark Assessment Consultants Inc. has been working with the tax and assessment department and has been reviewing all aspects of the roll and helping with any questions and problems we have as well as working to finalize our roll for 2025.
- In 2025, farm residences were to be re-inspected in Special Area #3 portions as well as the following hamlets and village: Oyen, New Brigden, Sibbald, Cereal, Chinook, Esther, and Sedalia. Due to eyesight problems, the property assessor and Benchmark Assessment shifted their focus to hamlets for 2025. The planned 2025 farm residence inspections will be completed in 2026.
- In 2025, assessment staffing remained at one Assessor and one Tax Clerk that work alongside Benchmark Consultants to re-inspect current residences and add any new assessable buildings to the roll. Processes, workload and responsibilities are subject to change in the future as SAB works together with Benchmark Assessment Consultants Inc. The Assessor continues to work towards accreditation and is learning new procedures for assessing land and improvements working alongside Benchmark.
- The Provincial Assessor mailed the annual Linear and Designated Industrial Property Assessments for the 2025 assessment year to assessed owners / operators of linear property, and to the Special Areas. Pursuant to s. 309(1) of the *Municipal Government Act.*, complaints about an assessment for linear property must be filed by the 10<sup>th</sup> of April 2026 and for designated industrial property must be filed by the 8<sup>th</sup> of May 2026.
- Taxation clerk is on track to produce normal tax & assessment notices, as per the usual timeline of May 15 and Linear and DIP tax notices by the end of June.

Tax & Assessment Department

## Water Development Credits

2024	Hanna	Oyen	Consort	TOTAL
Number of Leases	10	8	4	22
2024 Applied Credits	\$4,440.10	\$ 2,535.15	\$2,302.52	\$9,277.77
2024 Carry Forward	\$ -	\$ -	\$ 96.25	\$96.25
2025	Hanna	Oyen	Consort	TOTAL
Number of Leases	0	1	2	3
2025 Applied Credits	\$ -	\$ 1,845.00	\$2,732.50	\$4,577.50
2025 Carry Forward	\$ -	\$ -	\$ 96.25	\$96.25

Respectfully Submitted,  
 Lisa Bietelspacher  
 Lease Supervisor

## Pumping Units Report to December 31, 2025

	2024	2025
Applications For Use	24	8
Customers Pumped	22	8
Usage of Pump (Hours)	5 to 50	6 to 126
Total Hours Pumped	222	251
Customers Cancelled	2	0
Customers to Do	0	0
Charges For Usage	\$19,445.00	\$13,345.00
<b>Total Revenues</b>	<b>\$19,445.00</b>	<b>\$13,345.00</b>

	2024	2025
Labour Cost to Move Pumps/Pipe	\$897.64	\$533.66
Equipment Cost to Move Pumps/Pipe	\$732.58	\$613.37
Pump Repairs	\$7,713.32	\$1,920.78
Trailer Repairs	\$97.20	\$5,718.34
Pipe Parts/Labour		
<b>Total Expenses</b>	<b>\$9,440.74</b>	<b>\$8,786.15</b>

There was one courtesy (no charge) usage - Spondin Community Hall

Respectfully Submitted,  
 Paulette Gillespie

## **Agricultural Service Department Report- Special Area No. 2**

The Special Area No. 2 (SA2) Agricultural Services Department (ASD) employed four local post-secondary students as seasonal weed inspectors for the May- September field season. Their positions were supported by the newest five-year (2025-2029) ASB Grant Agreement that has been officially executed since the spring report. This grant agreement outlines the priorities, strategies and outcomes of the Agricultural Service Department in Special Areas and is available for review by request. The \$166,247 annual grant is consistent with 2024 and will cover 45% of the projected 2025 SA2 Agricultural Services Department budget. A joint Resource Management Stream (extension services) application with SA2, SA3, SA4, M.D. of Acadia Valley and Chinook Applied Research Association (CARA) was also executed since the last report, and an annual \$75,000 secured. This is a 14% increase in funding, attributed to the high quality of work CARA provides our municipality and their ambitious priorities under the new merit-based application grading system from Alberta Agriculture & Irrigation.

Spring of 2025 saw the launch of a brand new, much anticipated GIS and record keeping system for noxious weed infestations called MRF. This software upgrade includes spray equipment tracking data, weather integration and report generating abilities, in addition to the satellite mapping we had available with the older system. While rollout and adjustments are still underway, the goal is efficient, accurate maps of noxious weed infestations, year-over-year comparison abilities and in-field report generation sent directly to ratepayers for full transparency, improved landowner accountability and effective early detection, rapid response management protocols.

Staff completed 353 inspections and mapped 231 regulated weed infestations in Special Area No. 2 (less sub 2-7 managed by SA3 ASD), totaling 1,598 acres. Of these sites, approximately 57% are on privately held land parcels. There were 45 instances of prohibited noxious species mapped, but all were within three general locations. Two sites were long-term known infestations that reoccur due to historical seedbed germination while one location was a new infestation at a municipal gravel pit in Pollockville (spotted knapweed). This pit was also found to contain black henbane, downy brome, common baby's breathe and Balkan catchfly by keen inspector eyes in routine spring inspections. Infestation is thought to have occurred through contaminated equipment/ crushing contracts. All infestations were treated with residual herbicide and/or hand-picked and material quarantined. Tracking of material from the Pollockville pit throughout the municipality is occurring and inspections are part of future plans to mitigate spread.

As part of routine municipal infrastructure maintenance, the ASD2 team completed inspections on 18 miles of historical infestations on the Hanna to Youngstown and Iddesleigh to Buffalo railbeds, completing spot control with quad and backpack applications. All 13 hamlets, the SA2 community pastures and Prairie Oasis Park were also inspected. On behalf of the Municipal Services Department, ASD staff completed total vegetation control on 41 bridges (twice) and inspections were completed on 21 SA2 gravel pits, and prior to road construction occurrences. Roadside spraying for grass and non-regulated species (i.e. kochia) is *not* the responsibility of the Special Area No.2 Agricultural Services Department.

Prairie Oasis Park continues to be a challenging weed control priority, however in 2025 Alberta Environment & Protected Areas granted us special use permission for spot application of glyphosate to the riprap for downy brome control that has been plaguing the walking track. This was a welcomed tool in the toolbox since our department discovered the infestation in 2018 and have deployed hand picking/bagging, mowing/bagging and burning without major success. Efficacy of the application will be evaluated in spring of 2026.

Severe private noxious weed infestations originating at the Red Deer River have spilled over into our adjacent community pasture in recent years, making the Buffalo Atlee Community Pasture a major priority for weed control. The summer of 2024 saw our team focused on inspections and mapping of infestations within the 50,000+ acre pasture. This was followed by contracting our first ever helicopter in May of 2025 to apply Tru Range herbicide to 185 acres at 6 major sites of leafy spurge within the pasture borders. While in-season control appeared very positive, success cannot be evaluated until the 2026 growing season. The herbicide application will not eradicate the problem, but the ASD is hopeful it will suppress the growth enough that municipal staff can keep it from spreading further in the future. Mapping and inspections will continue to be top priority for ASD staff, and technologies such as NDVI identification and drone applications are being carefully monitored for future use.

As part of a renewed ASD2 weed control strategy, the department has taken on a subdivision approach to noxious weed prioritization. In 2024 priority was first given to historical and proactive weed inspections in subdivisions 2-4 and 2-8. This included fall roadside herbicide applications for Canada thistle. In 2025 the priority areas included subdivisions 2-1 and 2-2, with 193 km of municipal roadside shoulders receiving Canada thistle management this fall. The 2026 priority subdivisions will be 2-1 and 2-5.

With the 2022 de-registration of 2% liquid strychnine for Richardson's ground squirrel control, the devastation of crop and pasture lands by this pest has been continually building in our region. In response to grower concerns, the Ag Fieldmen created a municipal survey in July to estimate the impact to our producers and sent that information to provincial and federal ministers. The survey collected responses from 110 Special Areas producers (representing approximately 9% of operations). Results indicated that producers reported 48% of crops/pastures were damaged by gophers in 2024, with 81% of respondents estimating economic damages of up to \$30,000 including crop loss, increased labour costs, equipment damages, veterinary care of livestock, lost grazing capacity and lost money on ineffective treatments. A complete summary of the survey can be provided at request from your Agricultural Fieldman. The concerns from our municipality were echoed by many others at the south region ASB conference in October. The province has expressed they are diligently pursuing multiple options for strychnine re-registration from PMRA (Health Canada). Should a registration be successfully obtained, producers should be aware that the stewardship, training and reporting of this pesticide use will increase significantly. The ASD is gearing up for possible extension and training opportunities to get this pesticide into the hands of responsible producers, should it become available.

There have been zero requests in 2025 for Compound 1080 coyote predacide, nor have there been any requests for livestock predation investigations. Seven pest surveys (103 sites) were conducted for the province, with an additional 90 fields monitored passively for high risk cruciferous clubroot rotations.

Spring and summer extension focused primarily on weed control and soil conservation. The ASD partnered with other departments from Special Areas and the Prairie Land Regional School Division as part of our retention/recruitment committee strategy to showcase agricultural careers within Special Areas. Over two days all grade 10 and 11 Prairie Land students (plus Oyen High School) visited Youngstown to gain insight into our organization. The Agricultural Services Department hosted sessions including weed/crop identification, agricultural drone use, livestock traceability, herbicide applications and pest control. The goal of the event was to recruit future staff for our summer inspector programs, which remains a struggle for not just our department, but across many agricultural sectors.

On June 11, 2025 the ASD hosted a spring shelterbelt workshop at Prairie Oasis Park in partnership with CARA, the Parks Department and tree expert Toso Bozic. The event included a walking tour of our new tree species signage meant to demonstrate what species grow in Special Areas and how they develop as shelterbelts over time. Ratepayers also learned how to properly plant trees, maintain shelterbelts and develop watering systems with our ASD rental equipment. Over 45 producers attended. At the event the attendees expressed interest in hosting the 2026 shelterbelt workshop south of Youngstown with a focus on tree pruning.

With overall good conditions in the majority of Special Area No. 2 over the growing season there were less livestock health concerns reported than in previous drought years. No water quality concerns were reported, and there were zero requests for dugout or trough fills on the Bartman Agricultural Water Line, thanks to abundant spring runoff.

Chewing Cud, our ASD social media presence, continues to be very active with 504 posts and over 61K impressions year to date. Our following has grown to 452 individuals (24% increase year over year) with an average engagement rate of 4.13% across the three platforms (which is well above average for government and agriculture social media accounts). Two additional Growing & Grazing digital newsletters have also been published since the spring report, totaling 60 pages of content in 2025 to date.

Respectfully Submitted By:  
Jesse Williams, Agricultural Fieldman  
Special Area No. 2

### **Agricultural Service Department Report – Special Area No. 3**

#### **Summer Staff**

The 2025 summer work season began with training of new and returning staff attending the required Special Areas orientation and ASD orientation. ASD 3 and RDR staff travelled to High River for stewardship training. Staff went to Hanna for Authorized Assistants Training. WHMIS, ATV training, TDG, and First Aid courses were also provided for the new staff.

Spray season started with bridges and gravel pits. Chemical collection sites were supposed to be closed; Big Country Waste was busy and had no time to pull the sites out this summer. Farmers are still putting empty containers in the sites, so staff cleaned the chemical container sites for 2025. The Bindloss collection site will remain open due to distance. This will hopefully eliminate any burning or burying of chemical containers. Retailers are supposed to provide producers with bags that will hold between 45 and 50 chemical jugs. When the bags are full, producers will then be responsible for returning the bags to the retailer, where Clean Farms will pick up the bags and deliver them to a recycling facility.

#### **Weed Inspection**

SaltLover is a Prohibited Noxious weed that is poisonous to livestock, especially to sheep and goats. The hills of the South Saskatchewan River are infested with SaltLover. Because of the terrain and the steep hills, it will be difficult to control. A handgun will be able to be used in some places; access is going to be an issue. This Prohibited Noxious weed stays viable in the soil for 10 years. It grows quickly taking advantage of infrequent precipitation. Mechanical control is the best way to control this plant. Herbicide may not control the area that is effective.

#### **Pest Control**

Producers were complaining about Richardson Ground Squirrels being a nuisance, devouring acres of crop and hay land. An alternative for Richardson Ground Squirrel Control is Rozol; however, this product requires multiple dosages to be effective. A new product, (BORROW OAT) - (ZINC PHOSPHIDE), is having some success.

### **Grasshopper Survey**

Staff swept 17 townships in Special Area No.3, for grasshoppers; they were high in numbers in certain areas and low in others.

### **Coyote Control**

1080 tablets could not be given out to producers due to labeling and decanting.

### **Rat Program**

MD of Acadia No. 34 manages the rat program from the South Saskatchewan River through Special Areas 2, 3, and 4 to the MD of Provost. Baiting occurs in the spring and fall in Range 1, annually in Range 2, and at 50 sites in Range 3.

### **Burdock Project**

Mature Burdock plants were pulled and seed heads picked at Bar Diamond Project. Due to a robust seedbed, first-year plants will require continued herbicide treatment. Burdock is now found on the Howe Ranch in the flood plain along the Red Deer River. This noxious weed is hard to control as the bur seeds will stick to the animals; when the animal walks through brush or trees, the burs rub off and re-seed. A total of 10 days this season were spent on this project. ASD 3 will continue their efforts to control Burdock on this project and surrounding area. Continued support from the ratepayer is also helping with efforts to control this noxious weed. MD of Acadia No.34 also helped with this project.

### **Leafy Spurge Project**

2025 spray season on this project, there was 28 out of 39 quarters were inspected and sprayed, it is impossible to inspect and spray this entire project. If time permitted the ASD staff could spend all summer on this project. This year the crew worked 20 days on this project. Lots of new infestations of Leafy Spurge are appearing and requiring attention. With some investigation, it was discovered that deer and birds are moving viable seeds around and starting new patches. This project will require ongoing control efforts. A lightning strike started a fire on this project in August; Kelsey Martin flew the burned area with a drone and confirmed 27 acres burned. It will be interesting to see what the fire did to the leafy spurge.

### **Baby's Breath Project**

Baby's breath is always an ongoing concern, spreading vigorously throughout Special Areas. ASD 3 uses a couple of different chemicals on Baby's breath. The results are positive with the control. Baby's breath has been moving into the Remount Community pasture; the crew spent four days in the pasture spraying. The crew spent time at Cavendish and Sibbald spraying and picking.

### **Scentsless Chamomile Project**

Inspection was done for Scentsless Chamomile at Andrew Gurdecki's. This infestation has been kept from spreading; ASD 3 will continue with these efforts.

### **Russian Knapweed Project**

James Larson's V-V project, there was no change; the staff were on this project for 8 days. The Russian Knapweed grows vigorously from the same root system, which makes it hard to control. Leafy Spurge is now appearing along the riverbanks in certain areas on the V-V project. This project will be ongoing for years ahead. Russian Knapweed is also being found from Buffalo going West through Ross Bros Ranching, Daniel MacDonald's, Greg Curry's, and William Waldner.

### **Surveys in Special Area No. 3**

- CARA completed pest monitoring.
- Dutch Elm traps were placed in the Hamlet of Cereal and Village of Empress.
- Alberta Agriculture surveyed Bertha Armyworm and Diamond Back Moths.
- ASD 3 completed; 4 Canola fields were sampled for the annual Club Root Survey.
- ASD 3 completed; 17 townships were swept for the annual Grasshopper Survey.

- ASD 3 completed; 16 wheat fields were sampled for the annual Fusarium Survey.

The Brooks research lab also did surveys for Wheat Midge and Sawfly. Canola and wheat samples were taken to the research center in Brooks.

### **Roadside Spraying**

Roadside spraying in Special Area No. 3 was confronted by different challenges this year. Kochia and other weed issues on back trails and graveled roads. Glyphosate-resistant Kochia is becoming more prevalent in Special Area No. 3. This season, 80% of gravel and back trails in SA3 were sprayed, with multiple roads being sprayed twice. New construction and shoulder-pull roads were sprayed and mowed to keep the weeds controlled. Octtain XL tank mixed with glyphosate was used on 10% of the roads and trails. Octtain XL alone was used on 90% of gravel and back trails. Using Esplanade in a fall application did nothing in the spring to keep the Kochia from growing. Detail Herbicide was used this year as a trial to control top growth of Kochia and other broadleaf weeds. See what success is in the spring of 2026.

Garlon XRT was used to spray brush for either line of site or to prevent snow load on gravel roads.

### **Chemical Usage**

- Tordon 22K – 262 Litres.
- Octtain XL – 874 Litres.
- Round up Weather Max – 385 Litres.
- 2,4-D Ester 700 – 152 Litres.
- Round up Transorb – 120 Litres.
- Garlon XRT – 120 Litres.

### **Trial on Backtrails**

- Detail – 55.52 Litres.

### **Events**

ASD 2,3,4, attended the career fair in Youngstown, schools in Special Areas and the MD of Acadia gathered to see the different jobs Special Areas has to offer. The Airboat was on display so students could sit on it. Also gave them the opportunity to put on PPE and spray water with backpacks. Also, there was a drone on site, and they got to see it fly, plus other equipment that we use on a regular basis.

South Central High School (SCHS) had a career day. ASD 3 participated by talking to students about what a day looks like as a weed inspector. The equipment and personal protective equipment that is used. The Airboat was on display as well; there was a lot of interest.

### **Blood Indian Raw Water Line**

The Blood Indian raw water line was not used this year to fill dugouts.

### **Red Deer River Report**

Due to mechanical issues with the Airboat, there was no weed inspection done by the Airboat this 2025 spray season. The river crew did some inspection on the river, what could be reached with quads. With the river crew not able to spend the summer on the river, the Red Deer River crew helped the ASD crew. Progress was made on special projects as more area was covered with the RDR crew's help.

The new Airboat arrived in Youngstown at the end of October 2025,

I would like to thank the ASD 3 / Red Deer River crew for their hard work and dedication to this 2025 spray season.

Agricultural Fieldman, ASB 3.  
Don Hogan

## **Agricultural Service Department Report- Special Area No. 4**

The spring of 2025 began with onboarding the new crew members Kennedy Mouly, Brooke Deleff, and Nathan Vanlagen. With all the new staff and Justine transitioning to her new job as Emergency Services Administrative Coordinator, and Sean not coming on until October, it made for a challenging year.

With the transition to a new inspection and spray tracking software being delayed until mid spray season, data gaps in inspections were expected. 45 sites were confirmed in the new maps to have noxious weeds that required control. All five hamlets were inspected multiple times at various points throughout the season. Monitor is still the most concerning due to the Baby's Breath infestation in and around the hamlet. Baby's Breath, Leafy Spurge, and non-regulated Absinthe Wormwood were also of concern in Altario and the surrounding area. All current SA gravel pits were inspected for noxious weeds this year, with very little found. All current SA road construction projects were also inspected to ensure the reclamation remains free of noxious weeds. Staff also covered the 40 km of inactive railway bed from Monitor to Altario as part of the regular rotation. They also conducted another 10 km of as-needed inspections in Veteran Yellow Toadflax and Common Mullein found were controlled.

The most challenging noxious weed issues posed this year were Leafy Spurge, Canada Thistle, and Toadflax. Baby's Breath remains a problem in Monitor, S of Altario, and N of Loyalist. Leafy Spurge south of Altario took advantage of early conditions to kickstart its populations ahead of emerging native species. A few new sites along the borders of the Forrester project and along 899 were marked, and this population will remain closely monitored, as oil and gas traffic in the area is heavy. With a biology similar to Baby's Breath, the nonregulated but extremely invasive Kochia has remained a major issue for our ratepayers and construction/reclamation crews alike this year. Luckily, with rain this year, crops were able to somewhat compete with this invasive weed, but it is only going to get worse as it continues to spread and become more resistant to certain pesticides. The Ag services spray crew partnered with roads and streets to help control both road construction sites where Kochia infestations were preventing desirable reclamation species from establishing, and roadsides when they needed an extra hand with timing. Canada Thistle moving off the Highway ROWs continues to be an issue we are addressing with Alberta Transportation, as we work to keep our ROWs clean as well. At the beginning of each year, Alberta Transportation and the Agricultural Fieldman review the current and future cycles of the weed control program which uses a combination of chemical application, mowing, and hand-picking when necessary. The Agricultural Fieldman will then make recommendations or requests for any changes at this time and a weed notice is completed with the resultant actions a schedule. We continue to have positive results on our primary and secondary highway weed control efforts thanks to the cooperation and collaboration with Alberta Transportation.

Special projects began with Scentless Chamomile at the Tanaschyk Project and required less than a day of our time. We then went down to Oyen and helped with the Burdock Project in Special Areas No. 3. The Forrester location is our most significant project, with leafy spurge located south of Altario. ASB 4 staff were on this project for a total of 10 days, including pre- and post-inspections after our main control efforts with extra assistance from SA2 staff for a few days. The Blueweed project required little attention, with only a couple of plants spotted at the time of inspection, thanks to the landowner's cooperation and its biennial nature. The SA4 staff also spent some time in Special Areas No. 2 helping with weed control efforts there, when weather up here was not cooperating.

Besides tending to weed sites, the staff were busy managing inspections and conducting required provincial surveys throughout the summer. This season was a little trickier due to the lack of a full-time Ag Fieldman, so some surveying was left to Alberta Ag to complete. SA4 staff did Bertha Armyworm, Grasshopper, Elm beetle, and passive clubroot surveys. The staff also cleaned out the remaining satellite pesticide container recycling sites twice this year. The 2-inch pipe plow was used once, but it was also under repair for part of the season. The 3-inch plow was used twice. Other tasks this summer included lending a hand to spray around the fire halls, grader shops, and water stations to keep any ignitable material to a minimum.

Time was dedicated to promoting our social media presence on Chewing Cud, an excellent avenue for all things ASB-related happening in the Special Areas. Through this increased online

presence and continued growth across platforms in 2025, we are successfully educating and notifying our ratepayers. Three quarterly newsletters have been published to date, helping us massively increase our reach for early detection and rapid response to invasive species. Our next newsletter is set to hit the website early in the new year, and you can find up-to-date extension events and information being posted regularly on Chewing Cud through Facebook, X, and Instagram.

In April, the Agricultural Fieldman attended the PLRD career day, where they explained the importance of Agricultural Service Boards in our region, the diversity of operations, and some potential summer and full-time career opportunities. Students donned pesticide PPE and applicator equipment, practiced sweep-net sampling for grasshoppers, flew drones, explored the Red Deer River weed-inspection fan boat, discovered the importance of livestock traceability in biosecurity, and even got to manage some agricultural pests, like coyotes. The Ag Service staff's main goal was to raise awareness of seasonal job opportunities, ignite a passion for agriculture, and highlight the importance of agriculture in our local, national, and global food security. Student feedback showed us how important events like these are. Surveys showed that 69% of students had sparked interest in careers they hadn't considered before. As a result, plans are underway for future events like this.

Respectfully Submitted by:

Sean Murphy, Agricultural Fieldman  
Special Area No. 4

## **Community Pasture Report**

### **Buffalo Atlee Community Pasture**

Total AUM = 10,608                      Total Allotment = 7955 AUM   % Allotment in 2026 = 75%

- Management agreement has been executed with the Buffalo Atlee Grazing Co-op for a 3-year trial

### **Bullpound Community Pasture**

Total AUM = 4,658                      Total Allotment = 4,557 AUM   % Allotment in 2026 = 98%

- The allotment from a deceased patron was returned to allotment pool this year
- One new patron was given allotment this year

2026 plans:

- Create new water storage reservoir to fill from ATCO pipeline

### **Remount Community Pasture**

Total AUM = 8,136                      Total Allotment = 6,133 AUM   % Allotment in 2026 = 75%

- One patron on year 3 of a roll out due to OAS eligibility
- One patron entered year 1/3 of roll out due to OAS eligibility

2026 plans:

- Plow 4 miles of water line to connect water systems with electrical grid supplied power
- Fence 10 dugouts to utilize solar water troughs
- Install water tank monitoring system

### **Richdale Community Pasture**

Total AUM = 930                      Total Allotment = 165 AUM                      % Allotted in 2026 = 18%

- Four patrons have given up allotment after not filling their 2025 allotments

### **Sounding Creek Community Pasture**

Total AUM = 7,920                      Total Allotment = 6,329 AUM   % Allotted in 2026 = 80%

- Two patrons on year 3 of a roll out due to OAS eligibility
- One patron on year 2/3 of a roll out due to OAS eligibility
- One patron entered year 1/3 of a roll out due to OAS eligibility

2026 plans:

- Replacement of 6 miles of interior cross fencing

Respectfully Submitted,

Nolan Ball

**SPECIAL AREAS COMMUNITY PASTURE**

**2026 FINANCIAL STATEMENT PROJECTED**

**REVENUE:**

	2025 Projected	2025 Actual	2026 Projected
Spring Pasture Fees Invoiced	\$ 821,527	\$ 858,097	\$ 588,760
Fall Pasture Fees Invoiced	\$ 36,224	\$ 59,077	\$ 24,520
Refunds or Credit (Dead Cows)	\$ -	\$ (3,090)	\$ -
Pasture House Utilities/Rent	\$ 15,840	\$ 15,840	\$ 11,880
	<b>\$ 873,591</b>	<b>\$ 929,924</b>	<b>\$ 625,160</b>

**EXPENDITURES:**

**Operating Expenditures:**

Salaries	\$ 248,028	\$ 266,784	\$ 186,021
Wages for Assistants	\$ 174,553	\$ 114,799	\$ 130,915
Employer Contributions	\$ 70,577	\$ 68,459	\$ 53,063
Worker's Compensation Board	\$ 7,395	\$ 6,356	\$ 7,437
Travel & Sub	\$ 3,500	\$ 2,450	\$ 3,500
Mileage	\$ 5,000	\$ 3,686	\$ 5,000
Membership and Conference fees	\$ 1,200	\$ 1,200	\$ 1,200
Telephone	\$ 12,000	\$ 9,361	\$ 9,000
Advertising	\$ 1,700	\$ -	\$ 1,000
Training & Education	\$ 1,500	\$ 1,127	\$ 2,000
Building Repairs	\$ 43,200	\$ 21,283	\$ 7,500
Machinery Repairs	\$ 30,000	\$ 25,422	\$ 30,000
Contract Repairs	\$ 2,500	\$ 11,898	\$ 10,000
Machinery/Equipment Rental	\$ -	\$ 195	\$ -
General Supplies	\$ 10,000	\$ 14,700	\$ 10,000
Water Development & Repair	\$ 20,000	\$ 18,513	\$ 53,750
Fuel/Oil	\$ 55,000	\$ 44,453	\$ 41,250
Fencing Supplies	\$ 20,000	\$ 27,506	\$ 15,000
Attractive Items	\$ 3,000	\$ 5,477	\$ 3,000
Chemicals & Salt	\$ 10,000	\$ 8,669	\$ 7,500
Natural Gas	\$ 8,000	\$ 5,347	\$ 6,000
Electric Power	\$ 30,000	\$ 28,424	\$ 22,500
Capital	\$ 107,500	\$ 57,040	\$ 98,000
	<b>\$ 864,653</b>	<b>\$ 743,148</b>	<b>\$ 703,635</b>

**Depreciation of Capital Assets:**

2025 Remount Loading Chute	40 yrs	1				226
2025 3x Portable Solar Water Troughs	10 yrs	1				3000
2025 Sounding Creek Internal Fencing	20 yrs	1				900
2024 Portable Solar Water Trough	10 yrs	2	1070	\$	1,070	\$ 1,070
2024 Bullpound Truck	10 yrs	2	8809	\$	8,809	\$ 8,809
2024 Internal Fencing	20 yrs	2	3618	\$	3,618	\$ 3,618
2024 Generator	5 yrs	2	654	\$	654	\$ 654
2023 Generator	20 yrs	3	\$ 1,839	\$	1,839	\$ 1,839
2023 Internal Fencing	20 yrs	3	\$ 800	\$	800	\$ 800
2023 Sounding Creek Bunkhouse	20 yrs	3	\$ 3,463	\$	3,463	\$ 3,463
2023 Chevrolet 3500 Truck	10 yrs	3	\$ 7,268	\$	7,268	\$ 7,268
2022 SCCP Utility Vehicle	15 yrs	4	\$ 1,466	\$	1,466	\$ 1,466
2022 Internal Fencing	20 yrs	4	\$ 4,972	\$	4,972	\$ 4,972
2021 Internal Fencing	20 yrs	5	\$ 6,000	\$	6,000	\$ 6,000
2020 Generator	15 yrs	6	\$ 280	\$	280	\$ 280
2020 Internal Fencing	20 yrs	6	\$ 2,842	\$	2,842	\$ 2,842
2020 Sounding Creek Barn	40 yrs	6	\$ 1,954	\$	1,954	\$ 1,954
2019 Remount Stockwater Troughs x3	15 yrs	7	\$ 1,040	\$	1,040	\$ 1,040
2019 Buffalo-Atlee Loading Chute	40 yrs	7	\$ 115	\$	115	
2019 Sounding Creek Water Development	40 yrs	7	\$ 1,142	\$	1,142	\$ 1,142
2019 Remount Water Development	40 yrs	7	\$ 1,565	\$	1,565	\$ 1,565
2019 Internal Fencing	20 yrs	7	\$ 8,400	\$	8,400	\$ 8,400
2019 Sounding Creek Corrals	40 yrs	7	\$ 2,646	\$	2,646	\$ 2,646
2017 Buffalo Atlee House	40 yrs	9	\$ 10,555	\$	10,555	
2017 Buffalo Atlee Jeep	10 yrs	9	\$ 2,729	\$	2,729	
2016 Three Shipping Containers	10 yrs	10	\$ 840	\$	840	\$ 840
2014 Generators x2	15 yrs	12	\$ 273	\$	273	\$ 273
2013 Generators x2	15 yrs	13	\$ 273	\$	273	\$ 273

2013 Bullpound Internal Fencing	20 yrs	13	\$	1,930	\$	1,930	\$	1,930
2013 Bullpound Water (Cystern & Bldg)	40 yrs	13	\$	141	\$	141	\$	141
2013 Bullpound Corrals	40 yrs	13	\$	1,770	\$	1,770	\$	1,770
2013 Cereal West Corrals	40 yrs	13	\$	2,871	\$	2,871	\$	2,871
2012 SCCP Natural Gas	40 yrs	14	\$	563	\$	563	\$	563
2012 Buffalo Atlee Corrals	40 yrs	14	\$	1,195	\$	1,195		
2011 Buffalo Atlee Barn	40 yrs	15	\$	1,164	\$	1,164		
2010 Bullpound Assistant Quarters	40 yrs	16	\$	1,908	\$	1,908	\$	1,908
2009 Bullpound Barn	40 yrs	17	\$	1,599	\$	1,599	\$	1,599
2008 Remount Bunkhouse	40 yrs	18	\$	1,572	\$	1,572	\$	1,572
2007 Remount Barn	40 yrs	19	\$	781	\$	781	\$	781
2006 Bullpound Sea Can	40 yrs	20	\$	70	\$	70	\$	70
2005 Buffalo Atlee Assistant Quarters	40 yrs	21	\$	1,329	\$	1,329		
2000 Remount Salt Shed	40 yrs	26	\$	149	\$	149	\$	149
1999 Sounding Creek Salt Shed	40 yrs	27	\$	167	\$	167	\$	167
1998 Buffalo-Atlee Salt Shed	40 yrs	28	\$	210	\$	210		
1997 Bullpound Salt Shed	40 yrs	29	\$	119	\$	119	\$	119
			\$	<b>92,152</b>	\$	<b>92,152</b>	\$	<b>78,980</b>
<b>TOTAL OPERATIONS</b>			\$	<b>849,305</b>	\$	<b>778,259</b>	\$	<b>684,616</b>
<b>TOTAL REVENUE</b>			\$	<b>873,591</b>	\$	<b>929,924</b>	\$	<b>625,160</b>
<b>SURPLUS / LOSS</b>			\$	<b>24,286.45</b>	\$	<b>151,664.85</b>	-\$	<b>59,455.51</b>

**SPECIAL AREA NO. 2**

**RECREATION REPORT FOR 2025**

COMMUNITY CLUB	10 YEAR	INSURANCE		CHEQUE
	ADVANCE	GRANT \$	DEDUCTION	ISSUED
Berry Creek Agricultural Society		\$ 31,354.94		\$ 31,354.94
Berry Creek Library*		\$ 2,844.57		\$ 2,844.57
Big Country Riding and Roping Club		\$ 3,555.72	\$ 2,088.00	\$ 1,467.72
Bindloss Community Hall Association		\$ 28,510.37	\$ 11,122.44	\$ 17,387.93
Buffalo Agricultural Society		\$ 33,843.94		\$ 33,843.94
Cessford Home & School Association		\$ 2,844.57		\$ 2,844.57
Diamond Jubilee Recreation & Cultural Centre		\$ 38,789.62	\$ 36,027.44	\$ 2,762.18
Dorothy Community Association		\$ 8,533.72	\$ 2,860.00	\$ 5,673.72
Village of Empress		\$ 56,697.50		\$ 56,697.50
Empress & District Friendship Centre		\$ 7,111.43		\$ 7,111.43
Empress Library*		\$ 1,939.48		\$ 1,939.48
Empress & District Historical Society		\$ 3,878.96		\$ 3,878.96
Garden Plain Community Club 2020		\$ 750.00		\$ 750.00
Handhills Lake Club		\$ 31,354.94		\$ 31,354.94
Town of Hanna		\$ 250,968.85		\$ 250,968.85
Hanna Municipal Library*		\$ 11,636.89		\$ 11,636.89
Homestead Coulee Community Association		\$ 13,188.47	\$ 4,622.44	\$ 8,566.03
Jenner Hall Committee		\$ 7,111.43		\$ 7,111.43
Pollockville Curling Association		\$ 29,480.11		\$ 29,480.11
Richdale Community Association		\$ 7,111.43	\$ 3,993.44	\$ 3,117.99
Scapa Athletic Association		\$ 7,111.43		\$ 7,111.43
Social Plains Community Hall Association		\$ 3,232.47		\$ 3,232.47
Spondin & District Agricultural Society		\$ 12,800.58		\$ 12,800.58
Table Rock Roping Club		\$ 2,844.57		\$ 2,844.57
*Supplemental Library Funding		\$ 22,500.00		\$ 22,500.00
TOTAL INSURANCE PREMIUM DEDUCTIONS			\$ 60,713.76	
TOTAL GRANT		619,996		
HOLDBACKS		-	Total of Chq Issued	\$ 559,282.23
TOTAL ALLOCATION LEVY		<b>619,996</b>		

The Special Area No. 2 Recreation Board consists of the following members:

Hanna Maynard Kindra Mashon  
 Nicole Skappak Jane Christianson  
 Darren Jones, Special Areas Board Brett Richards, Secretary

*Submitted by: Brett Richards, Secretary  
 Special Area No. 2 Recreation Board*

**SPECIAL AREA NO. 3  
RECREATION REPORT FOR 2025**

The 2025 Recreation Mill Rate Levy was designated as follows:

	Grant Withheld for			
	10 yr Advance	Insurance	Total Amount	note 1
Big Country Agricultural Society			\$ 18,691.46	
Cappon Community Club		(\$2,396.44)	\$ 2,596.04	
Cereal Athletic Association			\$ 5,192.07	note 2
Cereal Golden Center			\$ 2,596.04	
CJ Peacock Center			\$ 20,768.29	
Cereal Board of Trade			\$ 2,596.04	note 2
Chinook & District Community Club		(\$4,200.44)	\$ 2,855.64	
Esther Community Hall New Building Society		(\$3,350.44)	\$ 2,855.64	
Lanfine Hall Community Association		(\$2,777.44)	\$ 2,596.04	
New Brigden Central Curling Club			\$ 15,576.22	
New Brigden Community Association			\$ 14,797.41	note 2
Oyen Municipal Library Board			\$ 10,384.15	
Sedalia Hall Club			\$ 12,720.58	
Sibbald Community Club			\$ 12,720.58	
Town of Oyen	(\$10,000.00)		\$ 201,712.05	note 4
Village of Youngstown			\$ 57,891.62	
Youngstown & District Library Board			\$ 10,384.15	
			<b>\$ 396,934.00</b>	

note 1 (Numbers are total allocation before insurance and 10 yr advances are removed)

note 2 (Insurance paid directly)

note 4 (2025 is year 10 of 10 year rec advance - ball concession/training facility)

The Special Area No. 3 Recreation Board consists of the following members:

Erin Logan	-Member	-Resident
Cory Blair	-Member	-Resident
Kerry Molzan	-Member	-Resident, Chair
Darren Jones	-Member	-SAB Staff
Darran Dick	-Member	-SAB Staff, Secretary

## Special Area No. 4 Recreation Report For 2025

The 2025 Recreation Mill Rate Levy of \$323,338.00 was designated as follows:

	<b>Advance</b>	<b>Jubilee Insurance</b>	<b>Total Grant</b>
Village of Consort	(\$32,500.00)		\$136,224.56
Consort Municipal Library Board			\$15,000.00
Village of Veteran			\$56,431.53
Veteran Municipal Library			\$2,500.00
Altario Community Association		(\$4,511.44)	\$6,318.85
Compeer Community Centre		(\$8,523.84)	\$25,677.08
Hemaruka Hall Association			\$5,000.00
Kirriemuir Community Association		(\$3,555.44)	\$7,844.87
Monitor Community Club			\$5,000.00
Consort Lakeview Golf Club			<u>\$14,250.39</u>
			<b>\$274,247.28</b>

The 2025 Special Areas No. 4 Recreation Board consists of the following members:

Paulette Long

Dan Beier

Jen Hagan

Darren Jones

Taryl Abt

Taryl Abt, Secretary

Special Area No. 4 Recreation Board

## Economic Development

### Special Areas Regional Economic Development Report

In 2025, Special Areas Regional Economic Development advanced several key initiatives focused on workforce development, healthcare recruitment, community capacity, and regional marketing. These projects were designed to address long-standing rural challenges and support the long-term sustainability of the Special Areas. The following report provides a high-level summary of activities, progress, and emerging priorities.

#### Workforce Development & Alberta Advantage Immigration Program (AAIP)

Workforce development remained the central focus of the 2025 workplan. Special Areas Regional Economic Development continued to serve as the designated lead agency for all AAIP streams within the Special Areas and the MD of Acadia. This included issuing endorsement letters, supporting employers, and guiding applicants through the Rural Renewal Stream, as well as working with municipalities and entrepreneurs through the Rural Entrepreneur Stream.

To date, Special Areas and Harvest Sky Economic Development have jointly issued endorsement letters to eligible candidates on behalf of regional employers. Two entrepreneur-led applications are currently progressing through the Rural Entrepreneur Stream.

Looking ahead to 2026, significant program changes are expected. The federal government's reduction in Permanent Resident admission targets will result in caps on AAIP allocations for designated communities and regions. While details will be clarified by the end of January 2026, SARED is preparing for these adjustments to ensure continued support for employers, applicants, and communities navigating the upcoming changes.

#### Healthcare Recruitment

Healthcare recruitment continues to be a strategic priority within the region. Recruitment efforts are coordinated in partnership with the Big Country Medical Dental Board (BCMDB), with a focus on both physician attraction and long-term retention.

Beyond recruitment marketing, emphasis has been placed on strengthening community-physician liaison supports to ensure that physicians and their families feel welcomed, connected, and supported. Long-term retention is recognized as dependent not only on securing a candidate, but on creating the conditions that enable physicians to successfully integrate into the community. It is widely understood that retaining healthcare professionals takes a community effort — inclusion, connection, and opportunities to become meaningfully involved are critical components of successful recruitment and long-term retention.

A healthcare attraction and retention framework has been developed to guide ongoing efforts. This early-stage model outlines key initiatives including community supports, competitive incentives, and “grow your own” pathways to build future healthcare capacity. The framework is intended to support strategic decision-making and align local efforts with broader provincial recruitment initiatives.

As part of the marketing plan, a dedicated physician recruitment website — [OyenDoctors.ca](https://OyenDoctors.ca) — has been launched to strengthen the community's digital presence and provide clear, accessible information for prospective candidates. Recruitment

efforts have included outreach within Canada as well as targeted promotion in the United Kingdom, complementing Alberta Health Services recruitment channels.

Engagement with local physicians has also been prioritized to better understand the professional and personal factors that influence recruitment success and long-term sustainability in rural practice. Insights gathered through these discussions continue to inform both attraction and retention strategies.

Looking ahead, recruitment activities will continue to support a welcoming, well-supported environment for healthcare providers. Efforts remain focused on complementing provincial recruitment initiatives while proactively showcasing the region's strengths and commitment to healthcare sustainability.

### **Youth Workforce Development**

Youth workforce development remained a key priority this year, with increased focus on early talent engagement and long-term "grow your own" workforce pathways. In addition to organizing the Return to Rural High School Career Fair, efforts were made to support local schools and employers in understanding and accessing the Government of Alberta's Youth Employment Initiative, which assists young people in gaining work experience, developing practical skills, and transitioning into the workforce.

Through the Small Communities Opportunity Program (SCOP), a second regional career fair is planned for March 2026 in Consort. This event will continue building connections between students and local employers, while highlighting career opportunities available within the region.

Further strengthening youth workforce efforts, Special Areas Regional Economic Development will be partnering with Meridian Community Futures to introduce entrepreneurship for students 12-18. The Youth Side Hustle will equip participating youth with foundational business skills, creativity, and confidence to explore self-employment and local economic opportunities.

By connecting students, educators, employers, and community partners, these initiatives help expand awareness of career pathways available within the Special Areas. Youth workforce development remains a core component of the region's long-term workforce strategy, reinforcing a commitment to developing local talent and creating sustainable economic opportunities for the next generation.

### **Small Communities Opportunity Program (SCOP) Project & RFP Development**

As part of the SCOP-funded *Return to Rural: Workforce Attraction, Retention & Integration* initiative, three Requests for Proposals (RFPs) were developed and issued to advance key workforce priorities:

- Workforce Housing & Development Action Plan
- Economic Development Administrative Position
- Project Administrative Assistant

All contracts have been successfully awarded. The project is currently being overseen in coordination with one consultant and two contracted positions, requiring ongoing project management, reporting, and alignment with regional economic development objectives.

The SCOP initiative includes the formal launch of a Business Retention & Expansion (BR&E) program, delivery of business supports such as training sessions and Business Bytes lunch-and-learn workshops, planning and execution of an online job fair, and the completion of a comprehensive workforce housing inventory.

In addition, the project supports the development of regional business profiles and marketing videos designed to highlight local employers, showcase career opportunities, and strengthen workforce attraction efforts. These assets contribute to a stronger regional brand while providing practical promotional tools for both employer recruitment and community marketing.

Collectively, these efforts enhance employer engagement, build internal capacity, support investment readiness, and contribute to long-term workforce stability across the Special Areas.

### **Marketing & Communications**

Marketing efforts focused on strengthening all three regional platforms—Special Areas Regional Economic Development (SARED), Return to Rural, and Travel Special Areas—to increase visibility, support business and workforce attraction, and promote the region’s lifestyle and tourism assets.

#### **Special Areas Regional Economic Development (SARED)**

[www.specialareaseconomicdevelopment.ca](http://www.specialareaseconomicdevelopment.ca)

SARED continued to share economic updates, business opportunities, and regional initiatives across its digital platforms. Key marketing materials, including trade show displays and business opportunity templates, were refreshed to support investment attraction and workforce development.

#### **Return to Rural**

[www.returntorural.ca](http://www.returntorural.ca)

Return to Rural branding was strengthened this year, positioning the Special Areas region as a place where “Opportunity Lives Here.” Content creation expanded through the “Why We Returned” video series, updated social media graphics, and storytelling that highlighted rural living, housing options, community events, and authentic local experiences. Digital engagement continued to grow, with the video series performing particularly well. These efforts support newcomer attraction and long-term resident retention.

#### **Travel Special Areas**

[www.travelspecialareas.com](http://www.travelspecialareas.com)

Travel Special Areas focused on promoting local events, community experiences, and hidden gems across the region. Efforts to improve consistency in event promotions helped enhance overall tourism visibility. Content emphasized rural charm, community events, and unique regional experiences, with historical content continuing to draw the highest engagement.

Together, these platforms form a coordinated regional marketing approach that strengthens awareness, promotes economic and tourism opportunities, and showcases the region as a welcoming place to live, work, invest, and explore.

#### **Signage & Regional Visibility.**

A new entrance sign was installed on Highway 884 south of Jenner, supporting regional visibility. An RFP for two new billboards was issued but later cancelled due to receiving only one proposal at a significantly higher cost than anticipated.

## Conclusion

Overall, 2025 marked a year of foundational progress. The region is better positioned to attract workers, support employers, strengthen healthcare stability, and promote the Special Areas as a destination of choice. Continued collaboration, strategic focus, and long-term planning will be essential as we respond to changing provincial programs and evolving regional needs in 2026.

### Recommendations for the Advisory Board:

- **Support Continued Workforce Development Efforts:** Continue prioritizing workforce development, AAIP program management, “grow your own” pathways, and employer support.
- **Advance Healthcare Recruitment Initiatives:** Support initiatives that enhance rural healthcare and contribute to the region’s long-term sustainability.
- **Support Youth, Entrepreneur, and Early-Talent Initiatives:** Encourage ongoing youth career development, early-talent initiatives, and entrepreneurship pathways to build long-term pipelines.

Submitted by,  
Wanda Diakow, Economic Development Officer  
Special Areas Regional Economic Development

# Economic Development Newsletter

Invest here. Visit here. Live here.

Nov 2025



## Welcome to the Harvest Sky Region!

Endless possibilities await investors, residents, and visitors.

### Harvest Sky Newsletter — Year in Review

Hello, Harvest Sky community,

It has now been over a year since I stepped into the role of Economic Development Manager, and I remain grateful for the opportunity to support the region. Over the past year, we've made steady progress, strengthened partnerships, and sharpened our focus on industrial development, investment attraction, workforce support, and regional visibility. Below is a summary of what we've accomplished—and what we aspire to achieve in the year ahead.

#### Lead Generation & Investor Outreach

Over the past year, Harvest Sky has been highly focused on outreach efforts, contacting hundreds of companies and actively marketing the region's assets and investment opportunities. Our goal has been to connect buyers and sellers across multiple sectors and ensure that the region remains visible to industries seeking affordable land and room to grow.

This outreach has included meaningful engagement with data centres, crypto mining firms, modular home builders, energy companies, and other light-to-medium industrial operators. To support these conversations, we provided detailed information packages, updated land maps, AESO transmission capability data, and clear guidance on zoning, utilities, timelines, and land conditions.

As a result, several companies participated in discovery calls, reviewed the site, or visited the region to assess future development potential. Consistent follow-ups helped maintain momentum, while in-person meetings and site tours offered a direct understanding of the region's competitive advantages. These combined efforts have strengthened Harvest Sky's visibility with prospective investors and positioned the region for long-term industrial growth.

#### Sheerness Industrial Park Development

Sheerness Industrial Park has been one of the most exciting and potentially transformative projects our region has pursued in decades. While it remains to be seen whether the final outcomes will fully match current expectations, the results so far look highly promising. I applaud the foresight of the Special Areas Board and administration for investing in this project and positioning our region for long-term industrial opportunity.



Harvest Sky's role has focused on marketing the park and connecting large developers with available lots. While nothing is ever guaranteed in economic development, it appears we have successfully achieved that goal. We now have MOU's in place for all of the lots with companies much larger than we had initially hoped for. At this stage, we will continue to monitor progress and await the next steps from our development partners.

## Visitor Information Centre (VIC) Management

Over the past year, Harvest Sky managed the Visitor Information Centre during the summer months, ensuring it remained open, organized, and equipped to support travelers and residents. This included keeping regional information current, coordinating materials, and providing overall oversight to keep the centre operating smoothly throughout the busy season.



## Alberta Advantage Immigration Program

To address local workforce needs and help counter the region's declining population, Harvest Sky continues to work closely with the Alberta Rural Renewal Stream—an immigration program that supports local employers by enabling them to recruit international talent. Over the past year, Harvest Sky has endorsed additional candidates for approved employers, helping fill essential positions across the region. These endorsements ensure that skilled workers are brought into the community to support local businesses and strengthen our regional labour force.

## Roundhouse & Regional Heritage Initiatives



This year marked the completion of the Roundhouse Restoration Project, a major milestone for our region. The community celebrated this achievement with an opening ceremony that welcomed over 250 attendees, demonstrating the strong local support for this historic site. We are incredibly proud of this accomplishment and extend our sincere thanks to the Roundhouse Society for their dedication and hard work in making this project a reality.

## Community Engagement

Community engagement remained an important part of Harvest Sky's work throughout the past year. We continued meeting with local business owners, councils, the Chamber of Commerce, organizations, and regional partners to strengthen relationships and stay connected to emerging opportunities. This included attending Chamber meetings and events, participating in community activities, visiting local businesses, and maintaining regular communication with stakeholders across Hanna, Youngstown, Delia, and Special Areas. These ongoing conversations ensure that Harvest Sky's efforts remain aligned with local needs and support a more coordinated, community-driven approach to regional development.



## Upcoming Projects & Initiatives

Looking ahead, Harvest Sky is preparing to continue strengthening our investment outreach, expand our engagement with regional partners, and support employers through the Rural Renewal Stream as workforce needs evolve. We will also focus on enhancing our regional visibility, improving communication with local businesses and organizations, and identifying new opportunities that contribute to long-term economic growth. Our goal for the coming year is to build on the progress we've made while remaining responsive to the needs and priorities of the communities we serve.

### Social Media

Follow us on Instagram & Facebook

**For more information contact**

Thomas Trout, Economic Development Manager  
at 403-820-2489 or [Ecdev@harvestsky.ca](mailto:Ecdev@harvestsky.ca)



## CARA 2025 PROGRAM SUMMARY

### Projects by Municipality

Site	Funder/Program	Description
<b>MD of Acadia</b>		
Dan Grudecki	Alberta RVT	Green & Yellow Peas, Lentils Intercropping Demo
Tim Peers	Alberta RVT CARA Variety Trials	CWRS, CPSR, Durum, Triticale Durum, Wheat
VanSickle Farms	RDAR	Kochia Control

<b>Special Area 2</b>		
Clayton and Lee	Alberta RVT	Wheat, Triticale
Quaschnick, SA 2	CARA Variety Trial	Wheat, Triticale, Barley

<b>Special Area 3</b>		
Dwayne Smigelski	Alberta RVT Sask RVT's CARA RVT's RDAR/LARA	Durum, Triticale Trials Wheat (Hex 1 and Hex 2), Durum, Oats Wheat, Durum and Barley Ultra Early Seeded Winter Cereals for Forage
Landon Olsen	Alberta RVT	Winter Wheat, Fall Rye
Tyrel Kuhn		Evaluation of Biological Products for Soil Amendment
Aaron Rude		Perennial Forage Longevity Trial
Mark Strutt		Shelterbelt Demo, Mulch Demo
David and Cyndi Eaton	RDAR Rangeland Sustainability Program	Pasture/Hayland Rejuvenation Propagation of Native Grass Seed

<b>Special Area 4</b>		
Barry Redel	Alberta RVT CARA Trials CARA Trials	Green & Yellow Peas, Lentils, Fababeans Wheat, Durum, Barley Silage Variety Trials (Cereals, Pulse Mixes, Spring/Winter Cereals, Multi-Crop Mixes MASH Trial Canola Demo
Gould Ranching, Deagle Farms Craig Gould	AWES	Shelterbelt and EcoBuffer Demos
Hadwin Cattle Co.	CFGA, Consort 4-H	Grazing Management/Riparian Health Demo

## Crop Extension

Agronomy Update	Webinar	Jan 14, 15
Crop Seminar	Seed testing (Sarah Foster), Ultra Early Wheat Seeding (Grham Collier), Soil Aggregation (Yamily), Establishing crop in Saline Areas (Alex Waldner), Succession Planning (Tracy O'Donnell)	March 6, Cereal
Crop Field Day	Canola seeding demo (Keith Gabert), CARA crop trials (Braeden Peers), silage trials (Dianne), pulse trials	July 10, Redel Site in Special Area 4
Lodged Grain Webinar	Anne Link, U of Manitoba shared information on harvesting lodged grain	Sept 15 on-line
Crop Field Day	Drone demo, insect pressure, CARA variety trials	July 29, Quashnick site in Special Area 2
Gather and Grow	Crop Trial Update (Braeden); Variable Rate Farming (Olivia Sederberg, Simplot); Cultivating a Growth mindset (Michael Ferguson, Willmar Farms Ltd)	December 9, Acadia Valley
Field Diagnostic Calls	Crop disease, pests and fertility issues	CARA Center
One-on-one producer consultations	On-going; follow-up from extension events	CARA Center, on-farm or phone
Facilitation of Seed, Soil & Disease Analysis	Submit samples to labs; provide info for producers	On-going
Specialist Consultation	Connection to various industry specialists	On-going
Social Media	Research information, coming events	On-going

## Forage/Livestock Extension

Grazing Clubs	Presentations from industry specialists and experienced ranchers on grazing, water, feed quality, funding programs, forage insurance, minerals, etc.	Pollockville Feb 25, Consort: Jan 16, Feb 11, Mar 11, Nov 19, Dec 10 Palliser: Jan 28 Rumsey
Ladies Calving Clinic	Local Livestock Issues (Dr. Molly Rainforth), colostrum and peri-natal Care (Dr. Claire Windeyer), Calving basics (Dr. Jennifer Pearson), Vaccine Handling and Storage (Dr. Tamara Quashnick), producer panel	Feb 27 Rumsey
Consort Steer Club	Program Update, Producer Programs	Monitor, Jan 7
Alberta Beef Producers	Forage Program Update	Oyen, Feb 13

Pasture Rejuvenation Workshop	Hosted by BRRG – discussion on pasture rejuvenation (Dianne)	July 8, Halkirk
Mattheis Ranch Field Day	Soil Infiltration Demo (Karin)	Mattheis Ranch near Duchess, July 11,
Southern Alberta Women's Grazing School	Classroom and hands-on presentations related to grazing management, plant ID, riparian health and local rancher experiences  CARA sponsored the plant ID quiz	Twin Butte, July 16, 17
Aussie Grazier Tour	24 members of the Aussie group visited CARA's winter cereal forage project and the CARA Center and Soil Health Lab	Oyen, August 21
U of S Beef Team	17 members of the U of S Beef Club toured the pasture rejuvenation and native seed propagation project sites	Oyen, Oct 3
Cattlemen Clinic	Market Outlook (Brenna Grant, Canfax);  Bio-Security and Disease Mgmt (Karin Schmid, ABP);  Manure Matters (Deanne Madson, AB Ag); Water Quality  (Dr. Susan Markus, Lakeland College); Producer Highlight (Rafter OO Ranch); Program Update (Lacey Gould, CARA)	November 27, Oyen
Assistance with Ration Development	Assistance for producers	On-going
Facilitation of Feed and Water Analysis	Hay probe; various labs  Connection with industry specialists	CARA Center
Social Media	Research information, coming events	On-going
Quarterly Newsletters	Research information, coming events	Mass mailed (1650 copies)
Beef/Forage Email Contacts	Event, information updates	On-going
One-on-one producer inquiries	Various Topics	On-going

### Conservation and Soil Health Related Extension

Soil Training	Joel Williams Presentations	Regina, Jan 16, 17
Environmental Farm Plan Workshops & Individual Help	Assistance from Lacey and Karin	On-going  Mar 11, Consort  Mar 13, Acadia Valley  Oct 22, Hanna
ASLE Conferences	Soil Health Presentations (Yamily)	Jan 21, Edmonton  Jan 24, Saskatoon

Lethbridge County Living Lab	Soil Presentation (Yamily)	Feb 3, Lethbridge
Pest Webinars	Ungulates, Badgers, Richardson Ground Squirrels, Rats, Wild Boar, Coyotes	Mar 3, 10, 13, 24
CAFLA Workshop	Soil Health and Benchmark Reports (Yamily)	Mar 17
Medicine Hat Garden Club	Soil Health and Lab Potential	Mar 24
Monitoring Soil Health	Training (Yamily)	Mar 25, ShipWheel Feeders Mar 29, Early Dawn Farms
Inside Education Teachers Ag Tour	Hadwin Site, Riparian Health (Janna Wowk)	May 2, Monitor area of Special Area 4
Youngstown School	Soil Conservation Presentation	May 27, Youngstown
Warren Peers School	Soil Conservation Presentation	June 16, Acadia Valley
Shelterbelt Workshop	Shelterbelt Management in Drought Conditions Toso Bozic	June 11, Prairie Oasis Park
Canadian Organic Growers/Regenerative Organic Oat Growers Soil Health Workshop	Review of sampling protocols and lab processes	June 25 and 26, CARA Soil Health Lab
Youngstown Science Day	Demonstration of soil health related info	Youngtown, June 26
CARA Crop and Soil Field Day	Crop trials and soil amendments	July 10, Consort area
Canadian Organics ROO Field Day	Soil health presentation and training to monitor soil health indicators (Yamily)	July 30, Canora
Holistic Grazing Club	Yamily presented soil health principles and information on monitoring soil health indicators	Aug 8, Paradise Hill
Microbes, Minerals and Myths	Don Huber shared information on managing nutrients to control disease and awareness of glyphosate complications. Yamily reported on the verification of management on soil health indicator study.	Rocky Mountain House (CAFLA), August 11 Flat Lake Hall (LARA), August 13 Coronation (p/s with BRRG), Aug 14
Aussie Grazier Tour	24 members of the Aussie group visited CARA's winter cereal forage project and the CARA Center and Soil Health Lab	Oyen, August 21
BC Producer Group	Soil Health Presentation (Yamily)	Nov 14, Dawson Creek
Ukraine Farm Group	Soil Lab Tour and Presentation	Nov 17, CARA Center
One-on-one producer inquiries	Soil health related topics	On-going

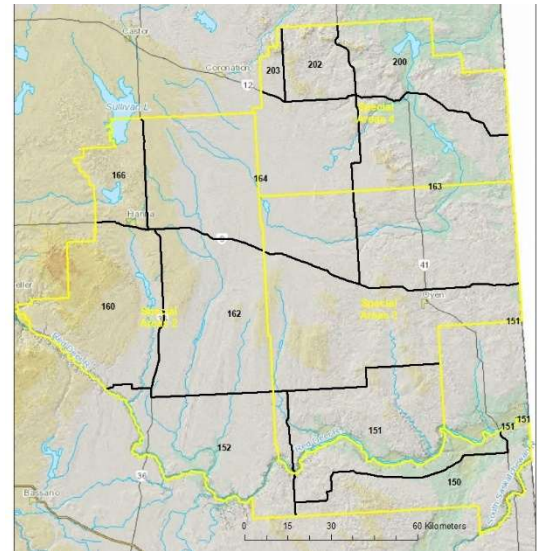
## Economic Development and General Awareness Component

Meals on Wheels	Staff delivers meals	January 20-31
AgKnow Webinar	Gary Friesen, the Recovering Farmer	January 30
Career Fairs/Career Day	Info on careers in agriculture and CARA	February 26, Olds College March 22 SCHS, Oyen U of S, Saskatoon
4-H Weigh-in & Achievement Days	Use of CARA's cattle scale	June 2, Delia June 4, Coronation
Farm Safety		June 5, Gould Bin Yard
Medicine Hat Stampede Ag Display	CARA Program and CARA Soil Health Lab	July 23-26, Medicine Hat
Farm Transition Planning	Annessa Good-Hassard presentation; partnership with Spondin Ag Society	Oct 6, Spondin
310 FARM Presentation	Overview of CARA and other ARA and FA's for 310 FARM staff	Oct 22, Virtual
CARA Annual Meeting and Projects Review	CARA Business and Program Update Crop Inputs (Richardson Pioneer)	December 11, Oyen
RALP, SCAP Program	General presentations and individual consultations on programs by Lacey and Karin	On-going
Age Verification	Creating Calf Birth Certificates	On-going
Social Media	Research information, coming events	On-going
General Inquiries	Weed ID, custom rates, business contacts, etc.	CARA Center
Quarterly Newsletters	Agricultural information; CARA program and events	Mass mailed to 1650 producer boxes

## Wildlife Management Update for Special Areas

Scott Stevens, Senior Wildlife Biologist

Alberta Environment and Protected Areas



### Important changes

- **Changes to mandatory deer head submission Wildlife Management Units (WMUs) for CWD (in Special Areas, only WMUs 150,151,200 are mandatory deer head submission, but all heads submitted are accepted for testing regardless of kill-location). More mandatory deer head submission added in WMUs located on the agricultural fringe in eastern slopes and boreal to track spread and prevalence.**
- **Changes to the *Wildlife Act* and Wildlife Regulation. See 2025 Alberta guide to hunting for changes or <https://mywildalberta.ca/hunting/regulations/default.aspx>.**
- **Antlerless elk season extended to February 28, 2026 in zone (162,163,164,166)**

### Aerial Ungulate Surveys (AUS)

- Since 2014, winter AUS have been conducted in all Special Areas WMUs. Select wildlife survey results can be viewed online at <https://www.alberta.ca/wildlife-management>.
- The last AUS conducted in Special Areas WMU 162 in winter 2022. No flights allocated for 2025/2026.

### Suffield Elk

- A minimum total count survey for elk was conducted at CFB Suffield (WMU 732) February 16-18 2022. A total of 2,472 elk were observed during the survey among 26 groups, representing a 9% reduction from results in 2019.
- In 2025/26 there are four three-day seasons for antlerless and antlered elk spanning November 7 to January 26. Hunts in WMU's around the base are ongoing and have had antlerless season extended to February 28.
- During the two November hunts in 2025, 242 elk were harvested at CFB Suffield. Based on expected mortality and recruitment rates, the Suffield elk population is likely to experience a small increase post-calving 2026 (personal communication Joel Nicholson, Senior Wildlife Biologist, Medicine Hat).

### Projects

- A three-year pronghorn research initiative led by Alberta Conservation Association (ACA) was launched in December 2024 which aims to provide information on movement patterns using GPS collars. The collars are gathering detailed data on travel routes, stopover points, and habitat use across pronghorn northern range. The first year of the study was very successful with roughly 100 female pronghorn collared.
- Animals are captured using a helicopter net-gun methodology so landholders in the southern portion of Special Areas may notice helicopter activity in their area again in December/January.
- ACA will be conducting landholder outreach to have a pre-approved list of landholders willing to grant access for captures. The capture crew will NOT be landing or capturing pronghorn on private or lease lands without prior consent of the landholder.
- Contact Amanda MacDonald (ACA) at 403-894-9651 for inquiries about the program.

## Chronic Wasting Disease

In 2024 EPA tested 2,963 wild cervids. CWD was found in:

- 26.8% of 1,318 mule deer
- 8.8% of 1,166 white-tailed deer
- 3.9% of 232 elk (primarily from CFB Suffield)
- 3.8% of 186 moose (primarily from CFB Wainwright)

In 2,480 deer for which gender/sex was reported, CWD was detected in:

- 32.5% of 809 male mule deer
- 17.8% of 506 female mule deer
- 11.0% of 856 male whitetails
- 2.9% of 309 female whitetails

CWD was detected in five Wildlife Management Units where it was not previously documented (WMUs 221,247,306,505,508). The prevalence (% infected) of CWD continues to rise in most areas, particularly in mule deer males.

## Avian Influenza

- Avian influenza virus occurs naturally in waterfowl species and shorebirds.
- In early September/October 2025 the number of sick and dead waterfowl with avian influenza was higher than seen in previous years. Most cases involve individual or small clusters of Canada geese.
- Avian influenza poses a low risk to the general public; there are no known cases of this virus in people who handle wild birds or mammals. However, anyone in contact with sick birds or mammals should take basic precautions. Alberta information is provided at <https://www.alberta.ca/avian-influenza-in-wild-birds>.
- There were no reports of dead/sick birds in 2025 from waterbodies in Special Areas, one of the few areas in the province with no reported cases (personal communication Margo Pybus, Provincial Wildlife Disease Specialist).

## Species at Risk

- Piping plovers were surveyed at Chain 1 (Pearl), Chain 4, Dowling, Handhills, and Littlefish. Twelve birds were observed at Chain 4 (five less than 2024), nine at Dowling (steady from 2024), and one at Handhills, the first observed there in many years. Although a bird was observed at Little Fish in 2024, there was no detection in 2025. The provincial count was steady between 2024 and 2025 at around 75 birds.
- The northern leopard frog is a Threatened amphibian in Alberta. Prince's springs, southwest of Bindloss, remains an important breeding site for this species.
- Night-time call-playbacks for burrowing owls continued in 2025. Two burrowing owl locations detected in Special Areas.

## Renewable Energy

- EPA continues to provide renewable energy referral reports that document and assess the risk to wildlife and wildlife habitat for proponents of renewable energy project applications to the Alberta Utilities Commission (AUC).
- EPA provided wildlife referral report for one proposed solar development in Special Areas in 2025. No new wind energy applications were received by EPA. For access to information on specific projects through the AUC eFiling system see <https://www.auc.ab.ca/>.

## MD of Acadia and Special Areas Joint Irrigation Project

- Final Terms of reference issued. See <https://open.alberta.ca/publications/md-of-acadia-and-special-areas-joint-irrigation-project> for more information.

## 100 YEAR FARM FAMILY AWARDS

Year:	# of Awards
1908	12
1909	36
1910	46
1911	36
1912	14
1913	6
1914	5
1915	4
1916	3
1917	2
1918	1
1919	1
1924	1
TOTAL	167

*Respectfully submitted,  
Shyanne Jones*

## Motions from Ratepayer Meetings 2025

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### Motions:

**SA2SUB1&5 – Motion 1:** Don Viste moved that Special Areas Board write letters to lobby the appropriate federal agency/ department to reinstate the registration of Strychnine for gopher control. Seconded by Merle Blair. **Carried.**

**SA2SUB1&5 – Motion 2:** Greg Gordon moved that the Special Areas Board enact the coyote control incentive program. Seconded by Don Viste. **Carried.**

**SA2SUB2 - Motion 1:** Moved by Stratton Peake that Special Areas Board administration research best possible solutions for remote communication in dead zones via Starlink, radio or other best solutions. Seconded by Frank Roes. **Carried.**

**SA2SUB2 - Motion 2:** Cam Gillespie moved that Special Areas Board look into additional water storage at Pollockville and Sunnynook Water stations and other stations if needed. Seconded by Stratton. **Carried.**

**SA2SUB2 - Motion 3:** Stratton Peake moved that Special Areas Board engage with Alberta Transportation to make a safe means for a photo turn out for the Dorothy elevator. Seconded by Laurie Gillespie. **Carried.**

**SA2SUB3&4 – Motion 1:** Gwen Torie moved that the Special Areas Board install a spray park at Carolside Campground. Seconded by Brad Rooke. **Carried.**

**SA2SUB3&4 – Motion 2:** Gwen moved that Special Areas Board install park benches at the Carolside Campground Playground. Seconded by Jane Christianson. **Carried.**

**SA2SUB3&4 – Motion 3:** Brad Rooke moved that Special Areas Board entertain making a financial contribution to the Duchess Ag Society for the new ice plant of the Duchess Arena. Seconded by Dan McNiven. **Carried.**

**SA2SUB3&4 – Motion 4:** Bruce Beasley moved that the Special Areas Board act on the coyote control incentive program. Seconded by Randy Pierson. **Carried.**

Brent Horner moved to nominate Kevin Torie to 2-3 Road Committee (replacing Michael Solberg), Seconded by Dan McNiven. **Carried.**

**SA2SUB7&8 – Motion 1:** Willie Waldner moved to elect Dale Monkman to replace Bob Monkman as the Road Committee Member for Subdivision 2-7. Seconded by Lawrence Hanson. **Carried.**

**SA3Div456 Motion 3:**

Moved by Glen Rosenau that the SAB indicate to the BCWC the need to maintain the present waste sites within SA; either repair or replace the failing sites. Removing any existing sites is unacceptable to the residents of the SA. Seconded by David McKinstry. **CARRIED.**

**SA3Div456 Motion 4:**

Moved by Glen Rosenau that the SAB indicate to the BCWC that temporary roll off bins be used from private industry for any waste sites that BCWC deems needing immediate attention, until the existing sites are repaired or replaced. Seconded by Rocky Miller. **CARRIED.**

**SA3Div456 Motion 5:**

Moved by Gordon Woods that the SAB address the issue of old vehicles accumulating, as well as dealing with derelict properties in SA Hamlets. Seconded by Tina Rosenau. **CARRIED.**

**SA3Div456 Motion 6:**

Moved by Glen Rosenau that as of June 19, 2025 all proposed solar power generating projects, as well as ones that have been passed by the AUC that are awaiting development permitting, be halted in the SA. Seconded by Ron Townrow. **CARRIED.**

**SA3Div456 Motion 7:**

Moved by David McKinstry that the SAB revisit the setback for wind towers and adjust from 800 m to a 1,600 m minimum from a residence in SA. Seconded by Ron Townrow. **CARRIED.**

**SA3Div456 Motion 8:**

Moved by Brian Connors that the SAB bring in a coyote bounty to help out the ranchers. Seconded by Rocky Miller. **CARRIED.**

**SA3Div456 Motion 9:**

Moved by David McKinstry and Seconded by Erika Tessier to have the SAB appoint road committee member replacements for SA 3-4:

- Ray Penner to replace Ron Smigelski,
- Kurt Christianson to replace David McKinstry,
- Scott Woods to replace Jim Newton,
- Adam Smith to replace Doug Norris.

**CARRIED.**

## **Motions and Actions Taken Fall Advisory Council**

### **MOTION AC04-11-25: INVESTIGATE WATER STORAGE**

**MOVED BY BRAD SLORSTAD AND SECONDED BY ERIKA TESSIER THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD INVESTIGATE WATER STORAGE OPTIONS AT POLLOCKVILLE, SUNNYNOOK AND WARDLOW FOR THE SPRAYING SEASON. CARRIED.**

#### **Action Taken:**

For Pollockville, the installation of 2,000-gallon tanks could be considered as part of future budget planning. Wardlow generally does not experience water shortages, while Sunnynook could be expanded from 1,500 to 2,000 gallons. Alberta Environment is expected to raise concerns related to water quality, as stored water would be classified as non-potable and subject to regulatory requirements. The use of the existing pump system would not be permitted, and security and access controls are key considerations during inspections. New pumping systems would be required. Connecting storage tanks would constitute a separate system and would result in reduced fill rates and system pressure across all locations.

Power outages present additional risks if tanks are depleted. The recommended first step is to install 2,000-gallon tanks and monitor usage for future evaluation. Operations do not typically receive calls regarding water shortages; however, low levels are monitored through flashing red indicators. Review and monitoring of water usage to occur in 2026

Tanks-\$1100/tank. Month turnaround. Six in place if room permits. Alberta Environment will be out next week for inspections and will inquire specifically on outside storage at potable site.

### **MOTION AC04-14-25: INVESTIGATE SPRAY PARK AT CAROLSIDE**

**MOVED BY BRAD SLORSTAD AND SECONDED BY JUSTIN GRIFFITH THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD INVESTIGATE THE FEASIBILITY OF A SPRAY PARK AT CAROLSIDE CAMPGROUND. CARRIED.**

#### **Action Taken:**

Logistics would be difficult to put up a spray park. However, SAB Parks Department will further investigate with known contractors/providers to acquire more details and options. Some concerns at a high level; SAB does have our own small water line coming off HKRWC main line. It feeds the little building off to the east of the dam that has 250 gallons of storage which fills slowly-not a lot, but enough to fill campers' trailers when on site. This system currently would not be enough volume to accommodate the volume of water required of a spray park. Rough numbers would be \$350-500,000.

Parks will engage with contractors/providers to provide more details. Further updates will be provided in the fall.

**MOTION AC04-25-25: CEMETERIES IN SAB**

**MOVED BY DARYL SWENSON AND SECONDED BY JOHN KIMBER THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD HAVE STAFF PERFORM MAINTENANCE IN CEMETERIES WHEN REQUIRED. CARRIED.**

**Action Taken:**

Policy will be created to address maintenance issues with SAB owned cemeteries that are not overseen by local community groups. Cemeteries of concern will be addressed with current staffing levels and future planning is underway to create a 'Hamlet Services Division' for 2027 Budget under Municipal Services to specifically focus on our cemetery responsibilities.

**MOTION AC04-28-25: CJ PEACOCK SCHOOL OWNERSHIP**

**MOVED BY DARYL SWENSON AND SECONDED BY LAURIE FERENCE THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD REQUIRE A COMMUNITY GROUP TO TAKE OWNERSHIP OF THE CJ PEACOCK SCHOOL FACILITY BY THE END OF 2026 OR CLOSE THE DOORS TO THE FACILITY. CARRIED.**

**1 OPPOSED.**

**Action Taken:**

The Cereal Community Centre (CCC) held its Annual General Meeting on March 5, 2026, with approximately 48 community members in attendance. The purpose of the meeting was to review the current status of the facility, discuss its financial and operational sustainability, and determine whether there was continued community interest in supporting the centre moving forward.

The meeting also provided an opportunity to review the history of the centre, discuss the current financial outlook, and consider the condition and use of the building. The tone of the meeting was amicable and constructive, with discussions focused on understanding the realities of operating the facility and exploring possible options moving forward. Community members did step forward and a new executed was formed (CCC-Cereal Community Center). An open house is scheduled for April 22<sup>nd</sup>, 2026 to continue discussions and answer questions with the community regarding the future of the facility, including ownership, operational responsibilities, and long-term sustainability. Options will be presented to CCC for consideration moving forward.

**MOTION AC04-31-25: PAVING PRESENTATION TO ROAD COMMITTEES**

**MOVED BY DOUG NOBLE AND SECONDED BY ROD MOENCH THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD PRESENT THE PATH TO PAVEMENT PRESENTATION AT ROAD COMMITTEE AND RATEPAYER MEETINGS IN 2026. CARRIED.**

**Action Taken:**

Presentations were made at all Road Committee Meetings.

**MOTION AC04-32-25: ENGAGE RATEPAYERS ON NEXT TRLS**

**MOVED BY BRAD SLORSTAD AND SECONDED BY LAURIE FERENGE THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD ENGAGE RATEPAYERS AND GET FEEDBACK ON A NEW TRLS. CARRIED.**

**Action Taken:**

This will be part of the Rate Payers meeting discussions to seek further interest and feedback.

**MOTION AC04-33-25: REGIONAL WATER DEVELOPMENT**

**MOVED BY ERIKA TESSIER AND SECONDED BY DOUG NOBLE THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD MOVE THE REGIONAL WATER FEASIBILITY STUDY TO NEXT STEPS AND ADVANCE THE DESIGNS. CARRIED.**

**2 OPPOSED.**

**Action Taken:**

Planning is underway to advance engineering of all projects. The scope of work has been divided into three tasks: Project Start-up, Detailed Design, and Environment/Historical and Palaeontological Resources Evaluations. Detailed design will advance the project up to a 'For Approval' submission (roughly 66% complete). This level of detail will be suitable for future regulatory applications, grant applications, landowner engagement in pursuit of easement agreements where required, and further public engagement that could refine the project, leading into final design.

**MOTION AC04-35-25: FISH STOCKING AT BLOOD INDIAN PARK**

**MOVED BY KEVIN WILSON AND SECONDED BY ERIKA TESSIER THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD WRITE A LETTER TO MINISTER LOEWEN REQUESTING MORE THAN 1,200 WALLEYE BE STOCKED IN THE BLOOD INDIAN FISHERY ANNUALLY. CARRIED.**

**Action Taken:**

A letter was sent to Minister Loewen and a positive response received noting continued partnership and planned fingerling fish stocking of walleye dependent on the success of spring spawn camps and hatchery rearing. Review letter from Minister Loewen's office.

## **SPECIAL AREAS ADVISORY COUNCIL**

**March 27 & 28, 2025**

**Lynks**

**Hanna Provincial Building**

### ADVISORY COUNCIL MEMBERS

Kevin Bossert	Special Area No. 2, Subdivision No. 1 – Regrets
Neal Roes	Special Area No. 2, Subdivision No. 2
Brad Slorstad	Special Area No. 2, Subdivision No. 3
Justin Griffith	Special Area No. 2, Subdivision No. 4
Mark Blair	Special Area No. 2, Subdivision No. 5
Daryl Swenson	Special Area No. 2, Subdivision No. 7 – Regrets
Brad Osadczuk	Special Area No. 2, Subdivision No. 8
Erika Tessier	Special Area No. 3, Subdivision No. 4
John Kimber	Special Area No. 3, Subdivision No. 5
Kevin Wilson	Special Area No. 3, Subdivision No. 6
Gordon Long	Special Area No. 4, Subdivision No. 1 – Via Teams March 28
Laurie Ference	Special Area No. 4, Subdivision No. 2 – Via Teams
Doug Noble	Special Area No. 4, Subdivision No. 3

### SPECIAL AREAS BOARD

Shaune Kovitch	Chair, Special Areas Board
Darren Jones	Director, Finance & Administration
Trent Caskey	Director, Property Administration – via Teams March 28
Taryl Abt	Administrator, Special Area No. 4
Darran Dick	Administrator, Special Area No. 3
Brett Richards	Administrator, Special Area No. 2
Brent Fecho	Superintendent of Roads and Equipment
Braden Grover	Shop Superintendent
Kelsey Martin	Aggregate Manager
Maeghan Chostner	Communications
Dawn Lyon	Office Manager, Youngstown Service Centre – Absent March 28
Jody Bishell	Office Manager, SA4
Ryley Girtetz	Facilities Manager – Absent March 28
Darlene Herzog	Administrative Assistant, Municipal Services
Shyanne Jones	Recording Secretary

### **CALL TO ORDER 10:02 A.M.**

Mr. Kovitch welcomed everyone to the Spring Advisory Council meeting and thanked them for being present. It is an honour and a privilege to serve the Council and the Board. Mr. Kovitch outlined some expectations and reviewed the Code of Conduct for Council Members, Board Members and staff.

Introductions were made around the room.

The agenda for the next two days was reviewed. There was a request to add Buffalo Atlee Community Pasture to the agenda.

### **MOTION AC01-01-25: ADOPT SPRING ADVISORY COUNCIL AGENDA**

**MOVED BY KEVIN WILSON AND SECONDED BY MARK BLAIR THAT THE SPECIAL AREAS ADVISORY COUNCIL ADOPT THE AGENDA AS AMENDED. CARRIED.**

**MOTION AC01-02-25: MEETING CHAIRMAN**

**JUSTIN GRIFFITH NOMINATED SHAUNE KOVITCH TO ACT AS CHAIRMAN OF SPRING ADVISORY COUNCIL. KEVIN WILSON MOVED NOMINATIONS CEASE. CARRIED.**

**MOTION AC01-03-25: MEETING VICE-CHAIRMAN**

**JUSTIN GRIFFITH NOMINATED DARREN JONES TO ACT AS VICE-CHAIRMAN OF SPRING ADVISORY COUNCIL. GORDON LONG MOVED NOMINATIONS CEASE. CARRIED.**

**MOTION AC01-04-25: ORDER OF BUSINESS CHAIR**

**JUSTIN GRIFFITH NOMINATED BRAD SLORSTAD TO ACT AS ORDER OF BUSINESS CHAIR FOR SPRING ADVISORY COUNCIL. MARK BLAIR MOVED NOMINATIONS CEASE. CARRIED.**

**MOTION AC01-05-25: RESOLUTIONS COMMITTEE**

**BRAD OSADCZUK NOMINATES ERIKA TESSIER;  
BRAD SLORSTAD NOMINATES JOHN KIMBER; AND  
JOHN KIMBER NOMINATES MARK BLAIR FOR THE RESOLUTIONS COMMITTEE FOR SPRING ADVISORY COUNCIL. KEVIN WILSON MOVED NOMINATIONS CEASE. CARRIED.**

Mr. Kovitch referred the Council to the previously distributed Fall Advisory Council meeting minutes.

**MOTION AC01-06-25: 2024 FALL ADVISORY COUNCIL MINUTES**

**MOVED BY BRAD OSADCZUK AND SECONDED BY ERIKA TESSIER THAT THE MINUTES OF 2024 FALL ADVISORY COUNCIL BE APPROVED AS PRESENTED. CARRIED.**

Mr. Kovitch noted Mr. Christianson will remain involved for the next few months to assist with knowledge transfer for the Chair position and assisting with the Joint Irrigation project, RDRMUG, Palliser Economic Partnership and other projects.

Nomination packages have been handed out – Ms. Shyanne Jones has been appointed as the Special Areas Returning Officer.

Mr. Kovitch reviewed expectations for the meeting, folks should raise their hand and be acknowledged before speaking.

There was a question on the process for replacing the Director of Municipal Services as there are a lot of things happening in that Directorship. The management group will discuss separating municipal services and public works into two distinct positions.

There was a question on low level crossings, bridges and culverts, the area in question is fish bearing so options and costs will need to be brought forward to this room for consideration. The road in question was a collector until the highway was developed and a crossing is now needed.

Mr. Doug Jones, Mayor of Oyen joined the meeting, Mr. Darrin Newnham from ROC Modular connected to the meeting and Ms. Tessier moved to the front for the Big Country Medical Dental Board (BCMDB) presentation. A status update was provided noting a third doctor is being actively recruited. The local dentist, who is in the process of retiring, has signed another dentist to a 13-year lease. The properties were discussed, the clinic, and two houses are managed by BCMDB. Work is also being done to assist with housing for nurses in the life-lease within the Lodge. The tender is out for a new clinic build that will be across 5<sup>th</sup> Avenue by the Big Country Hospital. Housing is a big concern in the Town of Oyen for a number of different professionals.

There is potential for a 10-plex modular unit that is constructed and available from Bow Island. The units are set up for electric heat versus natural gas. There was a question on installing air conditioning – the upper units would have AC units. A question was asked regarding a generator if the power goes out and generally, if there is an emergency, the residents congregate at the Legion. It is hopeful the Town of Oyen, Special Areas Board, and Oyen Development Corporation will assist with initial funding of the \$1.6M project. The intent is to build then sell to a property manager.

Mr. Kovitch thanked Mayor Jones, Ms. Tessier and Mr. Newnham for the presentation.

Mr. Noble introduced Ms. Amy Deagle, RN, who has been instrumental in bringing a nurse practitioner to Consort. Ms. Deagle thanked the Council for the opportunity to provide an update. The nurse practitioner Ms. Christine Brulhart, started in June 2024 and six weeks into her practice she and her husband were selected to be new parents to a newborn, so her practice was in flux for the summer. Ms. Brulhart is highly sought after and has a large waiting list.

Ms. Deagle noted the nurse practitioner (NP) funding is through primary care for all ages care. There is an NP with adult only skills who attends the clinic three days per week but is not covered by the government funding model. The Special Areas funding for this pilot has allowed the program to develop and become what it is today. Being able to recruit ahead of the provincial funding being released was instrumental in getting the NP Pilot program going.

The current clinic space is cramped with the patients returning and the current location in the Consort Hospital has the lease expiring in summer 2025. The clinic may need to expand within the hospital or find a new location. It is hoped the government will consider funding NPs with adult only skills to assist with the workload of Ms. Brulhart.

Ms. Ference noted the positive work being done in Consort with the medical clinic and commended Ms. Deagle for her efforts.

There are five locum NPs in Consort, and they feel very supported by the community. The intent is to make Consort the NP Hub for the province and build other education hubs in rural areas to entice professionals to stay.

Mr. Kovitch thanked Ms. Deagle for the update.

Dr. Wendy Fortna and Mr. Ken Hansen came forward to provide an update on current status of services at the Hanna Medical Clinic. Dr. Fortna highlighted that physicians in Hanna currently dedicate 25% of their life to be available in responding to patients needs within 15 mins. The recruitment of healthcare professionals (physicians, locums and nurses) continues to remain a significant challenge in Hanna. The recent provincial policy changes, which now allow international doctors to practice in urban corridors, have further reduced the pool of candidates willing to work in rural communities; the lack of amenities in small towns further makes it difficult to attract and retain. Dr. Fortna emphasized that building strong connections between healthcare providers and their communities is key to long-term retention.

Across the province, many communities are offering various incentives to attract rural doctors. Previously the province offered retention bonuses to help with this issue, but those supports are no longer available. Dr. Fortna reviewed alternative models currently being used in Saskatchewan and British Columbia, and stressed the need for dedicated funding to support recruitment and retention efforts in rural areas.

All three medical boards are unique, and each community is facing different challenges.

Mr. Noble suggested SAB become a health authority for the region but it's not clear how that would work.

Ms. Deagle thanked Dr. Fortna for the work in Consort at long-term care and for keeping the doors open in Consort.

Mr. Kovitch thanked all three medical groups for their efforts.

## LUNCH

Welcome to Shelagh Olmstead and Darren Jones to review the 2024 Financial Statements.

The statements are currently in draft form with the annual audit being completed by MNP under the Officer of the Auditor General (OAG). The Audit Exit is scheduled for April 22, and a clean audit opinion is expected again this year. There is a new audit principle who would like to see the statements streamlined.

Mr. Jones noted the cash for 2024 was down from 2023 to a total of \$48.1M as a result of the year end contributions to the Acadia Foundation for the SL4 project. Significant funding was received for the paving of Hwy 855 project as well as the Sheerness Industrial Park and the Joint Irrigation project. Total financial assets for 2024 are \$94.5M.

Liabilities are relatively the same at \$13M with physical assets at \$266.8M and total assets at \$348M. Total equity is also at \$348M.

Accumulated excess revenue over expenditure is down to \$23.8M.

The actual deficit came in at \$8.9M from a projected deficit of \$9.8M. Net taxes were budgeted at \$33.3M and came in at \$40.2M resulting in \$6.9M more than expected for revenues. Assessment has also increased with the renewable energy projects coming online and the expiry of the oil well drilling tax. The Sheerness Industrial Park and the Reservoir has been built using grant funds – there is interest in the lots which could further increase assessment.

It was noted interest rates are slightly lower than budgeted.

The TRLS had sales budgeted at \$6.1M but only \$2.9M has been realized, there are a number of pending sales in process. Some sales are being paid outright, and others finance via a bank as those rates are more attractive. There have been 40 parcels sent out for First Nation's Consultation with 41 more to send out based on current applications. The cost for a consultation is \$1,850 per parcel.

Expenditures were budgeted at \$88.5M and came in slightly lower at \$86M as some equipment was not purchased and some projects were not completed. Fuel costs have increased. Mr. Jones reviewed other expenses noting water came in approximately \$1M under budget and the Joint Irrigation project was budgeted to spend \$5.1M but has only spent \$4.4M. It was noted \$500k was advanced for the Oyen Medical Clinic new building to get the construction project started. The planned deficit was \$18M and came in at \$8.9M, resulting in the accumulated operational surplus reaching \$23.8M.

Mr. Jones reviewed the TRLS Reserves noting total reserves are up to \$57.9M from \$55M in 2023. The planned capital expenditures were noted at \$22.2M and actual resulted in \$16.9M. Cash at the end of the year is sitting at \$48M. That sums up 2024.

The 2025 Budget has a projected \$9M deficit to be taken from the accumulated operational surplus; the Minister did note the quick rate the accumulated operational surplus is begin drawn down. With more renewable energy projects coming online, assessments are increasing to \$5.1B, which is the highest assessment SAB has ever seen. A long-range plan needs to be developed for the financials as the SAB now has an \$80M budget.

Mr. Kovitch thanked Mr. Jones, Ms. Olmstead and the finance team for all the work on the financials and budget.

Mr. Osadczuk brought forward the Buffalo Atlee Community Pasture (BACP) proposal for the association to run the pasture. The Association has put together a framework and provided a proposal. At the recent AGM, there was 100% in favor of moving forward based on the secret ballot of  $\frac{3}{4}$  of the members. A cooperative will be formed to manage the pasture in 2026 as a pilot project.

Ms. Glenda Farnden from STARS Air Ambulance came forward to provide an update. STARS appreciates the partnership with Special Areas and has been serving Albertans for over 40 years. STARS receives \$15M from the province to fund three bases in Alberta which equates to

44% of the operational budget. The other 56% is raised through fundraising. The Lottery provides \$11M which covers one base in Alberta. STARS flew almost 4,000 missions in the 2023/2024 year. The service is essential for rural Alberta. 216 missions have been flown in Special Areas from 2010 – 2024. Virtual care is now available to assist patients; there are also four units of blood onboard to assist patients. Special Areas has provided support for 36 years and has donated \$449,230 to date. All of the STARS services are available at no cost to the patient. It was asked how many calls STARS receives that cannot be responded to – there are so many variables including weather, mechanical and the patients must require critical care (or another mode of care will be provided). Ms. Farnden presented Mr. Kovitch with a framed print.

Mr. Kovitch thanked Ms. Farnden for the presentation and the gift.

Mr. Kovitch reviewed motions and actions taken from 2024 Fall Advisory Council meeting.

Mr. Brent Fecho introduced Mr. Ross Crowle the maintenance supervisor, then proceeded to review the 2025 Road Construction and Road Surfacing plans as presented at road committee meetings. There is two months of work required at the Sheerness Industrial Park and the crew would then move to the Plover Lake Road.

### **MOTION AC01-07-25: 2025 ROAD CONSTRUCTION PROGRAM**

**MOVED BY NEAL ROES AND SECONDED BY JUSTIN GRIFFITH THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD APPROVE THE 2025 ROAD CONSTRUCTION PROGRAM AS OUTLINED IN APPENDIX A. CARRIED.**

The surfacing projects for 2025 include 3.2kms on Fox Lake Trail and 7.1kms on Snake Trail. 28kms of surfacing was done in 2024. Mr. Martin provided a summary of the gravel crushed in pits and tonnes available. 600,000 tonnes are crushed in a year.

### **MOTION AC01-08-25: 2025 ROAD SURFACING PROGRAM**

**MOVED BY BRAD OSADCZUK AND SECONDED BY MARK BLAIR THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD APPROVE THE 2025 ROAD SURFACING PROGRAM AS OUTLINED IN APPENDIX A. CARRIED.**

Mr. Kovitch thanked Mr. Fecho and crew for all the work on developing the construction, surfacing and recrowning projects for the year.

Mr. Kovitch reviewed the proposed New Permanent Residence Road Construction policy. After the policy is approved, a procedure would be developed for implementing the policy. The design standards for road construction were reviewed. Part of the policy outlines where SAB may refuse to construct when the location of choice creates unreasonable costs for construction or unsafe road maintenance.

There was a question on the McNiven residence, and the location of the residence would fall under the unreasonable costs. The policy is meant to put in writing how the SAB has been operating. This is the guiding principle. Technically the home quarter is connected to the road network.

The development permit is reviewed under the SA LUO lens, an approval for an approach isn't required.

There were mistakes and miscommunication on this particular quarter as the 2024 road plan showed a new residence road for McNiven. The family is offering an easement to build on the blind line but there are environmental regulations that need to be considered. This is a school bus road. It was noted it's the landowner's responsibility to have access for school buses and others to access their location.

Council was asked what level of service is acceptable, noting there would be a cost for more graders and more staff to manage.

## **MOTION AC01-09-25: NEW PERMANENT RESIDENCE ROAD CONSTRUCTION**

**MOVED BY MARK BLAIR AND SECONDED BY DOUG NOBLE THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND TO THE SPECIAL AREAS BOARD THE NEW PERMANENT RESIDENCE ROAD CONSTRUCTION POLICY OUTLINED IN APPENDIX B. CARRIED.**

Mr. Kovitch thanked the Council for the good discussion.

### **ADJOURNMENT AT 4:30PM**

#### **March 28, 2025**

Call to order 9:00 am.

Mr. Kovich welcomed everyone back to day two – noting some are away for dance, hockey, sickness and courses. The agenda for the day was reviewed. No additions were made.

The Council moved to a Committee roundtable discussion.

**Alfred Brown Handibus:** Mrs. Ference – there was a recent meeting where the mandate was changed to users be 65 years of age. A Casino is scheduled in September and volunteers are needed.

**Acadia Foundation:** Mr. Long – the SL4 project is going well, 14 units, a family room and a visiting room. Completion is scheduled for September or October 2025.

**Ag. Service Board SA2:** Mr. Osadczuk, Mr. Roes – there is investigation into using a helicopter for application of a leafy spurge herbicide in the pasture. There are a number of noxious weeds around.

**Ag. Service Board SA3:** Mr. Kimber, Mr. Wilson – a new air boat for the river will be used this year. Plastic recycling is a concern, might have to keep the jug disposal sites open. It was asked why SAB worries about weeds on the river when municipalities above us do not. SAB puts a lot of effort and resources into weeds on the river. This is an issue for ASB to bring forward provincially. Special Areas offers 4hrs of spraying to assist landowners with managing noxious weeds.

**Ag. Service Board SA4:** Mrs. Ference and Mr. Long – more students in summer would assist with getting further on projects. A drone is used to spot weeds.

**Battle River Watershed Alliance:** Mr. Noble – nothing to report. SAB is a small part.

**Big Country Medical Dental Centre:** Mr. Wilson, Mrs. Tessier – a doctor has signed and is moving to Oyen in six months. Accommodations will be needed.

**Big Country Waste Management Commission:** Mr. Blair, Mr. Wilson – circle back.

**Carolside South Irrigation Advisory Committee:** Mr. Griffith, Mr. Roes – a Part 9 company has been formed with a new Board of irrigators. Transition is in the works with a meeting scheduled early April. The group is looking to raise funds for system improvements. Currently, SAB holds the contracts for the ditch rider and pumphouse manager. Alberta Agriculture & Irrigation keep up on maintenance for the system.

**CARA:** Mr. Kimber – a lot of funds have been put into the soil lab and it's breaking even with research on carbon and grass. Kochia is a concern. CARA will assist with Environmental Farm Plans which seem to be required to access grant funding.

**Consort and District Medical Centre Board:** Mr. Noble, Mrs. Ference – covered information yesterday.

**East Central Ambulance:** Mr. Long – quarterly meeting. Nothing to report.

**East Central Housing Society:** Mrs. Ference – plans are underway for the Ladies Night and Men’s Steak Supper Night. Fundraising efforts continue for the Gem Centre and operating expenses.

**Hanna Medial Society:** Mr. Bossert – not present. No reports received.

**Harvest Sky:** Mr. Blair, Mr. Griffith – Thomas Trout was hired and is doing well.

**Henry Kroeger Regional Water Services Commission:** Mrs. Tessier – working with SAB on the Oyen Coop and getting the required information. Raw water and treated water – treated water is going up 2% to save for future projects that are on the horizon.

The Oyen Water Coop has engaged MPE for an assessment on the water system. The Town of Oyen is not interested in owning the water line. There is a regulatory requirement to have enough water for three days during an emergency event.

**Municipal Planning Commission:** Development Officers – seeing a lot of micro solar projects under 1MW but still commercial. The SAB LUO does not have a MW threshold; it is considered micro if it’s for personal use and commercial if the energy is being sold to someone else.

**Palliser Economic Partnership:** Ms. Tessier – the Local to Global conference is scheduled for end of April in Medicine Hat. A trip to Japan allowed for a tour of a trade show so PEP can be part of the trade show next year to showcase agriculture products.

**Palliser Regional Municipal Services:** Mr. Kimber, Mr. Blair, Mr. Noble. Permits are expensive at \$8/\$1000 of development – the permits for the Lodge construction are \$96,000. Fees have changed, SAB stayed the same but others increased. PRMS has taken a big load off of development officers and they do a lot of work with statutory documents.

**Prairie Conservation Forum:** Ms. Tessier – defer to Mr. Ball.

**Provincial Endangered Species Committee:** Mr. Noble. New secretary in charge working on recovery plans for species.

**Recreation Board SA2:** Insurance is a concern, in 2024 SAB provided a 50% break on the insurance increase and plans for 2025 need to be confirmed. The groups are in good condition and the assessment increase will improve funding to all groups. The recreation levy is finalized in September.

**Red Deer River Watershed Alliance:** Mr. Caskey – this group is looking at the state of the watershed and is curious about the Joint Irrigation project and how it will impact the watershed. Storage options on the RDR including Ardley Dam siting and location is being investigated.

**Red Deer River Municipal Users Group:** Mr. Caskey – this group is also interested in the Ardley Dam project as that project will help secure more water on the RDR. This group is also supportive of the Joint Irrigation project.

## **BREAK**

Ms. Doray Veno from Lynks was welcomed to the meeting. Mr. Kovitch congratulated Ms. Veno on her recent Kings Coronation Medal. Ms. Veno thanked the Council for the opportunity to provide an update on the services and supports Lynks provides. The organization dates back 50 years and provides career services, connecting community, learning & literacy and business services. Learning and literacy is a core foundation – empowering through education. Current funding partners were reviewed noting now that the province is requiring rent for the space of \$44k/year. Upcoming events include the Primary Care Paramedic program (two currently registered but more are needed), Volunteer Appreciation Night, Women’s Health Event and the Lynks 50<sup>th</sup> Anniversary Celebration scheduled for April 18, 2026.

Mr. Kovitch thanked Ms. Veno for all the good work done in the region.

Mr. Christopher Snelgrove from Benchmark Assessment Consultants came forward along with Mr. Steve Dahl to discuss assessment in Special Areas. The province took over designated industrial property (DIP) in 2018. Assessments need to be prepared annually as of July 1<sup>st</sup> reflecting the previous year. Assessments are legislated based on market value using mass appraisal methodology and reflects the market value of the property as of July 1 and the physical condition as of December 31 of the prior year. The assessment on farmland is linked to the productive value of the land. If there is a disagreement on the assessed value, the first step is to contact the assessor to discuss and ensure the correct information was evaluated.

Mr. Kovitch thanked Mr. Snelgrove for the good information.

Ms. Tally Quaschnick, Assessment Advisor, joined the meeting and Ms. Joanne Fortin, Manager of Linear Assessment, connected to the meeting to discuss Designated Industrial Property Assessment (DIP). Linear property covers pipelines, wells, telecom and cable distribution, electric power systems, electric power generation, railway, well sites, compressor stations, battery, terminals, gas plants and oil sands. The industrial properties in Special Areas were reviewed. 3,820 sites in 5.2M acres; there are 12,379 active pipelines in SAB and 12,037 assessable wells. The Orphan Well Fund is getting some of the sites reclaimed. The province has \$211.3B in assessment in 2025 and the Special Areas has \$5.1B. It was noted pipelines don't depreciate so they are the gift that keeps on giving.

Ms. Fortin noted there are eight new wind projects and one solar project in the Special Areas, so assessments have increased \$900M, which starts at 75% and remains for seven years before decreasing down to 20%. There is 1100 MW of projects online now with another 3,000 MW scheduled. The life cycle of renewables is based on 25 years.

Mr. Kovitch thanked Ms. Fortin and Ms. Quaschnick for the information.

## LUNCH

Mr. Kovitch reviewed the agenda for the afternoon.

**Big Country Waste Management Commission:** Mr. Blair, Mr. Wilson – the new cell will provide another 15 years of garbage capacity.

**Southern Alberta Energy from Waste Alliance:** Mr. Blair – an agreement is in the work with Global Green in the County of Newell. The intent is for modular projects instead of centralized. This market is looking for plastics.

**Shirley McClellan Regional Water Services Commission:** Ms. Ference – Phase 8 is extension to Compeer. Contracts awarded looking for design in April/May and hope to construct later this year. Once the extension is complete, it will be the longest regional water line in Canada.

And that covers all the committee reports. Thank you to those who sit on the boards and committees.

The Council discussed emergent issues.

Low level crossings – further work is needed. Discussion on culverts and sizing versus bridge and required work for those. Bridge files are part of the infrastructure program and there is an internal process to flag lower-level crossings. The service standards on SAB infrastructure should be communicated and expectations clear.

Big Country Medical Dental Board did present a 10 plex facility for housing in Oyen. The project is anticipated to cost \$1.6M and there is some funding in place, but would Special Areas support in partnership with the Town of Oyen and SAODC. The Town of Oyen has committed \$100k and the land for the project and SAODC will be requested to contribute \$500k.

There was discussion that the three medical boards come together and find common ground for housing to access cost savings. Each community has its own housing needs and challenges. This is emergent for Oyen as there are medical staff scheduled to come and no place for housing.

SAODC was successful in developing the Oyen Rail Yard and selling – this could be a similar project. The capacity for risk is high as the project will cost but private industry isn't stepping in to build in Oyen.

**MOTION AC01-10-25: SUPPORT FOR BCMDCB HOUSING PROJECT**

**MOVED BY ERIKA TESSIER AND SECONDED BY KEVIN WILSON THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD CONSIDER PARTNERING WITH THE BIG COUNTRY MEDICAL DENTAL BOARD ON THE PROPOSED HOUSING PROJECT IN OYEN. CARRIED.**

Mr. Kovitch thanked the Council for the good discussion.

Issues Binder topics were reviewed. The new maintenance provider is La Prairie; a request will be submitted to Alberta Transportation and Economic Corridors to reverse the stop signs at Hwy 884 and Hwy 570.

Regional Emergency Management – thanks to Ms. Herzog for all the hard work to get the project going.

Regional Water lines – open houses are scheduled in May 2025 to see where the public would like to see investment.

Blood Indian Fishery – there is an opportunity to stock Walleye fingerlings and continue with stocking 60,000 trout. Aquatic health can be brought forward to Minister Schulz. There is no provincial response for Prussian Carp. There was a comment on the Blood Indian Trading Post as a decision will be required there in the near future.

Community Pastures are at 75% for the 2025 with a proposed rate of \$1.10/head + \$8/calf for the season. It was noted pasture rent for others is a lot more than SAB rates. Council can adjust the requested rate later this year. The purpose of the community pastures is to break even – not make a profit.

The TRLS – First Nations Consultation report has been drafted.

The Sheerness Industrial Park has work remaining from 2024, three phase power is being installed but subdivided lots can't be sold until the work is complete with PrairiesCan funding. There had to be interest in the lots to unlock PrairiesCan funding and there is one MOU signed, and others are interested.

CSIAC – a Part 9 company has been formed to take over – the transition is beginning.

Medical funding – discussion on current costs and projects on the horizon like the new clinic in Oyen, Nurse Practitioners in Consort and retention/recruitment in Hanna.

Grants were reviewed noting SAB receives up to \$8M in grants. The Local Government Fiscal Framework (LGFF) has replaced the Municipal Sustainable Initiative (MSI).

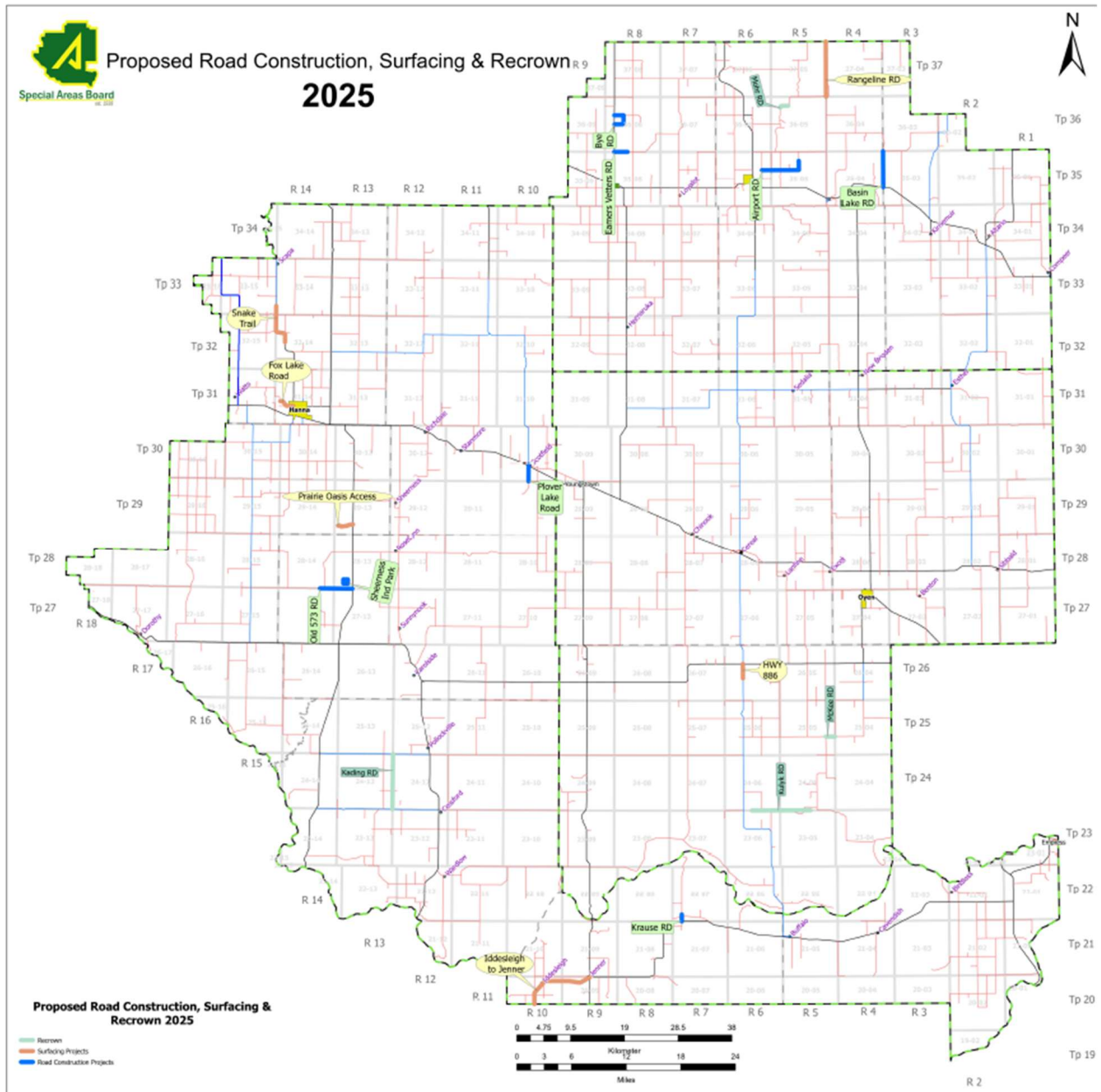
The documents in the Issues Binder are available all year long on the SharePoint site for those interested.

There are no resolutions to present at this time.

Mr. Kovitch thanked the Council for their time today, staff for the information and updates, Ms. Herzog for the hospitality, snacks, and refreshments and Ms. Jones for organizing the meeting.

**SHAUNE KOVITCH MOVED FOR ADJOURNMENT AT 3:06PM.**

# APPENDIX A: 2025 ROAD CONSTRUCTION & SURFACING PLAN



## APPENDIX B: NEW PERMANENT RESIDENCE ROAD CONSTRUCTION

**SECTION:** Transportation Services

##-##

**SUBJECT:** Road Construction

**POLICY NAME:** New Permanent Residence Road Construction

**POLICY DEPT(S):** YSC, Administrators, District Offices, Roads Maintenance, Finance

**EFFECTIVE DATE** March 2025

**LAST AMENDED:**

### 1. PURPOSE:

The purpose of this policy is to outline the parameters considered by the Special Areas Board (SAB) when determining if constructing a new road to a new permanent residence is warranted.

### 2. POLICY STATEMENT:

A road network evolves over time through connecting residences to the urban centers and to each other. The SAB continues to construct new residence roads, using its discretion, when evaluating requests for new residence road construction.

The SAB will endeavor to construct a road providing access along the nearest road allowance to the quarter section at which the permanent residence is developed.

The SAB constructs on existing road allowances as much as possible. In some cases, it explores options other than existing road allowances. Circumstances where the SAB may explore other options are in cases where there are issues related to; topography, a water body or water course, or into the back quarter of a section. In these cases, rather than constructing a more expensive project, this may result in registering a road plan through private or leased lands. These would be considered either a forced road or a road diversion. In these cases, if the SAB acquires and registers property for a new plan, the SAB creates a new public road. This is now open to the traveling public, and the SAB is now responsible for regular road maintenance.

When the SAB constructs a new residence road it generally tries to construct to the home quarter, or to what is or will be the private laneway into the new residence. The SAB would construct the approach, however, the private laneway is the responsibility of the landowner.

Circumstances where the SAB may refuse to construct new residence road are;

- where the choice of the residence location has created unreasonable cost of road construction, or
- where the choice of the residence location has created unreasonable or unsafe road maintenance conditions; such as dangerous hill maintenance or constant snow problems.

Examples of unreasonable road builds to a new residence may include; requiring several miles, requiring a bridge, environmental concerns or requiring navigation of exceptionally difficult terrain.

SAB will endeavor to build access within one (1) year of construction/development where approved by Special Areas Board.

### 3. DEFINITIONS:

**Permanent Residence:** a residence developed, with planning permission, for year-round occupancy, intended for long-term use, with connections physical infrastructure (i.e., utilities providing water, electricity and gas) sufficient to accommodate long-term living.

**Blind line:** a term used to describe the surveyed property boundary where no road allowance exists between two sections (e.g. between east/west township roads).

Road Diversion: where circumstances dictate construction of a road off the existing road allowance to avoid an obstacle such as a; hill, creek, water body, coulee, etc.

Forced Road: where circumstances dictate construction of a road off the existing road allowance to reach a determined point. Used where the cost or ability to construct on road allowances to access to the nearest quarter is prohibitive.

#### **4. SCOPE:**

This policy applies to Administrators, District Offices, Director of Municipal Services, Road Construction, Road Maintenance

#### **5. APPROVAL:**

SIGNATURE AREA

*Shaune Kovitch, Chair  
Special Areas Board*

## **SPECIAL AREAS ADVISORY COUNCIL**

**September 25, 2025**  
**Seniors Recreation Centre**  
**Oyen, AB**

### ADVISORY COUNCIL MEMBERS

Kevin Bossert	Special Area No. 2, Subdivision No. 1
Neal Roes	Special Area No. 2, Subdivision No. 2
Brad Slorstad	Special Area No. 2, Subdivision No. 3 – Regrets
Justin Griffith	Special Area No. 2, Subdivision No. 4
Mark Blair	Special Area No. 2, Subdivision No. 5
Daryl Swenson	Special Area No. 2, Subdivision No. 7
Brad Osadczuk	Special Area No. 2, Subdivision No. 8 – Regrets
Erika Tessier	Special Area No. 3, Subdivision No. 4
John Kimber	Special Area No. 3, Subdivision No. 5
Kevin Wilson	Special Area No. 3, Subdivision No. 6
Gordon Long	Special Area No. 4, Subdivision No. 1 – Regrets
Laurie Ference	Special Area No. 4, Subdivision No. 2
Doug Noble	Special Area No. 4, Subdivision No. 3

### SPECIAL AREAS BOARD

Shaune Kovitch	Chair, Special Areas Board
Darren Jones	Director, Finance & Administration
Trent Caskey	Director, Property Administration
Jordon Christianson	Director, SAB
Taryl Abt	Administrator, Special Area No. 4
Darran Dick	Administrator, Special Area No. 3
Brett Richards	Administrator, Special Area No. 2
Brent Fecho	Superintendent of Roads and Equipment
Candace Ayrey	Communications
Wanda Diakow	Economic Development
Shyanne Jones	Recording Secretary

### **CALL TO ORDER 10:02 A.M.**

Mr. Kovitch welcomed everyone to the September Advisory Council meeting and thanked them for being present. Introductions were made around the room.

The agenda for the day was reviewed with no additions.

Mr. Kovitch noted work continues to finalize the job description for Mr. Christianson, at this point his work will focus on economic development, regional health care, rail projects, and water projects.

The following projects were a focus point this season: paving projects and the 10-year paving plan in conjunction with Alberta Transportation. The water co-op in Oyen has warranted discussions as well.

Mr. Kovitch had the opportunity to meet with Deputy Minister Jonah Mozeson ahead of administration meeting with Minister Dan Williams. It was a good meeting with Minister Williams, reviewing current projects including the joint irrigation project, health initiatives and rail. Rural is important to the Minister and there may be time to connect at Fall RMA.

Mr. Kovitch requested the medical committees provide an update on current status.

Consort and District Medical Centre Society – Laurie Ference, Doug Noble.

Ms. Ference noted Consort broke ground with having a Nurse Practitioner (NP) lead clinic in Consort. The success has turned the community around, and the clinic is at max capacity. NP Brulhart has a panel of 850 patients and is required to have 900 by October 2026 to meet the provincial funding agreement requirements. NP Damberger is a part-time (2 days/wk) geriatric specialist who started in July 2025 and has a panel of 87 patients and she also works for AHS one day a week in long term care. NP Cholin has a panel of 100 patients and is transitioning her primary care patients to NP Brulhart to focus on women's health clinics. It was noted NP appointments are longer than physician appointments. A request has been submitted to AHS to allow for adult only NPs to be able to access the same provincial funding. The clinic is moving forward and a generous donation of a building for a new clinic has been offered, work has begun to evaluate the building and transition it to a health and wellness centre – not a health care facility.

Mr. Bossert provided an update on the Hanna and District Medical Corporation, noting Dr. Mdawe passed away suddenly and recruitment for another physician is advertised. Two current physicians are covering, and a recruitment package may need to be developed that includes housing to attract another physician.

It was noted there are 670 positions open for physicians across Alberta – there may be opportunity in recruitment to create our own health care strategy.

Big Country Medical Dental Board – Erika Tessier and Kevin Wilson.

Ms. Tessier noted the Town of Oyen is managing the financing for the new clinic as they have more resources than the board. There are currently two physicians but recruitment for another is planned. A discussion with the current physicians on bringing in NPs would be beneficial.

It was suggested all three medical groups come together for a round table discussion to develop a regional approach to health care. For some professionals, it's not just compensation, community impact and the value of their time are also important considerations.

Mr. Kovitch thanked all the Council members for the update and the hard work on the health care front.

Mr. Christianson provided an update on the East Central Region Rural Health Assessment group. This group was put together by MLA Horner's office. The group has been formed with representatives from Castor, Coronation, Consort, Provost, Hanna, Oyen, and MD of Acadia. The group's purpose is to explore and assess innovative approaches to delivering health care across the region. Local engagement has played a key role in the process, including meetings with physicians and patients. Physicians were specifically consulted to share their insights and ideas for improving health care services in their communities. Recommendation from this group will be sent to the Minister of Health the fall and hopeful for change in 2026.

Mr. Christianson provided an update on the Acadia Foundation build noting construction is coming along – the Board is to be commended for its leadership and support in funding this project. The project was scheduled to be completed in fall 2025 but some delays have pushed this into Q1 2026; however, the project is still on target for budget.

There may be further asks such as a kitchen renovation to accommodate the 14 new units. Security features for doors and areas of the building were not included in the original plan; those should be added to ensure the safety of patients who wander. Mr. Christianson continues to pursue 50/50 funding with the province for this project.

Mr. Christianson has been elected as the Vice Chair of Palliser Economic Partnership and noted the province is no longer funding the economic organizations at the same level as previous years. PEP is looking at receiving \$125,000 less annually which means they are looking to find other funding sources. There is potential to act as an intermediary for local export readiness which could bring in revenue.

The Special Areas and MD of Acadia Joint Irrigation project has made strides, the Phase 2 report on engineering and design has been finalized projecting capital costs of \$2.3B and operational costs at \$150/acre to deliver water. The project includes two reservoirs and one pump station on the Red Deer River. Minister Horner has concerns and suggested federal dollars be investigated while Minister Sigurdson has concerns on the operating costs. It was suggested the project needs to be socialized provincially and federally. A strong business case should be developed. Mr. Christianson has had some federal conversations and there is interest in the project. It was noted this will be the first irrigation project developed from the ground up in over 70 years. Irrigation increases the value of land up to seven times. There are plans to develop a Municipally Controlled Corporation (MCC) to manage the project and access funding.

Mr. Kovitch thanked Mr. Christianson for the updates.

Mr. Jones provided a budget update noting the planned deficit for 2025 was \$9M. Revenues this year have increased as the assessment base increased, to \$5.1B resulting in an additional \$10M in revenue. The assessment increase is a result of renewable energy projects coming online and the holiday on new oil drilling coming to an end. Most expenditures are coming in according to budget, there is an opportunity to extend the construction season with the favourable weather conditions. Capital purchases are on track, and supply chains have caught up.

There was discussion the SMRWSC waterline and noted the extension is scheduled to be completed by the end of 2025. The alignment was previously moved away from the railbeds but is being re-designed to follow them, as that is where SAB water infrastructure is located. Mr. Kovitch thanked Ms. Abt for taking on this project and keeping SAB interests in the forefront.

Mr. Jones noted the Special Areas taxes are due November 15<sup>th</sup>, the number for uncollected taxes will be known shortly after. At this point, the surplus is projected at \$1-\$2M for 2025. It was noted depreciation on renewable energy projects is stable for the first seven years then goes down quickly; however, the base year modifier is increasing keeping assessment levels the same for projects in other municipalities.

Mr. Kovitch thanked Mr. Jones for the budget update.

## **LUNCH**

Mr. Caskey provided an update on the TRLS applications noting folks interested need to apply prior to July 16, 2026. To date there are 57 applications completed, with 958 quarters applied for and 125 quarters on the voluntary list. The sale is going well thanks to the work of Ms. Lisa Cote and the Administrators and District Offices.

Mr. Fecho provided an update on projects in 2025. Due to heavy rains and the introduction of new foreman on crews, there was a delayed start to the season. However, once work commenced, significant progress was made, and a substantial amount was accomplished.

Active projects include:

- Camp 3 moving to RR 5-0 to start the MG30 project.
- Camp 2 is working on the airport road by Consort. Then moving to the Snell Road – a new residents road build that was a great trial run for the new policy/procedure.
- The road going into SHIP has sand and crews are working to get road completed in 2025.
- The Sletton/Blair Road is scheduled for work in the next couple of weeks – erosion matting will be used to prevent silt from washing down again. The Peake bridge was removed, and culverts were installed.

Some projects scheduled in 2025 have been deferred to 2026 including Plover Lake, Eamers/Vetter, Bye Road, and Basin Lake. Permitting has been moved to the Calgary office which adds more time than when approvals were out of Red Deer.

Mowing projects are 95% done first cuts, then crews will go back for a second cut as time allows. New mowers are working very well.

There is opportunity to extend seasonal work if crews are interested, sign crew, culverts, construction, chip and GBC have work if they desire.

The GBC and Chip crews completed Fox Lake Road, Scapa middle, and Jenner to Iddesleigh.

A skeleton crew will be sent to Hwy 886 from 25-2 to 25-4 to install a subbase to ensure the road is drivable and maintainable this winter.

Other completed projects include the Krause Road, Kirriemuir ring road and Connell Road.

There was a question on who sets the wages for the crews as private industry has much better pay. The Collective Agreement dictates the wages for SAB employees. It was suggested recruitment and retention policies be developed to entice good operators to come work for Special Areas. It was also commented that morale in the Shop is great thanks to the work of Mr. Brent Fecho.

Approval has been granted to sell lots at SHIP – still need survey and three-phase power installed. It was noted gravel hauling on the east side is more of a challenge than the west side. Training for grader operators is being rolled out annually.

Mr. Kovitch thanked Mr. Neal Roes for his 13 years of dedicated public service – a lot of good work has been done.

There will be an election in SA2 Div 2 with and Advance Vote on October 16<sup>th</sup> and Election Day is October 20<sup>th</sup>.

Fall RMA is scheduled for November 17-20. Fall Advisory Council is December 3-5 in Hanna.

The Council will now tour the Acadia Foundation.

**SHAUNE KOVITCH MOVED FOR ADJOURNMENT AT 2:01PM.**

## SPECIAL AREAS ADVISORY COUNCIL MEETING

October 27, 2025

### ADVISORY COUNCIL MEMBERS

Kevin Bossert	Special Area No. 2, Subdivision No. 1
Rodney Moench	Special Area No. 2, Subdivision No. 2
Brad Slorstad	Special Area No. 2, Subdivision No. 3
Justin Griffith	Special Area No. 2, Subdivision No. 4
Mark Blair	Special Area No. 2, Subdivision No. 5
Daryl Swenson	Special Area No. 2, Subdivision No. 7
Brad Osadczuk	Special Area No. 2, Subdivision No. 8
Erika Tessier	Special Area No. 3, Subdivision No. 4
John Kimber	Special Area No. 3, Subdivision No. 5
Kevin Wilson	Special Area No. 3, Subdivision No. 6
Gordon Long	Special Area No. 4, Subdivision No. 1
Laurie Ference	Special Area No. 4, Subdivision No. 2
Doug Noble	Special Area No. 4, Subdivision No. 3 – via Teams

### SPECIAL AREAS BOARD

Shaune Kovitch	Chair, Special Areas Board
Vacant	Director, Municipal Services
Darren Jones	Director, Finance & Administration
Trent Caskey	Director, Property Administration
Brett Richards	Administrator, Special Area No. 2
Taryl Abt	Administrator, Special Area No. 4
Darran Dick	Administrator, Special Area No. 3
Brent Fecho	Superintendent of Roads & Equipment
Maeghan Chostner	Communications
Jeff Fortna	Coordinator of Computer Services
Kyle Olsen	System Analyst
Shyanne Jones	Recording Secretary

Call to Order: 10:04 am

Welcome and Introductions around the room. Congratulations to Mr. Moench and thanks to those returning to serve another term. Mr. Kovitch noted the Oath of Office requires signing in person and Ms. Abt or Ms. Richards can commission.

Mr. Kovitch discussed the binders in front of Council and the Official Oath as well as the Public Sector Transparency disclosure. There will be a further orientation at the Fall Advisory Council meeting in December.

Mr. Jeff Fortna and Mr. Kyle Olsen provide IT support for the Board and Council. They will review Outlook, Sharepoint, and Teams – the main applications used for Special Areas communication and information.

Mr. Jones will review the requirements from the *Municipal Government Act* for Councillor Orientation. The purpose of the Special Areas Board is to provide good governance for the area, working with neighbouring municipalities and to provide land management for the public lands within the borders. Advisory Councillors wear two hats – one under the *MGA* and one for the *Special Areas Act*. There is a delegation of authority from the Minister of Municipal Affairs to the Special Areas Board. The *Public Lands Act* and the related regulations allow for Special Areas to manage public lands within the boundaries. A brief history of the *MGA* was provided noting it was reviewed in 2012 and completed in 2019. The *Special Areas Act* outlines the role the Special Areas Board including natural person powers which enables the owning, selling and

use of property. The Advisory Council are locally elected members who provide direction to the Board based on local interest. It is important to consider Special Areas as a whole when making motions. Mr. Jones provided an overview of the role of the Chair as the administrative head of Special Areas, who reports to the Assistant Deputy Minister of the Municipal Services Division within Municipal Affairs.

Mr. Kimber departed at 10:50am.

The Advisory Council meets quarterly with a two day meeting in spring, generally a tour in June, a one-day meeting in September, and a three-day meeting in December. It was noted Advisory Council can go in-camera to discuss an issue but motions can only be made in the public meeting. Pecuniary interest was reviewed as well as the municipal statutory plans like the Municipal Development Plan, the Intermunicipal Development Plan (IDP) and the Intermunicipal Collaborative Framework (ICF).

Special Areas is a large partner in the development of the Acadia Foundation, Big Country Waste Management Commission, the Henry Kroeger Regional Water Services Commission, the Shirley McClellan Regional Water Commission. There are fire service agreements with urbans and looking for consistency across all for funding and service delivery. Medical Centre funding is based on assessment base and population, each of the three clinics is run under a different model.

Special Areas employs approximately 118 full-time staff members and 135 seasonal staff members. The senior management team is made up of Government of Alberta employees.

Mr. Jones continued to review the budgeting process, and when the mill rates are set as that has been delegated to SAB. Special Areas has investments in the Special Areas Long Term Trust Account (SALTA) as outline in the *Special Areas Act* s. 7 and as a Crown Agency has access to AIMCo. SAB has the ability to borrow to help assist with cash flow requirements if needed.

To meeting the MGA requirements of public participation, Special Areas has adopted a Public Participation Policy.

Mr. Jones noted this concludes the first part of the orientation for all Councillors.

Mr. Kovitch provided a review of each of the Board and Committees requiring appointments. These are available on the AC Sharepoint site.

## **LUNCH**

The Nomination Sheets were hung around the room and Councillors signed up for Board and Committees of interest.

Mr. Kovitch thanked the ladies for a lovely lunch.

Mr. Kovitch called for nominations to the Boards and Committees.

Mr. Caskey called out the names listed for each of the Boards and Committees.

### **AC 03-01-2025: ACADIA FOUNDATION**

#### **BRAD SLORSTAD NOMINATES**

**KEVIN BOSSERT AS REPRESENTATIVE FOR SPECIAL AREA NO. 2, DARYL SWENSON AS REPRESENTATIVE FOR SPECIAL AREA NO. 3, GORDON LONG AS REPRESENTATIVE FOR SPECIAL AREA NO. 4, TO THE ACADIA FOUNDATION BOARD. SECONDED BY ERIKA TESSIER CARRIED.**

**AC 03-02-2025: ELECTION SCRUTINEERS**

KEVIN WILSON NOMINATED DARRAN DICK AND BRETT RICHARDS BE APPOINTED AS SCRUTINEERS OF SECRET BALLETS. SECONDED BY DARYL SWENSON. CARRIED.

A secret ballot vote for the BCWMC SA2 representative is required.

**AC 03-03-2025: HENRY KROEGER REGIONAL WATER SERVICES COMMISSION**

JUSTIN GRIFFITH NOMINATED ERIKA TESSIER AS REPRESENTATIVE AND RODNEY MOENCH AS ALTERNATE TO THE HENRY KROEGER REGIONAL WATER SERVICES COMMISSION. SECONDED BY BRAD OSADCZUK CARRIED.

**AC 03-04-2025: MARIGOLD LIBRARY SYSTEM**

LAURIE FERENGE NOMINATED HELEN VENO AS SPECIAL AREA NO. 2 REPRESENTATIVE AND ELAINE MICHAELS AS SPECIAL AREA NO. 3 REPRESENTATIVE AND JODI KUREK AS SPECIAL AREA NO. 4 REPRESENTATIVE TO THE MARIGOLD LIBRARY BOARD. SECONDED BY GORDON LONG. CARRIED.

**AC 03-05-2025: SHIRLEY MCCLELLAN REGIONAL WATER SERVICES COMMISSION**

JUSTIN GRIFFITH NOMINATED LAURIE FERENGE AS REPRESENTATIVE AND DOUG NOBLE AS ALTERNATE TO THE SHIRLEY MCCLELLAN REGIONAL WATER SERVICES COMMISSION. SECONDED BY DARYL SWENSON CARRIED.

**AC 03-06-2025: BIG COUNTRY MEDICAL & DENTAL CENTRE BOARD**

DARYL SWENSON NOMINATED ERIKA TESSIER AND KEVIN WILSON AS REPRESENTATIVES TO THE BIG COUNTRY MEDICAL & DENTAL CENTRE BOARD. SECONDED BY LAURIE FERENGE. CARRIED.

**AC 03-07-2025: CONSORT & DISTRICT MEDICAL SOCIETY**

ERIKA TESSIER NOMINATED DOUG NOBLE AND LAURIE FERENGE AS REPRESENTATIVES TO THE CONSORT & DISTRICT MEDICAL SOCIETY. SECONDED BY MARK BLAIR. CARRIED.

**AC 03-08-2025: HANNA & DISTRICT MEDICAL SOCIETY**

BRAD OSADCZUK NOMINATED KEVIN BOSSERT AND JAY SLEMP AS REPRESENTATIVES TO THE HANNA & DISTRICT MEDICAL SOCIETY. SECONDED BY MARK BLAIR. CARRIED.

**AC 03-09-2025: EAST CENTRAL AMBULANCE ASSOCIATION**

MARK BLAIR NOMINATED GORDON LONG AS REPRESENTATIVE TO THE EAST CENTRAL AMBULANCE ASSOCIATION. SECONDED BY LAURIE FERENGE. CARRIED.

**AC 03-10-2025: BIG COUNTRY WASTE MANAGEMENT COMMISSION**

BRAD SLORSTAD NOMINATED MARK BLAIR, SA2, KEVIN WILSON, SA3 AND GORDON LONG, SA4, AS REPRESENTATIVES TO THE BIG COUNTRY WASTE MANAGEMENT COMMISSION. SECONDED BY LAURIE FERENGE. CARRIED.

**AC 03-11-2025: AGRICULTURAL SERVICE BOARDS**

ERIKA TESSIER NOMINATED JUSTIN GRIFFITH AND RODNEY MOENCH TO THE AGRICULTURAL SERVICE BOARD NO. 2; JOHN KIMBER AND KEVIN WILSON FOR AGRICULTURAL SERVICE BOARD NO. 3; AND LAURIE FERENGE AND GORDON LONG FOR AGRICULTURAL SERVICE BOARD NO. 4. SECONDED BY DARYL SWENSON. CARRIED.

**AC 03-12-2025: CHINOOK APPLIED RESEARCH ASSOCIATION (CARA)**

KEVIN WILSON NOMINATED JOHN KIMBER AS REPRESENTATIVE TO THE CHINOOK APPLIED RESEARCH ASSOCIATION (CARA). SECONDED BY ERIKA TESSIER. CARRIED.

**AC 03-13-2025: PRAIRIE CONSERVATION FORUM (P.C.F.)**

DARYL SWENSON NOMINATED RODNEY MOENCH AS REPRESENTATIVE AND BRAD OSADCZUK AS ALTERNATE REPRESENTATIVE TO THE PRAIRIE CONSERVATION FORUM. SECONDED BY LAURIE FERENGE CARRIED.

SAEWA = BCWMC Appointees

**AC 03-14-2025: SOUTHERN ALBERTA ENERGY FROM WASTE ASSOCIATION**

LAURIE FERENGE NOMINATED MARK BLAIR, SA2, KEVIN WILSON, SA3 AND GORDON LONG SA4 AS TO THE SOUTHERN ALBERTA ENERGY FROM WASTE ASSOCIATION. SECONDED BY BRAD OSADCZUK. CARRIED.

**AC 03-15-2025: MUNICIPAL PLANNING COMMISSION - SPECIAL AREA NO. 2, 3 & 4:**

ERIKA TESSIER NOMINATED BRAD SLORSTAD AS SPECIAL AREA NO. 2 REPRESENTATIVE, KEVIN WILSON AS SPECIAL AREA NO. 3 REPRESENTATIVE, AND LAURIE FERENGE AS SPECIAL AREA NO. 4 REPRESENTATIVE TO THE MUNICIPAL PLANNING COMMISSION. SECONDED BY DARYL SWENSON. CARRIED.

**AC 03-16-2025: PALLISER REGIONAL MUNICIPAL SERVICES**

DARYL SWENSON NOMINATED MARK BLAIR AS SPECIAL AREA NO. 2 REPRESENTATIVE, JOHN KIMBER AS SPECIAL AREA NO. 3 REPRESENTATIVE AND DOUG NOBLE AS SPECIAL AREA NO. 4 REPRESENTATIVE TO THE PALLISER REGIONAL MUNICIPAL SERVICES. SECONDED BY BRAD OSADCZUK. CARRIED.

**AC 03-17-2025: SUBDIVISION AND DEVELOPMENT APPEAL BOARD:**

MARK BLAIR NOMINATED

BRAD OSADCZUK AS SPECIAL AREA NO. 2 REPRESENTATIVE; DARYL SWENSON AS SPECIAL AREA NO. 3 REPRESENTATIVE; AND GORDON LONG AS SPECIAL AREA NO. 4 REPRESENTATIVE TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD. SECONDED BY BRAD SLORSTAD. CARRIED.

**AC 03-18-2025: BATTLE RIVER WATERSHED ALLIANCE**

ERIKA TESSIER NOMINATED DOUG NOBLE AS REPRESENTATIVE TO THE BATTLE RIVER WATERSHED ALLIANCE. SECONDED BY KEVIN WILSON. CARRIED.

**AC 03-19-2025: RED DEER RIVER MUNICIPAL USERS GROUP**

BRAD SLORSTAD NOMINATED JORDON CHRISTIANSON AS REPRESENTATIVE TO THE RED DEER RIVER MUNICIPAL USERS GROUP. SECONDED BY MARK BLAIR. CARRIED.

**AC 03-20-2025: RED DEER RIVER WATERSHED ALLIANCE**

RODNEY MOENCH NOMINATED JORDON CHRISTIANSON AS REPRESENTATIVE TO THE RED DEER RIVER WATERSHED ALLIANCE. SECONDED BY GORDON LONG. CARRIED.

**AC 03-21-2025: SHEERNESS DEADFISH IRRIGATION ASSOCIATION**

KEVIN WILSON NOMINATED TRENT CASKEY AS REPRESENTATIVE TO THE SHEERNESS DEADFISH IRRIGATION ASSOCIATION. SECONDED BY BRAD SLORSTAD CARRIED.

**AC 03-22-2025: ALFRED BROWN HANDIBUS**

DARYL SWENSON NOMINATED LAURIE FERENGE AS REPRESENTATIVE TO THE ALFRED BROWN HANDIBUS. SECONDED BY MARK BLAIR. CARRIED.

**AC 03-23-2025: EAST CENTRAL HOUSING SOCIETY**

ERIKA TESSIER NOMINATED LAURIE FERENGE AS THE REPRESENTATIVE TO THE EAST CENTRAL HOUSING. SECONDED BY KEVIN WILSON. CARRIED.

**AC 03-24-2025: NOMINATION TO HSEDC**

KEVIN WILSON NOMINATED BRAD SLORSTAD AS REPRESENTATIVE TO THE HARVEST SKY ECONOMIC DEVELOPMENT CORPORATION. SECONDED BY DARYL SWENSON. CARRIED.

**AC 03-25-2025: HARVEST SKY ECONOMIC DEVELOPMENT CORPORATION**

BRAD OSADCZUK NOMINATED BRAD SLORSTAD AND JUSTIN GRIFFITH TO BE REPRESENTATIVES ON HARVEST SKY ECONOMIC DEVELOPMENT CORPORATION. SECONDED BY MARK BLAIR. CARRIED.

**AC 03-26-2025: PALLISER ECONOMIC PARTNERSHIP**

LAURIE FERENGE NOMINATED JORDON CHRISTIANSON AND BRAD SLORSTAD AS SPECIAL AREA NO 2 REPRESENTATIVES, WANDA DIAKOW AND ERIKA TESSIER AS SPECIAL AREA NO 3 REPRESENTATIVES, DOUG NOBLE AS SPECIAL AREA NO 4 REPRESENTATIVE TO THE PALLISER ECONOMIC PARTNERSHIP BOARD. SECONDED BY KEVIN WILSON. CARRIED.

**AC 03-27-2025: SPECIAL AREAS AND OYEN DEVELOPMENT CORPORATION**

BRAD OSADCZUK NOMINATED TRENT CASKEY AS THE ADMINISTRATIVE MEMBER, DARYL SWENSON AS THE ELECTED MEMBER AND JORDON CHRISTIANSON AS THE JOINTLY APPOINTED MEMBER TO THE SPECIAL AREAS AND OYEN DEVELOPMENT CORPORATION. SECONDED BY ERIKA TESSIER. CARRIED.

**AC 03-28-2025: SPECIAL AREAS ADVISORY COUNCIL CHAIR**

ERIKA TESSIER NOMINATED DARYL SWENSON AS THE ADVISORY COUNCIL CHAIRMAN. SECONDED BY KEVIN WILSON. CARRIED.

**AC 03-29-2025: SPECIAL AREAS ADVISORY COUNCIL VICE-CHAIR**

DARYL SWENSON NOMINATED LAURIE FERENGE AS THE ADVISORY COUNCIL VICE-CHAIRMAN. SECONDED BY MARK BLAIR. CARRIED.

Mr. Kovitch thanked the Council for putting names forward for each of the Boards/Committees – your presence is important. If there are questions, feel free to reach out or look at the Sharepoint site for the terms of reference for each committee.

**AC 03-30-2025: COMMUNICATIONS PIECE**

DARYL SWENSON MOVED THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD DEVELOP A ONE-PAGE ADVERTISEMENT FOR EACH SUBDIVISION OUTLINING IMPORTANT INFORMATION. CARRIED.

Important dates:

Fall RMA – November 17-20, 2025

Fall Advisory Council – December 3-5, 2025

Mr. Kovitch thanked Ms. Jones for organizing the meeting, Mr. Fortna and Mr. Olsen for the tech support and getting everyone connected, and all the Council for their time today. A lot of information was covered.

Mr. Griffith requested the Special Areas Board investigate the coyote population as it has expanded dramatically. It would be good to have the conversation again at the next meeting. There was suggestion to bring forward a resolution at the ASB Conference in January 2026.

Mr. Kovitch thanked everyone and congratulated Mr. Moench on the election.

**ADJOURNMENT 1:49 PM.**

## SPECIAL AREAS ADVISORY COUNCIL

December 3, 4, 5, 2025

Lynks

Hanna Provincial Building

### ADVISORY COUNCIL MEMBERS

Kevin Bossert	Special Area No. 2, Subdivision No. 1
Rod Moench	Special Area No. 2, Subdivision No. 2
Brad Slorstad	Special Area No. 2, Subdivision No. 3
Justin Griffith	Special Area No. 2, Subdivision No. 4
Mark Blair	Special Area No. 2, Subdivision No. 5
Daryl Swenson	Special Area No. 2, Subdivision No. 7
Brad Osadczuk	Special Area No. 2, Subdivision No. 8 – Regrets
Erika Tessier	Special Area No. 3, Subdivision No. 4
John Kimber	Special Area No. 3, Subdivision No. 5
Kevin Wilson	Special Area No. 3, Subdivision No. 6
Gordon Long	Special Area No. 4, Subdivision No. 1
Laurie Ference	Special Area No. 4, Subdivision No. 2
Doug Noble	Special Area No. 4, Subdivision No. 3

### SPECIAL AREAS BOARD

Shaune Kovitch	Chair, Special Areas Board
Darren Jones	Director, Finance & Administration
Trent Caskey	Director, Property Administration
Jordon Christianson	Director, Regional Initiatives – December 4 <sup>th</sup> only
Taryl Abt	Administrator, Special Area No. 4
Darran Dick	Administrator, Special Area No. 3
Brett Richards	Administrator, Special Area No. 2
Brent Fecho	Superintendent of Roads and Equipment
Braden Grover	Shop Superintendent
Kelsey Martin	Aggregate Manager
Maeghan Chostner	Communications
Deana Link	Acting Office Manager, SA2
Erin Westerlund	Office Manager, SA3
Dawn Lyon	Office Manager, Youngstown Service Centre
Jody Bishell	Office Manager, SA4
Ryley Girtetz	Facilities Manager
Darlene Herzog	Administrative Assistant, Municipal Services
Shyanne Jones	Recording Secretary

### **CALL TO ORDER 10:02 A.M.**

Mr. Kovitch welcomed everyone to the Fall Advisory Council meeting and thanked them for being present. There is a QR code on your table that will allow access to maps for this meeting.

Introductions were made around the room.

The agenda for the next three days was reviewed.

### **MOTION AC04-01-25: MEETING CHAIRMAN**

**BRAD SLORSTAD NOMINATED SHAUNE KOVITCH TO ACT AS CHAIRMAN OF FALL ADVISORY COUNCIL. SECONDED BY DARYL SWENSON. JOHN KIMBER MOVED NOMINATIONS CEASE. CARRIED.**

### **MOTION AC04-02-25: MEETING VICE-CHAIRMAN**

**DARYL SWENSON NOMINATED TRENT CASKEY TO ACT AS VICE-CHAIRMAN OF FALL ADVISORY COUNCIL. SECONDED BY KEVIN WILSON. ERIKA TESSIER MOVED NOMINATIONS CEASE. CARRIED.**

**MOTION AC04-03-25: ORDER OF BUSINESS CHAIR**  
**JUSTIN GRIFFITH NOMINATED KEVIN WILSON TO ACT AS ORDER OF BUSINESS CHAIR FOR FALL ADVISORY COUNCIL. SECONDED BY BRAD SLORSTAD. LAURIE FERENGE MOVED NOMINATIONS CEASE. CARRIED.**

**MOTION AC04-04-25: RESOLUTIONS COMMITTEE**  
**JOHN KIMBER NOMINATED ERIKA TESSIER;**  
**LAURIE FERENGE NOMINATED JOHN KIMBER; AND**  
**DARYL SWENSON NOMINATED LAURIE FERENGE FOR THE RESOLUTIONS COMMITTEE FOR FALL ADVISORY COUNCIL. SECONDED BY KEVIN WILSON. BRAD SLORSTAD MOVED NOMINATIONS CEASE. CARRIED.**

Mr. Kovitch referred the Council to the previously distributed Advisory Council meeting minutes.

**MOTION AC04-05-25: 2025 SPRING ADVISORY COUNCIL MINUTES**  
**MOVED BY JUSTIN GRIFFITH AND SECONDED BY KEVIN WILSON THAT THE MINUTES OF 2025 SPRING ADVISORY COUNCIL BE APPROVED AS PRESENTED. CARRIED.**

Mr. Kovitch noted Mr. Christianson has accepted a two-year term position as the Director of Regional Initiatives; the position is split 50/50 with work for Municipal Affairs. The work at SAB will focus on regional health care, irrigation development and economic development.

The posting for Director of Municipal Services is out and closes December 4<sup>th</sup>. The plan is to shortlist before Christmas and hold interviews in January 2026.

There was discussion on the McNiven Road and process going through the Board, as it came back to the Board a few times. A mis-stated motion and some confusion around the intent of the policy was clarified. It was a good project to work through the process for resident road builds. The Board is clear on the process for any future road developments. It was suggested residents need to be aware of the cost of access; SAB needs to be aware of the risk management side and the legislated responsibilities.

A concern was raised regarding the low-level crossing on RR 25-2, which was brought forward through the Road Committee. An inspector and the bridge department are involved, and plans are underway for replacement of the crossing. Since this is on Berry Creek, the project will require wetlands-related approvals. The operational issues have been addressed with the department.

**MOTION AC04-06-25: 2025 SEPTEMBER 25 ADVISORY COUNCIL MINUTES**  
**MOVED BY ERIKA TESSIER AND SECONDED BY MARK BLAIR THAT THE MINUTES OF THE SEPTEMBER 25, 2025 ADVISORY COUNCIL MEETING BE APPROVED AS PRESENTED. CARRIED.**

**MOTION AC04-07-25: 2025 ORGANIZATIONAL MEETING MINUTES**  
**MOVED BY LAURIE FERENGE AND SECONDED BY MARK BLAIR THAT THE ORGANIZATIONAL MEETING MINUTES OF OCTOBER 27, 2025 BE APPROVED AS PRESENTED. CARRIED.**

Mr. Noble joined the meeting at 10:43am.

Ratepayer Motions from Spring 2025 were reviewed.

**MOTION AC04-08-25: RATEPAYER SA2 SUB 1&5 MOTION 1**  
**MOVED BY BRAD SLORSTAD AND SECONDED BY KEVIN WILSON THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA2 SUB 1&5 MOTION 1 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**SA2SUB1&5 – Motion 1:** Don Viste moved that Special Areas Board write letters to lobby the appropriate federal agency/ department to reinstate the registration of Strychnine for gopher control. Seconded by Merle Blair. **Carried.**

This request continues to be brought forward through the Ag Service Boards; it's been in parliament and looks promising to return. There may be training and education required for those wanting to use.

**MOTION AC04-09-25: RATEPAYER SA2 SUB 1&5 MOTION 2**

**MOVED BY JUSTIN GRIFFITH AND SECONDED BY BRAD SLORSTAD THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA2 SUB 1&5 MOTION 2 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**SA2SUB1&5 – Motion 2:** Greg Gordon moved that the Special Areas Board enact the coyote control incentive program. Seconded by Don Viste. **Carried.**

It's a real problem to address, the population has increased. There was discussion on the responsibility to manage pests – municipal or individual. There is legislation to manage noxious weeds. Residents are pushing for assistance with coyotes. It was suggested a program be tried for a year or two. There are a number of different pests in SAB, how much should be spent on each.

**MOVED BY BRAD SLORSTAD AND SECONDED BY ROD MOENCH THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD IMPLEMENT A COYOTE BOUNTY. DEFEATED.**

**5 IN FAVOR  
5 OPPOSED.**

There was a question on the cost of weed control in a year. Approximately 50% of funding for weed spraying is covered by provincial grants.

**MOTION AC04-10-25: RATEPAYER SA2 SUB 2 MOTION 2**

**MOVED BY BRAD SLORSTAD AND SECONDED BY ERIKA TESSIER THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA2 SUB 2 MOTION 2 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**SA2SUB2 - Motion 2:** Cam Gillespie moved that Special Areas Board look into additional water storage at Pollockville and Sunnynook Water stations and other stations if needed. Seconded by Stratton Peake. **Carried.**

Throughout the spraying season, some water stations are overused and if a big unit comes through, there's not enough potable water. There was discussion on capacity and solutions. It was suggested a tank be used for spraying season. Mr. Wyatt Giletz will be attending tomorrow and will have answers.

**MOTION AC04-11-25: INVESTIGATE WATER STORAGE**

**MOVED BY BRAD SLORSTAD AND SECONDED BY ERIKA TESSIER THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD INVESTIGATE WATER STORAGE OPTIONS AT POLLOCKVILLE, SUNNYNOOK AND WARDLOW FOR THE SPRAYING SEASON. CARRIED.**

Water is an important resource – both potable and non-potable. As we move forward as an organization, this will be part of the Business Plan being developed. Advisory Council and the Board will determine the direction of these types of projects.

**MOTION AC04-12-25: RATEPAYER SA2 SUB 2 MOTION 3**

**MOVED BY KEVIN WILSON AND SECONDED BY BRAD SLORSTAD THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA2 SUB 2 MOTION 3 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**SA2SUB2 - Motion 3:** Stratton Peake moved that Special Areas Board engage with Alberta Transportation to make a safe means for a photo turn out for the Dorothy elevator. Seconded by Laurie Gillespie. **Carried.**

Now that the elevator is repaired, it would be a good idea to create additional space. The concern is people are stopping at the bottom of the hill, where the road is narrow and directly adjacent to the highway. Installing a point-of-interest sign could help, but a straightforward solution would be for Alberta Transportation to place No Stopping signs along the highway. This is a safety issue and can be brought forward with a resolution.

**MOTION AC04-13-25: RATEPAYER SA2 SUB 3&4 MOTION 1**  
**MOVED BY BRAD SLORSTAD AND SECONDED BY JUSTIN GRIFFITH THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA2 SUB 3&4 MOTION 1 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**SA2SUB3&4 – Motion 1:** Gwen Torie moved that the Special Areas Board install a spray park at Carolside Campground. Seconded by Brad Rooke. **Carried.**

Spray parks are a great family day trip. A question was raised about whether Prairie Oasis Park should get a spray park first. It's important to note that spray parks require access to potable water.

**MOTION AC04-14-25: INVESTIGATE SPRAY PARK AT CAROLSIDE**  
**MOVED BY BRAD SLORSTAD AND SECONDED BY JUSTIN GRIFFITH THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD INVESTIGATE THE FEASIBILITY OF A SPRAY PARK AT CAROLSIDE CAMPGROUND. CARRIED.**

SA2 Sub 3&4 Motion 2 is regarding park benches at the Carolside playground, this is scheduled to be done.

SA2 Sub 3&4 Motion 3 – a financial contribution to the Duchess Ag Society was made by the Board for their arena upgrade project.

**MOTION AC04-15-25: RATEPAYER SA2 SUB 7&8 MOTION 1**  
**MOVED BY DARYL SWENSON AND SECONDED BY ERIKA TESSIER THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA2 SUB 7&8 MOTION 1 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**MOTION AC04-16-25: APPOINTMENT TO SA2-7 ROAD COMMITTEE**  
**MOVED BY KEVIN WILSON AND SECONDED BY MARK BLAIR THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD APPOINT DALE MONKMAN TO REPLACE BOB MONKMAN ON THE SA2-7 ROAD COMMITTEE. CARRIED.**

SA3 Sub 456 Motion 3 – there is time to talk about BCWMC on Friday's agenda.

#### **LUNCH**

Call to Order 1:02pm.

Mr. Kovitch continued with Ratepayer Meeting motions.

**MOTION AC04-17-25: RATEPAYER SA2 SUB 3&4 MOTION 5**  
**MOVED BY DARYL SWENSON AND SECONDED BY BRAD SLORSTAD THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA2 SUB 3&4 MOTION 5 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**MOTION AC04-18-25: APPOINTMENT TO SA2-3 ROAD COMMITTEE**  
**MOVED BY BRAD SLORSTAD AND SECONDED BY MARK BLAIR THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD APPOINT KEVIN TORIE TO REPLACE MICHAEL SOLBERG ON THE SA2-3 ROAD COMMITTEE. CARRIED.**

**MOTION AC04-2019-25: RATEPAYER SA3 SUB 456 MOTION 4**  
**MOVED BY KEVIN WILSON AND SECONDED BY MARK BLAIR THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA3 SUB 456 MOTION 4 TO THE FLOOR FOR DISCUSSION. CARRIED.**

#### **SA3Div456 Motion 4:**

Moved by Glen Rosenau that the SAB indicate to the BCWMC that temporary roll off bins be used from private industry for any waste sites that BCWMC deems needing immediate attention, until the existing sites are repaired or replaced. Seconded by Rocky Miller. **CARRIED.**

There are roll-off bins in Cereal now, no action needed.

**MOTION AC04-20-25: RATEPAYER SA3 SUB 456 MOTION 5**  
**MOVED BY KEVIN WILSON AND SECONDED BY JOHN KIMBER THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA3 SUB 456 MOTION 5 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**SA3Div456 Motion 5:**

Moved by Gordon Woods that the SAB address the issue of old vehicles accumulating, as well as dealing with derelict properties in SA Hamlets. Seconded by Tina Rosenau. **CARRIED.**

This motion is referring to Lanfine, but there are issues in other hamlets. It's a time intensive process to get the clean up going. There are plans to create a Hamlet Services department to assist with managing all of the issues and assigning budget.

**MOTION AC04-21-25: RATEPAYER SA3 SUB 456 MOTION 6**  
**MOVED BY ERIKA TESSIER AND SECONDED BY JOHN KIMBER THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA3 SUB 456 MOTION 6 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**SA3Div456 Motion 6:**

Moved by Glen Rosenau that as of June 19, 2025 all proposed solar power generating projects, as well as ones that have been passed by the AUC that are awaiting development permitting, be halted in the SA. Seconded by Ron Townrow. **CARRIED.**

The proposed project is on private land. It was noted that the SAB is not the development authority; rather MPC makes decisions based on the SAB LUO. If the proponent submits the project to the AUC, there is limited ability to intervene as long as the project complies with the requirements outlined in the SA LUO. It was noted some large renewable energy projects were cancelled recently following the province's implementing a moratorium on renewable energy development.

**MOTION AC04-22-25: RATEPAYER SA3 SUB 456 MOTION 7**  
**MOVED BY KEVIN WILSON AND SECONDED BY DOUG NOBLE THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA3 SUB 456 MOTION 7 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**SA3Div456 Motion 7:**

Moved by David McKinstry that the SAB revisit the setback for wind towers and adjust from 800 m to a 1,600 m minimum from a residence in SA. Seconded by Ron Townrow. **CARRIED.**

The SA LUO outlines setbacks and there was a request for public input before the SA LUO was approved.

SA3Div456 Motion 8 has been covered.

**MOTION AC04-23-25: RATEPAYER SA3 SUB 456 MOTION 9**  
**MOVED BY DARYL SWENSON AND SECONDED BY ERIKA TESSIER THAT THE SPECIAL AREAS ADVISORY COUNCIL MOVE SA3 SUB 456 MOTION 9 TO THE FLOOR FOR DISCUSSION. CARRIED.**

**SA3Div456 Motion 9:**

Moved by David McKinstry and Seconded by Erika Tessier to have the SAB appoint road committee member replacements for SA 3-4:

- Ray Penner to replace Ron Smigelski,
- Kurt Christianson to replace David McKinstry,
- Scott Woods to replace Jim Newton,
- Adam Smith to replace Doug Norris.

**CARRIED.**

**MOTION AC04-24-25: SA3SUB3&4 ROAD COMMITTEE APPOINTMENT**  
**MOVED BY MARK BLAIR AND SECONDED BY LAURIE FERENGE THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD APPOINT RAY PENNER TO REPLACE RON SMIGELSKI KURT CHRISTIANSON TO REPLACE DAVID MCKINSTRY SCOTT WOODS TO REPLACE JIM NEWTON, AND ADAM SMITH TO REPLACE DOUG NORRIS TO ROAD COMMITTEE SA3 SUB4. CARRIED.**

That covers off Ratepayer Motions. Onto Motions and Actions taken from Spring 2025 Advisory Council.

The two motions were reviewed, a policy has been developed for new permanent residence road construction, and the Board has supported the BCMDCB with funding for the new clinic.

Ms. Richards came forward to discuss cemeteries. There is a policy that prevents SAB equipment from entering cemeteries. Complaints have been received regarding the state of certain cemeteries in the region. SAB owns 33 cemeteries, and the owners of cemeteries are legislated to keep them in good condition. Some cemeteries are managed by community groups, and some use a portion of rec grant funding for the work. If community groups are not managing the cemeteries, a plan needs to be developed.

There is an issue of not having records of which plots are available, there are rules under the *Cemeteries Act* that outline the information required. Lots cannot be sold in a cemetery when there's no record of current occupied plots.

**MOTION AC04-25-25: CEMETERIES IN SAB**  
**MOVED BY DARYL SWENSON AND SECONDED BY JOHN KIMBER THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD HAVE STAFF PERFORM MAINTENANCE IN CEMETERIES WHEN REQUIRED. CARRIED.**

There was a question on the cost of maintenance and concern if SAB steps in - will that impact community clubs managing. SAB Policy 07-05 on cemeteries will need to be updated, Director of Property Admin to assign task.

Discussion moved to plot price in cemeteries, the cost is currently \$5/plot when there are plots available for sale. Some other municipalities have a surcharge for non-local residents.

**MOTION AC04-26-25: CEMETERY PLOT PRICE**  
**MOVED BY JUSTIN GRIFFITH AND SECONDED BY BRAD SLORSTAD THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD SET THE PLOT PRICE IN CEMETERIES IN SPECIAL AREAS AT \$500/PLOT. CARRIED. 3 OPPOSED.**

Mr. Kovitch thanked Ms. Richards and Ms. Link for the work on this file.

Ms. Abt came forward to discuss the development permit fees. Four options were outlined, the current fee is \$50/application. It was noted that processing development permits requires a significant amount of administrative work, and increasing the fee may be necessary to better reflect the time and resources involved.

**MOTION AC04-27-25: DEVELOPMENT PERMIT FEE**  
**MOVED BY DOUG NOBLE AND SECONDED BY DARYL SWENSON THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD SET THE DEVELOPMENT PERMIT PRICE AT \$100. CARRIED.**

**BREAK**

Advisory Council discussed the CJ Peacock School in the hamlet of Cereal as it's now being used as the community hall.

Moved by Daryl Swenson that the Special Areas Board pay for insurance for all community halls in Special Areas. Seconded by Doug Noble.

A question was raised about whether SAB could insure halls at a lower cost than what local groups are currently able to secure on their own. Mr. Jones explained that while RMA

Insurance is available, groups are encouraged to seek additional quotes. He also noted that the Cereal hall is a large building and it may be worthwhile to consider removing unused portions. There is a different mill rate in Cereal to assist with some of the increased services, including insurance on the hall. The community has not come forward with a group to manage the hall.

Daryl Swenson rescinded the motion on the floor. Seconded by Doug Noble.

It was suggested a motion be put forward to manage the CJ Peacock School Facility. There is a plan to demolish the old hall.

**MOTION AC04-28-25: CJ PEACOCK SCHOOL OWNERSHIP**

**MOVED BY DARYL SWENSON AND SECONDED BY LAURIE FERENGE THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD REQUIRE A COMMUNITY GROUP TO TAKE OWNERSHIP OF THE CJ PEACOCK SCHOOL FACILITY BY THE END OF 2026 OR CLOSE THE DOORS TO THE FACILITY. CARRIED.**

**1 OPPOSED.**

Transition funding was in place, and some was used to replace boilers. The community needs to be engaged to determine the future for the building.

There was discussion on the sublet policy and timeline of six years the leaseholders have to manage their leases.

The Council began the roundtable discussion for appointed Boards and Committees.

**Alfred Brown Handibus:** Mrs. Ference – Ms. Abt is active on this group. There is room for improvement as the busses do not move. SAB pays insurance, the rental fee covers the driver. There is a need for a transportation service for seniors.

**Acadia Foundation:** Mr. Bossert, Mr. Swenson, Mr. Long – Three good lodge managers in place. Numbers went down during COVID, SL3 opened in Oyen, and looking at the same for Consort; however, the nurse practitioner cannot go into the lodge. The SL4 wing in Oyen is expected to be functional end of February 2026. SAB has offered operational funds if needed until the new units are occupied in Oyen. The buildings are 20 years old and in need of repair.

**Ag. Service Board SA2:** Mr. Moench, Mr. Roes – no meeting yet.

**Ag. Service Board SA3:** Mr. Kimber, Mr. Wilson – there is a question on chemical jugs and how to dispose of them. Another weed was discovered by Sandy Point called Saltlover; the plants have been there for years and something needs to be done. Stettler County has plans to spray along the river so that may help.

**Ag. Service Board SA4:** Mrs. Ference and Mr. Long – no meeting yet. New Ag Fieldman in place.

**Battle River Watershed Alliance:** Mr. Noble – haven't attended a meeting in a while.

**Big Country Medical Dental Centre:** Mr. Wilson, Mrs. Tessier – one of the houses have been sold, proceeds from that sale are being used in the new housing suite. Clinic walls are going up and there is good momentum on the building. The Town of Oyen is managing the project. Currently have two doctors and recruitment continues for a third.

**Big Country Waste Management Commission:** Mr. Blair, Mr. Wilson – there are plans to build a health and safety plan. A plan should be developed for managing transfer stations repairs and maintenance. There will be a requisition increase to members.

**CARA:** Mr. Kimber – the funding situation has improved from years past – \$375k was received from a capital grant, \$56k was put in to renovate the soil lab and there are funds remaining to be spent by the end of January 2026. The soil lab work is going well, the region is fortunate to have Dr. Yamily Zavala who has a wealth of knowledge and brings in contract work. Ms. Westerlund has done a great job managing CARA.

**Consort and District Medical Centre Board:** Mr. Noble, Mrs. Ference – a building (the former CCR) was donated to the Village of Consort, to renovate for a medical facility. Architects and local builders will be requested to design plans to renovate the space. Three nurse practitioners

are working in Consort along with two locums. Doctor recruitment efforts continue with two interviews lined up via Zoom prior to large sums being spent.

**East Central Ambulance:** Mr. Gordon Long – a meeting is scheduled next week.

**East Central Housing Society:** Mrs. Ference – The hall is being rented often and routine maintenance kept up. Rentals and fundraisers keep the lights on and assist with paying back the SAB loan.

**Hanna Medial Society:** Mr. Bossert – Recruitment for a doctor.

**Harvest Sky:** Mr. Slorstad, Mr. Griffith – Mr. Trout has been busy with industrial park developments.

**Henry Kroeger Regional Water Services Commission:** Mrs. Tessier – There is work being done with the Town of Oyen and a lot of maintenance on the system. Mr. Garth Carl won the George Fuller Award, a prestigious award from the Western Canada Section American Water Works Association. There is concern with the water coop that serves the Hwy 9 & 41 Canalta and Barn – as there are concerns with the water meter vault location and the original capacity has been surpassed. Plans will need to be made to adjust how that part of the system is managed. Three days of water storage is required. An agreement is sought with the Town of Oyen, HKRWSC and SAB.

**Municipal Planning Commission:** Development Officers – A proposal has been made to increase development permit fees to \$100.

**Palliser Economic Partnership:** Ms. Tessier, Mr. Slorstad, Mr. Noble – A lot happening with program development and international trade in Japan.

**Palliser Regional Municipal Services:** Mr. Kimber, Mr. Blair, Mr. Noble. The organization is well run, it's hard to find a planner. After a review of the funding formula, municipalities are paying more for services but also getting more services. Village of Beiseker is looking to re-join.

**Prairie Conservation Forum:** Mr. Moench, Mr. Osadczuk – Haven't attended a meeting yet.

**Sheerness Deadfish Irrigators Association:** Mr. Caskey – water was present this year – AGM scheduled early December.

**Shirley McClellan Regional Water Services Commission:** Ms. Ference – Tender is out for the extension to Compeer, some submissions are interested in starting this winter. Water stations are in good condition.

**Southern Alberta Energy from Waste Alliance:** Mr. Blair – Newell Regional Solid Waste Management Authority signed agreements with Global Green Energy Corp paving the way for the development of Alberta's first waste-to-energy facility - to be operational in Q2 2027. SAEWA is set to end 2026. A 20% increase in membership fees is required to close out this chapter.

**Special Areas Tax Recovery Land Sale Grievance Committee** – there was a meeting for a couple of hearings, letters are expected to be sent shortly.

**Special Areas and Oyen Development Corporation:** Mr. Swenson, Mr. Caskey – the apartment building is up, and work is being done on the interior. It is hoped the project will come in on budget. Work continues to track down right-of-way from Oyen to Lyalta and possibly heading north to Camrose. Actively looking for partners with the project and working with CN to secure the right-of-way.

Mr. Kovitch thanked everyone for the updates, time and effort put into these boards and committees.

Mr. Kovich reviewed the Issues Binder table of contents.

Provincial 3-digit highways – there was a meeting at Fall RMA and it appears there has been some miscommunication between SAB and TEC on paving priorities. Further conversations will be arranged. La Prairie is the new road maintenance contractor for this area, they have been performing well during recent snow events.

It was suggested a cost analysis be done as the last one was in 2021. Its time to compare the cost for SAB to build road and industry. Road maps are available via the QR code.

Blood Indian Store – The Armstrong’s have agreed to another year of running the Trading Post.

The waterline extension was previously discussed, the SAB portion in 2027 will be around \$148k.

Mr. Kovitch thanked everyone for their time today. Meeting starts tomorrow at 9:00 am

**ADJOURNMENT AT 5:02PM.**

**DECEMBER 4, 2025**

**CALL TO ORDER 9:01AM**

Mr. Kovitch welcomed everyone to day two. Welcome to guests Melissa Lee, Kyle Rohl, Wyatt Girletz, Justine Comeau, Braden Grover and Shelagh Olmstead.

Mr. Wyatt Girletz provided information on water storage options at Pollockville, Sunnynook and Wardlow. Outside potable-water tanks would require standalone systems, as they cannot be connected to the existing infrastructure, and there are ongoing concerns about security for exterior tanks. Sunnynook and Pollockville each have six 1,500-gallon tanks, with the potential to increase to 2,000 gallons. Without booster stations at Wardlow, the number of tanks coming off the bypass should be limited. To date, there have not been calls for water at Pollockville and Wardlow in the spring. The area of concern during the spraying season is Loyalist which gets behind. If storage is increased at multiple stations, that could cause a decrease in pressure on the line.

An increase in tank size also has the potential to create air lock without a booster station.

Mr. Girletz noted you can have potable water and non-potable water in the same building so long as they are on different systems. The allotment is 200m<sup>3</sup>/day and its at capacity. There are pressure reducing valves in specific areas, to prevent lines from blowing apart.

The motion was to investigate storage, if storage was increased to 2,000gallons, there was discussion on time to recoup. Booster stations would assist with faster recovery and require engineered studies to install.

It was noted Spray Parks require potable water and have different regulations than pools.

Mr. Darren Jones came forward to review the SAB Financial Statements to October 2025.

Net taxes were projected at \$42M and coming in at \$53M with the increase in assessment. Bad debt on taxation is sitting at \$2.4M – there is a levy on the mill rate that brought in \$2M. The Board writes-off bad debt one year and collects the following year via the mill rate.

Total revenue as of October 31<sup>st</sup> is \$85M and was budgeted at \$72M. The TRLS is going well, brining in \$10.4M to date. With the current cash flow, the TRLS II revenue could be replenished in one payment rather than over a five-year period.

**MOTION AC04-29-25: TRANSFER TRLS II FUNDS  
MOVED BY DARYL SWENSON AND SECONDED BY ERIKA TESSIER THAT THE  
SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS  
BOARD TRANSFER \$12M INTO TRLS II CAPITAL RESERVE IN 2025. CARRIED.  
1 OPPOSED.**

Excess revenue over budget is \$9M, with the deficit coming in at \$2.7M. There is \$21M remaining in the accumulated operational surplus.

Mr. Jones moved on to discuss the 2026 Budget.

There is a planned deficit of \$3M in 2026. 70% of revenue is generated from taxations which equates to \$48.2M based on \$5B in assessment. There are no plans for changes in mill rates for 2026, and the Industrial Tax Transfer will remain at \$2M to be passed onto towns and villages. Towns and villages also receive funds for fire agreements, recreation grant funding and

in-kind work annually. The good working relationships SAB has with urban partners is recognized provincially. There are big projects for each of the medical centres but the mill rate will remain stable. Interest brings in \$2.7M, sales of goods and services is budgeted at \$945M. Ag rentals and leases see the cultivation rate remaining stable and bringing in \$6.9M.

The Council discussed the difference between grazing rental rates and the rates for community pasture.

Buffalo Atlee Community Pasture will be charged out the grazing rental rate. The intent is to net the same dollars for that pasture.

Work will need to be done with Alberta Transportation to ensure the correct projects are scheduled.

Surface rental rate has been static for a number of years at \$50/acre – well below market but SAB has been advised to not touch it.

Moving onto expenditures.

The budget includes a fully staffed admin office including funds for TRLS public consultation. Each district office has plans for maintenance. Assessment will remain status quo.

## **BREAK**

Fire Protection will require some funds for work on the Hanna Fire Hall as it was built on a slough and the apron is under stress. There is a cost share with the Town of Hanna for the work. The old Jenner Fire Hall will be demolished. Radios for fire will be replaced as there are federal grant funds available. Special Areas will purchase for all departments and bill back.

Contributions for HALO and STARS remain consistent at \$35,000 annually.

Support for the Nurse Practitioner program in Consort will continue.

Enforcement – Mr. Boucher graduated last week and work has begun to confirm the Sol Gen appointment. It is hoped things will be finalized by mid-January and then recruitment for another one or two CPO's will begin.

In the survey department, work needs to be done to catch-up on road plans.

At the Youngstown Service Centre, SAB is looking to fill the mechanic positions. Road maintenance has \$3M in capital for upcoming projects and fleet upkeep. The construction side plans to purchase two scrapers in 2026, two in 2027 and three in future years. There was discussion on the rebuild, that didn't work and won't be done again. Surfacing will see \$17.3M which includes paving contracts. As the base course work begins to wind down, the opportunities to repurpose the crew will be investigated. It is expected base course work will be complete by 2028.

Bridge repairs will include work for \$1.7M.

Bartman Dam must follow regulations from the dam safety program - the stability of the dam is failing. Clay stability will be needed if the dam continues in operation. The dam provides fire suppression for Cessford School.

Blood Indian Dam and Bartman Dam have funds for engineering and it is expected construction would happen the following year.

Irrigation includes funds to create a Municipally Controlled Corporation for the MDA and Special Areas Joint Irrigation Project.

FCSS gets reimbursed through grant funding at \$0.80 on the dollar. Some of this is earmarked for cemeteries.

Ag Services – ASB2 and ASB3 are looking at drones if licensing is approved for weed spraying.

Rec Boards are expected to remain the same with no changes in the mill rate.

Parks are standard operations.

The requisitions from Acadia Foundation, School Foundation, Designated Industrial Properties and bad debt expenses were reviewed.

The planned deficit for 2026 is \$3.08M.

There was discussion on Parks and cost of services, a report is available in the Minute Book. Historically it's been 60%, with the downturn in Blood Indian occupancy it would be good to improve the fishery. There is a proposed rate increase for camping.

Mr. Kovitch thanked Mr. Jones and Ms. Olmstead for the good work in creating the 2026 budget – cooperation from the staff is also appreciated.

## **LUNCH**

Welcome special guest Neal Roes – Mr. Kovitch presented Mr. Roes with a plaque thanking him for serving as an Advisory Council member since October 2013.

Mr. Jones and Ms. Olmstead reviewed the In/Out for the budget.

Mill rates are proposed to remain consistent, if the municipal mill rate is adjusted, that impacts every ratepayer. The rates will be reviewed once assessment numbers are received in February/March 2026. It was suggested sales from the TRLS should go into an interest-bearing account to replace funds lost from selling the lands. Special Areas taxes are due November 15<sup>th</sup> and need to ensure there is cash flow in the year until that point.

The proposed camping fee increase is expected to result in \$126k.

Moving to expenditures, roads and streets projects were reviewed. Both parks access roads require widening prior to surfacing.

There was discussion on the Robinson bridge as its on a backtrail and the cost of \$250,000 as it's also on a fair-weather road. This may be revisited. It is hoped STIP funding will be available, but it has been a few years since that funding has been available. It was noted the low level crossing on 25-2 is also a back trail – but this has come up through road committee and it's a well used road.

There are funds for alignment in Cessford and Wardlow; properties are on roads in those hamlets.

With all the projects in, it's a \$3M deficit. Staffing is at \$20M and fuel, parts and gravel come in at \$14.5M.

Mr. Kovitch thanked Mr. Jones and Ms. Olmstead for the work on the In/Out. Job well done.

Mr. Fecho came forward to review the work completed in the 2025 Road Programs.

Rains caused delays at the Sheerness Industrial Park this season, the reservoir had to be pumped out five times and clay had to dry out.

The new residence road construction policy worked well for the Snell Road.

Camp 1 and Camp 10 were able to complete 21kms for work – it was noted chip seal work is weather dependent. The aim is complete 800m a day – part of the challenge this year was trucking – was difficult to get material out to the site.

The Peake Bridge had 2 x 3000mm culverts installed. All the work was done in-house for \$95,000 less than industry.

Sheerness Industrial Park (SHIP) started with coal transition funds and work has been done to bring in water for potential tenants. A total of \$5M has been invested with \$3.55M begin grant funded.

The mulching and brushing map was reviewed noting 200kms of work was done this year.

Mr. Fecho moved on to review the 2026 Proposed Road program.

Camp 4 has a new foreman – Mr. John Hogan.

Camp 2 is scheduled for the Bye Rd and Eamers/Vetters and Basin Lake Rd.

15 miles of road to build in 2026. Work is being done to finalize timelines for proposed projects. The 2026 budget includes crews working until the end of October.

The Oyen West Road was designed as an 8.5m top – there was a suggestion it become a surfaced road which would require a wider top, and changing to a wider top would require further wetlands studies as it would be more disturbance.

**MOTION AC04-30-25: OYEN WEST ROAD BUILD**  
**MOVED BY DARYL SWENSON AND SECONDED BY LAURIE FERENGE THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND TO THE SPECIAL AREAS BOARD TO FOLLOW THE PROPOSAL ON THE OYEN WEST ROAD WITH AN 8.5M TOP. CARRIED.**

There was discussion on gravelling roads and the process for identifying which roads require gravel. These roads are identified by the operator and foreman.

Mr. Kovitch welcomed Mr. Stuart Richardson, Mr. Jon Lee and Mr. Bob Kropinske from Alberta Transportation and Economic Corridors (TEC). Mr. Richardson thanked the Council for the opportunity to connect.

Highway operations, construction program for highways and bridge construction plans were reviewed. A new contractor, La Prairie, has taken over the highway maintenance contract. The contract is evaluated on timeliness, quality and completeness.

The 2025 work completed was reviewed and then scheduled work for 2026.

It was noted Hwy 555 is full of potholes – some work has been on in the west, but the east end of that highway is not seeing any work. There are low traffic volumes so not much funding for the highway. From Bindloss to Hwy 41 is on for rehab, that stretch needs to be updated for safety.

Bridge construction – nothing planned in 2026; some planned in 2027.

Mr. Richardson reviewed the paving project plans for 2026. Hwy 886 was originally identified for a thin overlay lift, and miscommunication for work on this road. SAB has built Hwy 886 into road work plan for 2026, as per the agreement. There was a question on paving for Hwy 899, at this point, that is not in the TEC plans.

It was noted SAB did have an agreement for 50/50 paving of Hwy 855 with SAB managing the project, it was extended into the County of Stettler and they received 100% funding for that portion with SAB still managing the project. There was a suggestion SAB front the costs of paving Hwy 899 if TEC would come with funding after the project is complete.

A great partnership has been developed over the years between SAB and TEC, the resources need to be updated to match the current conditions. It was asked how much lead time is needed to get projects on the TEC list and generally five years is required.

There was discussion about the mowing program, noting that it previously covered the full area from the shoulder to the fence – typically two or three passes. It was noted the budget was cut eight years ago and TEC is trying to manage vegetation control as effectively as possible within those financial limits.

The Dorothy Elevator has been refurbished and folks like to stop at the bottom of the hill on the narrow highway. It's a safety issue. Mr. Richardson will look into possibly putting No Stopping signs along that portion of highway.

Mr. Kovitch thanked Mr. Richardson, Mr. Lee and Mr. Kropinske for the good information.

**BREAK**

Mr. Martin presented the Path to Pavement for three-digit highways in SAB.

A brief history of how SAB got to the current status of roads in the region. This started in 2008 when AT made the decision to turn roads back to gravel; SAB stepped in to ensure the roads were surfaced. Step one was Cement Stabilized Grade (CSG), then the Granular Base Course

(GBC) crew began in 2015. Step one was completed in 2019, and in 2018 a contract was put in place for Hwy 862 and another contract in 2024 for Hwy 855 to bring both roads to asphalt pavement.

Mr. Martin reviewed the long-term plan and current status of roads. It is proposed to optimize the paving schedule to focus on three-digit highways in even years and focus on SAB local roads in the odd years. Assuming a 50/50 cost share with TEC, the average would be \$7M/year and having paving done by 2037. There was discussion on priority roads, low travelled roads and car counts. The plan is contingent on a cooperative partnership with TEC. Once roads reach asphalt surface (ACP) they turn back to TEC and out of SAB hands. The cost is \$300k per km to get to ACP, and another \$300k for ACP.

**MOTION AC04-31-25: PAVING PRESENTATION TO ROAD COMMITTEES**  
**MOVED BY DOUG NOBLE AND SECONDED BY ROD MOENCH THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD PRESENT THE PATH TO PAVEMENT PRESENTATION AT ROAD COMMITTEE AND RATEPAYER MEETINGS IN 2026. CARRIED.**

Mr. Caskey provided an update on the current TRLS noting total applications to date are 283 for 1,079 quarters applied for. 90% have chosen to pay in full, 10% opting for loans over 10 years. The last day to apply is July 16, 2026.

When the end of the 2004 sale was in sight, a new policy was drafted. It took a number of years to get this policy approved by the Minister. It was suggested the Council begin the process of starting the next sale. As the current sale is familiar with folks in Edmonton, it might be worth while to have a new policy drafted and approved prior to the current sale ending. This is discussion at this point.

**MOTION AC04-32-25: ENGAGE RATEPAYERS ON NEXT TRLS**  
**MOVED BY BRAD SLORSTAD AND SECONDED BY LAURIE FERENC THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD ENGAGE RATEPAYERS AND GET FEEDBACK ON A NEW TRLS. CARRIED.**

Mr. Caskey provided an update on the Joint Irrigation Project. The Phase 2 report was completed in Spring 2025 – Alberta Agriculture and Irrigation is now bringing it forward to their Minister. Special Areas and the MD of Acadia are looking to establish a governance structure to oversee Phase 3, which will involve the Environmental Impact Assessment (EIA). The recommended governance structure suggested is a municipally controlled corporation (MCC) with representatives from the SAB, MDA and other knowledgeable stakeholders.

Mr. Christianson noted the GOA has had the Phase 2 report since March 2025 and that establishing an MCC could help advance the project. A full EIA is anticipated to cost \$250M and a request for provincial support has been submitted. For comparison, the EIA for SAWSP was \$12M and that was a stripped-down version. A finance package is being prepared for the Premier's consideration. Mr. Caskey added that the project's power component is being examined as a potential revenue source to help move the initiative forward.

Mr. Christianson suggested the project be socialized with the federal government, and work is underway to engage key contacts to have it added to the national major projects list. A request will be made for federal grant funds, rather than a loan. A Board motion has been passed to initiate the MCC, with support from the MDA along with PrairiesCan and WaterSMART applying RDAR funding. The process to establish the MCC is now underway.

Mr. Kovitch thanked everyone for their time today.

**ADJOURNMENT 4:53PM**

**DECEMBER 5, 2025**

**CALL TO ORDER 9:02 AM**

Mr. Kovitch welcomed everyone to the final day of Fall Advisory Council and reviewed the agenda for the day. Welcome to Dr. Fortna and Ms. Meyer.

The healthcare around the region discussion was intended to hear from each of the medical boards on the challenges and initiatives. It was a good meeting Wednesday evening with the three medical boards.

SA2: Hanna & District Medical Society – Mr. Bossert doesn't have much to report. Dr. Wendy Fortna provided an update from a physicians' perspective. One physician passed away unexpectedly, leaving three physicians currently practicing at the clinic. These physicians have absorbed some of those displaced patients. Interviews for another physician skilled in emergency and family medicine are begin scheduled. Nursing remains understaffed, with only one RN available for acute care. Locum coverage is in place for weekends, but weekday locums continue to be difficult to secure. The lack of staffing in Hanna results in those here stepping up and working so residents have access to services. Burnout is imminent – staff are exhausted.

Mr. Kovitch asked how SAB could support. It was suggested providing the same recruitment supports provided in Consort for Nurse Practitioners would be a good starting point. A regional approach involving Hanna, Oyen and Consort was also recommended, given these communities now operate with a shared corridor connect to Red Deer.

It was asked if more folks are entering the professions – and yes there is competitive entry, but the best option is to grow your own. It was suggested to recruit as a region. Work life balance is more important to those recently graduated.

There was a question regarding the operating costs of each of the clinics – each has a different structure and submits a requisition annually to its respective partners.

It was noted that a multi-year recruitment payment model may be considered, where compensation increases the longer a physician remains in the community.

SA3: Big Country Medical Dental Board – Ms. Tessier and Mr. Wilson. Current status is 1.5 doctors, housing is good – the apartments are coming along. A recent hospital closure due to nursing shortage highlights that the situation remains fragile. Recruitment efforts are competitive and must account for the needs of relocating families. The new clinic build is progressing and expected to be complete in Spring 2026.

Internationally educated nurses arriving in the region lack orientation to local conditions, including limited familiarity with prairie winters. Housing has been found for those coming on temporary placements.

Mr. Jones noted there are three boards in place to assist with decisions in each of the urban centres with medical facilities. There are three different circumstances and operations. The requests need to come from the medical boards. The medical mill rate brings in \$2.3M. With the current projects, there will be a shortfall that can be managed over time.

SA4: Consort and District Medical Centre Board – Ms. Ference and Mr. Noble. A building was donated to the Village of Consort for a new medical clinic/facility. An architect has been engaged to assess and plan renovations for the space. Interest has been expressed by a dentist, as well as a satellite and ultrasound service provider. The nurse practitioner program is expected to wind down in June at the provincial level; it is not clear how the funding formula is going to work for nurse practitioners. It was emphasized that any funding formula must account for the differences between rural and rural-remote communities. Consort thanks the Special Areas Board for the commitment to the nurse practitioner recruitment and program – noting that this work extends beyond typical municipal responsibilities.

There was a good meeting with the three medical boards – need to continue momentum.

It was suggested a proposal be made for a regional locum program – give locums privileges at each of the three hospitals. A long-term approach needs to be developed for sustainability across the region.

Mr. Christianson has been requested to work on a regional approach for health care – Special Areas recognizes there are issues; it needs to be determined how much and where to put funds and resources. The towns and villages need to be consulted as they are also partners in each of the clinics.

There was discussion on costs for clinics and the size of panels for physicians and nurse practitioners. Current recruitment packages available and other incentives for health care professionals.

Good conversation and input – there are many things to work through.

## **BREAK**

Mr. Kovitch welcomed Mr. Colin McNab and Mr. Ryan Grell from MPE Engineering to provide Council with information related to the regional water feasibility study recently completed.

Mr. McNab thanked the Council for the opportunity to present noting a number of projects have been worked on in the region. The work focused on extending the existing systems to reach residents. Seven areas were explored, and the costs for each was reviewed. A general assumption during this study was that the water was for domestic household systems and the source is from HKRWSC, along with no cost to purchase required lands for the work.

Special Areas owns and operates the spine of the waterline; the landowner manages from the meter to the house.

Cappon area – 43.6kms of spine at a cost of \$5.8M

Hanna East spine – 28kms of pipe at a cost of \$3.5M (21 services)

Cessford spine – 12.5kms for 8 services at a cost of \$1.3M

Oyen West – 8kms of pipe for 10 services at a cost of \$1.2m

Scapa Spine – 19.4kms of pipe for 28 services at a cost of \$2.9M (would be in partnership with the County of Stettler).

Watts spine – 1.5kms of pipe for 6 services at a cost of \$283k.

Youngstown South – 35kms of pipe for 65 services at a cost of \$7.7M (includes Blood Indian, Spray Park, and the Colony).

There were 74 attendees at the open houses and generally wide spread support for the project in principle. Many of the attendees have poor quality or have to haul water. Costs were a concern. Grants were investigated including LGFF and ACP. ACP supports design but not construction.

Timing would include 1.5 years for design and approvals then another year for construction. There may be opportunity to shift one of the crews to a water once the GBC work is complete.

Mr. Kovitch thanked Mr. McNab and Mr. Grell for the informative presentation.

## **MOTION AC04-33-25: REGIONAL WATER DEVELOPMENT**

**MOVED BY ERIKA TESSIER AND SECONDED BY DOUG NOBLE THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD MOVE THE REGIONAL WATER FEASIBILITY STUDY TO NEXT STEPS AND ADVANCE THE DESIGNS. CARRIED.**

**2 OPPOSED.**

This would get projects to shovel ready and be set for federal funds if a program opens up.

Mr. Blair came forward to discuss BCWMC – Mr. Olmstead sends regrets.

The current status of the waste transfer sites was reviewed along with current challenges. The Commission appreciates the relationship and interest rates for the cell, equipment and administrative assistance.

There are 27 transfer stations – it would cost approximately \$10.6M to replace all 27 stations and provide maintenance. A proposal to close 12 of the sites would require public engagement; it's difficult to find attendants. The public should be informed of the cost of garbage. Equipment is aging.

SAB pays 80% of the requisition for BCWMC, but other municipalities will also be impacted by any changes in the requisition.

Moved by Daryl Swenson and seconded by John Kimber that the Special Areas Advisory Council recommend the Special Areas Board cover costs to replace the transfer stations over 10 years.

There was concern other municipal partners could not afford the cost of this project. And also concern about the number of unmanned sites – folks, both local and non-local, are dumping at unmanned sites. If transfer sites close, there is concern about where that garbage will go. Most of the transfer stations are rural.

Daryl Swenson withdrew the motion. John Kimber agreed.

If transfer stations close, the service still needs to be provided to ratepayers. Folks seem to want more services for less taxes.

It was suggested there be open houses to provide this information to ratepayers in the region and gather feedback.

## **LUNCH**

Mr. Dick and Ms. Westerlund departed.

Mr. Kovitch reviewed the afternoon agenda.

The administrators have updated Policy 04-04A Charged Rates in Effect noting the following changes:

1. Addition of cement bridge girders – about 50 to sell.
2. Increase in camping fees of \$8/night (moving to push button showers).
3. Water rates – \$0.20/m<sup>3</sup> as passed from HKRWSC and SMRWSC
4. Ag water rate - \$15/acre.
5. New Connection fees – as the current fee was not covering the install costs.
6. Misc leases – increase commercial to \$500/acre, recreational to \$200/acre and personal use to \$100/acre.
7. Cemetery Plots increase to \$500/plot as per motion.

### **MOTION AC04-34-25: POLICY 04-04A**

**MOVED BY DARYL SWENSON AND SECONDED BY MARK BLAIR THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD ADOPT POLICY 04-04A AS OUTLINED. CARRIED.**

Mr. Kovitch returned to Issues Binder – starting with Blood Indian Fishery.

### **MOTION AC04-35-25: FISH STOCKING AT BLOOD INDIAN PARK**

**MOVED BY KEVIN WILSON AND SECONDED BY ERIKA TESSIER THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD WRITE A LETTER TO MINISTER LOEWEN REQUESTING MORE THAN 1,200 WALLEYE BE STOCKED IN THE BLOOD INDIAN FISHERY ANNUALLY. CARRIED.**

Private Roads/Laneways – Administration met to discuss as SAB has maintained numerous roads for years. If roads need the full suite of maintenance, they should be registered and become public roads.

A parks survey was offered this season information is available online – bottom line is folks enjoy SAB parks.

The Community Pasture rate is proposed to increase \$0.05/head/day as per a previous motion, this is the last year for that motion. It would be good to see more litter on the pastures. Buffalo Atlee Community Pasture will be run by the Co-op in 2026 and be charged grazing permit rates.

First Nations Consultation related to the TRLS has approved 57 quarters with no refusals. The requirement has not held up the process.

Westmoreland Reclamation – significant reclamation with reseeding back to grasses. Staff has been greatly reduced at the site.

Sheerness Industrial Park – looking to do landscaping and seeding, the request has been made for three-phase power and waiting for installation. PrairiesCan has given approval to sell lots, the subdivisions have been submitted to Land Titles at the end of October and lots can be sold once they are subdivided. The interested tenants are excited to access.

Carolside Deadfish – the system will be upgraded and there are plans to upgrade the electrical at the Deadfish pumphouse at the end of the 2026 season. There has been discussions to install a pipeline from the Cooling Pond to Hwy 36 in the next two years – that would be positive.

Mr. Jones provided an update on budget deficits and reserves noting truing up the \$12M from the TRLS II will get that off the books. There is also \$4M from TRLS 3 that was pulled for operational use in 2008.

Mr. Jones reviewed the mill rates of neighbours and urban partners.

Mr. Ball introduced Mr. Cassidy Rankine from Planet Labs. Planet Labs did a pilot project this summer looking at remote sensing to get data across the region rather than visiting each site. Planet Labs works with a number of Crown corporations and sees an opportunity for use of their technology to assist SAB in managing lands. Using earth imaging, Planet Labs has 200 Super Doves in orbit delivering high resolution photos of the earth. Several million photos are taken daily. They can show water vegetation and temperature as two examples of variables measured using this technique. With this technology, drought can be quantified from space. There is an option to pilot a project in Special Areas in 2026 – this would see a prototype dashboard tool for the imagery. There is a capability to use a filter to identify weeds. This could work well with the drones for spraying.

Mr. Kovitch thanked Mr. Rankine for the information.

## **BREAK**

Mr. Caskey departed at 3pm.

Ms. Chostner reviewed the Resident Satisfaction Survey results noting a small sample size. The survey was open to the public and did not make respondents identify as a SAB resident. More detailed information is available in the Issues Binder.

Mr. Jones reviewed rural mill rates compared to SAB mill rates noting SAB residential is in the middle, farm is high and the non-residential is in the middle on the lower side. It's difficult to compare to other municipalities as no one else has the kilometers of road, assessment and population of SAB.

The medical mill rate will replenish once the generational one-time builds are complete.

The grants were reviewed, noting where funding is coming from.

Acadia Foundation – the build in Oyen was toured in September 2025, the construction is expected to be complete by February 2026.

Mr. Kovitch reviewed the Board Member rotation information in the Issues Binder.

### **MOTION AC04-36-25: SAB MEMBER NOMINATIONS**

**MOVED BY LAURIE FERENGE AND SECONDED BY GORDON LONG THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND TO THE MINISTER, RE-APPOINTMENT OF BRAD SLORSTAD TO REPRESENT SA2, RE-APPOINTMENT OF KEVIN WILSON TO REPRESENT SA3 AND APPOINTMENT OF DOUG NOBLE TO REPRESENT SA4. CARRIED.**

Unfinished business.

### **MOTION AC04-37-25: 2026 ROAD CONSTRUCTION PROGRAM**

**MOVED BY JUSTIN GRIFFITH AND SECONDED BY MARK BLAIR THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD PRESENT THE 2026 ROAD CONSTRUCTION PROGRAM TO ROAD COMMITTEES AS OUTLINED IN APPENDIX A. CARRIED.**

### **MOTION AC04-38-25: 2026 ROAD SURFACING PROGRAM**

**MOVED BY MARK BLAIR AND SECONDED BY ERIKA TESSIER THAT THE SPECIAL AREAS ADVISORY COUNCIL RECOMMEND THE SPECIAL AREAS BOARD PRESENT THE 2026 ROAD SURFACING PROGRAM TO ROAD COMMITTEES AS OUTLINED IN APPENDIX A. CARRIED.**

For the 2026 Budget, in doctor recruitment – need to split three-ways and include Hanna.

The Council discussed doctor recruitment, clinics and the strategy for moving forward. Special Areas does support doctor recruitment and health care professionals. It's clear support is

needed, but not clear where and how much funding is needed. Health care professionals should be included in the discussion. A solution or strategy should be presented to the provincial government.

**MOTION AC04-39-25: 2026 BUDGET**

**MOVED BY JUSTIN GRIFFITH AND SECONDED BY ERIKA TESSIER THAT THE SPECIAL AREAS BOARD RECOMMEND THE SPECIAL AREAS BOARD PRESENT THE 2026 BUDGET TO THE MINISTER. CARRIED.**

This budget includes the paving project on Hwy 899 without TEC partnership at a cost of \$14M, it is hoped TEC will be able to partner by time the project is underway.

Mr. Kovitch thanked Ms. Jones for organizing the meeting and all the logistics involved, Ms. Herzog for the hospitality, snacks, meals and note to files on many projects. Thanks to the staff for all the work put into the year.

Mr. Noble would like to discuss moving leases to 100 years instead of 20 years – it was noted the timeline for leases is covered in the Public Lands Act Regulation.

**ADJOURNMENT AT 4:19PM**

# APPENDIX A: 2026 ROAD CONSTRUCTION & SURFACING PLAN

