



February 28, 2023, Regular Directors Meeting

The Directors of the Eastern Irrigation District held a regular meeting on the 28th day of February 2023. Those in attendance were:

Mr. Richard Hiebert	Director	[Division 1]	Mr. Ivan Friesen	General Manager
Mr. David Peltzer	Vice-Chair	[Division 2]	Mr. Marvin Koochin	Assist. GM – Legal & Corporate Services
Mr. Ross Owen	Director	[Division 3]	Mrs. Wendy Enns	Executive Assistant
Mr. Brian Schmidt	Director	[Division 4]		
Mr. Don Jacobson	Director	[Division 5]		
Mr. Brent Schroeder	Director	[Division 6]		
Mr. Tracy Hemsing	Chair	[Division 7]		

The meeting was called to order at 9:00 a.m.

1.0 Approval of Agenda

The following items were added to the agenda:

- 4.03 Economic Recovery Taskforce Pathway Committee
- 4.04 Crawling Valley Recreation Society

2023-02-028 Moved by R. Hiebert that the Board adopt the Agenda as revised. Seconded by D. Peltzer. CARRIED UNANIMOUSLY

2.0 Approval of Minutes

2.01 January 24, 2023, Regular Directors Meeting

The minutes of the January 24, 2023, Regular Directors Meeting were accepted as presented.

2023-02-029 Moved by D. Peltzer that the Minutes of the January 24, 2023, Regular Directors Meeting be approved as presented. Seconded by B. Schroeder. CARRIED UNANIMOUSLY

3.0 Business Arising

D. Peltzer requested that the Direction for PGLs Expiring December 31, 2023, item that was discussed at the January 24, 2023 meeting be revisited. Discussion of this item and resultant motion 2023-01-025 will be added to the March 6th Board Meeting.

4.0 Reports on Meetings / Events

4.01 EID/County Joint Meeting

The annual EID/County Joint Meeting was held January 30th at the EID office. A number of topics of mutual interest were discussed, the primary being the County/EID Joint Drainage Program. In review of the meeting, Directors requested that further admin discussion be held concerning situating fence lines for rehab projects.

4.02 AIDA 2023 Conference

Several Directors and staff attended the AIDA Conference in Calgary February 6th – 8th. Topic categories included addressing water management challenges, building capacity, growth and competitiveness, sustainable agriculture, water quality, and supporting future objectives. I. Friesen and M. Porter presented in the future objectives and technical sessions, respectively.

4.03 Economic Recovery Taskforce Pathway Committee

T. Hemsing attended a recent ERT Pathway Committee meeting, advising that fundraising efforts are continuing for the remaining \$1 million needed to complete the project.

[9:34 a.m. S. Barlow entered the meeting.]

4.04 Crawling Valley Recreation Society

D. Peltzer conveyed an enquiry from the CVRS regarding the District paying for an additional summer student to aid primarily in the boat registration process for the Aquatic Invasive Species Program. The continuation of this arrangement was confirmed by Mr. Friesen.

5.0 Financial Report

S. Barlow presented the following Financial Report.

5.01 Financial Statements to January 31, 2023

The financial statements to January 31, 2023, were reviewed, noting the following overall:

- YTD revenues total about \$15.5 million and are tracking over YTD budget.
- YTD net operating expenses total about \$10.4 million and are tracking under YTD budget.
- YTD potential transfer to the Irrigation Works Fund is about \$5.15 million.

2023-02-030 Moved by B. Schroeder that the Board approve the Financial Statements to January 31, 2023, as presented. Seconded by B. Schmidt. CARRIED UNANIMOUSLY

5.02 2023 Rate Bylaw #963

The 2023 Rate Bylaw was presented for 3rd reading. As follow up to Corporate Planning, it was presented at the January 24th Meeting with a \$5.00/acre water rate, an annual agreement rate of \$29.00/acre, and the pressure system surcharges remaining at \$10.00/acre. Further discussion was held on the matter.

**2023-02-031 Moved by D. Peltzer that third reading of Bylaw #963 (2023) be tabled until after the Annual General Meeting. Seconded by R. Owen. DEFEATED
IN FAVOUR – D. Peltzer, R. Owen, B. Schroeder
OPPOSED – R. Hiebert, B. Schmidt, D. Jacobson, T. Hemsing**

**2023-02-032 Moved by D. Jacobson that revised Bylaw #963 (2023), being a Bylaw of the Eastern Irrigation District to Set the Annual Agreement Rates, Irrigation Rate, Terminable Agreement Rate, Minimum Amount Payable, Surcharge, Discount, and Penalty on Unpaid Amounts, be read the third time and finally passed. Seconded by R. Hiebert. CARRIED
IN FAVOUR – R. Hiebert, B. Schmidt, D. Jacobson, T. Hemsing
OPPOSED – D. Peltzer, R. Owen, B. Schroeder**



5.03 Springhill/02 Rock Lake – Electricity Usage

In response to a Director’s enquiry, a chart of electricity usage over the last 5 years for the Springhill/02 Rock Lake pressure system was presented as information. Historical kWh usage recorded does indicate that less power is now required for that system, since the pumps have been relocated to the Rock Lake Reservoir and the system has been rehabbed.

[10:11 a.m. – 10:18 a.m. Short break; S. Barlow exited the meeting; R. Gagley and B. Kroschel entered.]

6.0 Engineering

R. Gagley presented the following Engineering Report.

6.01 Project Status

PVC pipe supply from the distributor has become an issue. The pipe is not passing quality control’s inspection and is being rejected at the plant. In response, the District’s pipeline crew will be moving to spring maintenance with plans to return to the pipeline project when pipe is available. If the Sec C North Branch project cannot be completed for the 2023 irrigation season, the existing canal will continue to be used, and the project will be completed for 2024.

EID CAPITAL CONSTRUCTION PROJECTS	
Project	Status
EARTHWORKS	
Lake Newell South Feeder (AIM)	- 35% complete; construction halted due to frost
PIPELINE	
Sec C North Branch (AIM)	- 50% complete; construction halted due to pipe supply

IRP PROJECTS	
Project	Status
PIPELINE	
02 Bow Slope	- 90% complete, cleanup remains

7.0 Operations

B. Kroschel presented the following Operations Report.

7.01 Snowpack Report

Snowpack levels for the Bow River basin have continued to average below normal ranges for this time of year and are significantly below the previous year’s levels. Typically, most of the snowpack doesn’t arrive until March or April, so there is still plenty of opportunity for the snowpack to recover for the coming water season.

[10:26 a.m. S. Connauton entered the meeting.]

8.0 Lands

8.01 Assessment, Water & Lands

S. Connauton presented the following Assessment, Water & Lands Report.



8.01.1 Farm Improvement Grant Applications and Increases in Irrigation Acres Applications

8.01.1.1 Budget Report

FARM IMPROVEMENT GRANT BUDGET – MONTHLY REPORT	
2023 Farm Improvement Grant Budget as of October 1, 2022	\$1,000,000
50/50 Cost-Shares	
Paid	< \$10,112 >
To be Completed	< \$56,240 >
Require Approval	< \$0 >
Farm Improvement Grants	
October through January (<i>approved and paid</i>)	\$80,800
February (<i>approval required</i>)	\$23,300
Total Budget Remaining	\$829,548

*Total of grants paid to date within the 2023 fiscal year is \$90,912.

8.01.1.2 Pivot Replacement w/CA – South Slope Feeders Ltd (Gordon Graham, James Graham, George Graham, John Graham, Joan Graham) – NE 12-17-16 W4M

- Previous Assessment: 113 acres
- Current Assessment: 120 acres pivot (7 acres added for irrigation development)
- Installing: replacement pivot with corner arm; 22 acres needed
- New Assessment: 142 acres corner arm pivot (123 pivot, 19 corner arm)
- Parcel has reached its maximum grant funding

2023-02-033 Moved by D. Peltzer that the Board approve the Farm Improvement for South Slope Feeders Ltd (Gordon Graham, James Graham, George Graham, John Graham, Joan Graham) for the replacement pivot with corner arm upgrade in NE 12-17-16 W4M purchased for \$215,040. The Farm Improvement Grant payable to the Landowner is \$11,300 (113 acres x \$100/acre). Seconded by R. Owen. CARRIED UNANIMOUSLY

8.01.1.3 Pivot Replacement w/CA – South Slope Feeders Ltd (Gordon Graham, James Graham, George Graham, John Graham, Joan Graham) – SE 12-17-16 W4M

- Previous Assessment: 120 acres
- Current Assessment: 129 acres pivot (9 acres added for irrigation development)
- Installing: replacement pivot with corner arm; 24 acres needed
- New Assessment: 153 acres corner arm pivot (135 pivot, 18 corner arm)
- Parcel has reached its maximum grant funding

2023-02-034 Moved by R. Hiebert that the Board approve the Farm Improvement for South Slope Feeders Ltd (Gordon Graham, James Graham, George Graham, John Graham, Joan Graham) for the replacement pivot with corner arm upgrade in SE 12-17-16 W4M purchased for \$221,303. The Farm Improvement Grant payable to the Landowner is \$12,000 (120 acres x \$100/acre). Seconded by D. Peltzer. CARRIED UNANIMOUSLY

8.01.1.4 IU Registration – Gord Graham – SE 11-17-16 W4M & South Slope Feeders Ltd (Gordon Graham, James Graham, George Graham, John Graham, Joan Graham) – SW 11-17-16 W4M

The registration of an irrigable unit is required as the 2 proposed pivots in S ½ 11-17-16 W4M will share a new delivery, to be installed on the west side of SW 11 off B-01 Bow Slope.

2023-02-035 Moved by D. Jacobson that the Board approve the registration of an Irrigable Unit on S ½ 11-17-16 W4M, SE 11-17-16 W4M being owned by Gord Graham and SW 11-17-16 W4M being owned by South Slope Feeders Ltd. Seconded by R. Hiebert. CARRIED UNANIMOUSLY

8.01.1.5 Increase – Gord Graham – SE 11-17-16 W4M

- Previous Assessment: 87 acres
- Current Assessment: 131 irrigation acres (8 transferred in for farm improvement in 2006, 36 added for development in 2009 and general assessment in 2016)
- Proposal: add corner arm; 23 additional acres needed (infill)
- Efficiency Acres Gained: 0
- New Assessment: 154 acres, all under corner arm pivot
- Note: soils meet requirements; irrigable unit approved; project must be completed by February 29, 2024

2023-02-036 Moved by B. Schroeder that the Board approve the Increase in Irrigation Acres application for Gordon Graham for 23 infill acres in SE 11-17-16 W4M. The capital assets charge is \$22,724 (23 acres x \$988/acre). Seconded by B. Schmidt. CARRIED UNANIMOUSLY

8.01.1.6 Increase – South Slope Feeders Ltd (Gordon Graham, James Graham, George Graham, John Graham, Joan Graham) – SW 11-17-16 W4M

- Previous Assessment: 78 acres
- Current Assessment: 125 irrigation acres (50 acres added for irrigation development and 3 acres transferred out for general assessment in 2016)
- Proposal: add corner arm; 29 additional acres needed (infill)
- Efficiency Acres Gained: 0
- New Assessment: 154 acres, all under corner arm pivot
- Note: soils meet requirements; irrigable unit approved; project must be completed by February 29, 2024

2023-02-037 Moved by D. Peltzer that the Board approve the Increase in Irrigation Acres application for South Slope Feeders Ltd for 29 infill acres in SW 11-17-16 W4M. The capital assets charge is \$28,652 (29 acres x \$988/acre). Seconded by R. Hiebert. CARRIED UNANIMOUSLY

[10:30 a.m. D. Jacobson declared a pecuniary interest and exited the meeting.]

8.01.1.7 Increase – Jacobson Stock Farms Ltd (Donald & Wallace Jacobson) – NW 35-14-15 W4M

- Current Assessment: 122 irrigation acres
- Proposal: add corner wiper pivot; 3 additional acres needed (infill)
- Efficiency Acres Gained: 0
- New Assessment: 125 acres, all under pivot
- Note: soils meet requirements; project must be completed by February 29, 2024



2023-02-038 Moved by R. Owen that the Board approve the Increase in Irrigation Acres application for Jacobson Stock Farms Ltd for 3 infill acres in NW 35-14-15 W4M. The capital assets charge is \$2,964 (3 acres x \$988/acre). Seconded by D. Peltzer. CARRIED UNANIMOUSLY

8.01.1.8 Increase – Jacobson Stock Farms Ltd (Donald & Wallace Jacobson) – SW 35-14-15 W4M

- Current Assessment: 117 irrigation acres
- Proposal: infill west edge of pivot; 7 additional acres needed (infill)
- Efficiency Acres Gained: 0
- New Assessment: 124 acres, all under pivot
- Note: soils meet requirements; project must be completed by February 29, 2024

2023-02-039 Moved by R. Hiebert that the Board approve the Increase in Irrigation Acres application for Jacobson Stock Farms Ltd for 7 infill acres in SW 35-14-15 W4M. The capital assets charge is \$6,916 (7 acres x \$988/acre). Seconded by D. Peltzer. CARRIED UNANIMOUSLY

[10:32 a.m. D. Jacobson rejoined the meeting.]

8.01.1.9 Increase – Snake Lake Land & Cattle Inc (Rod Johnson and Greg Johnson) – NE 32-19-17 W4M & NW 33-19-17 W4M

- Previous Assessment: 262 acres
- Current Assessment: 270 irrigation acres (8 acres added for 2018 general assessment)
- Proposal: add corner wiper pivot; 43 additional acres needed (infill)
- Efficiency Acres Gained: 0
- New Assessment: 124 acres, all under pivot
- Note: subject to landowner obtaining permission to utilize County road allowance; soils meet requirements; irrigable unit exists; project must be completed by February 29, 2024

2023-02-040 Moved by B. Schmidt that the Board approve the Increase in Irrigation Acres application for Snake Lake Land & Cattle Inc for 43 infill acres in NE 32 & NW 33-19-17 W4M; subject to the landowner obtaining permission to utilize the County road allowance. The capital assets charge is \$42,484 (43 acres x \$988/acre). Seconded by D. Peltzer. CARRIED UNANIMOUSLY

8.01.2 Alternate Parcel Transfers

8.01.2.1 County of Newell to Doug & Roxanne Dafoe

For the 2023 season, the County of Newell is requesting an alternate parcel transfer of 35 irrigation acres from Pt SE 29-16-16 W4M to Doug & Roxanne Dafoe: 24 acres to NE 20-16-16 W4M to infill a wiper pivot and 11 acres to Pt. SE 29-16-16 W4M to increase a wiper pivot coverage. There are no operational issues identified with the transfer.

2023-02-041 Moved by D. Peltzer that the Board approve the 2023 alternate parcel transfer of 35 irrigation acres from the County of Newell in Pt SE 29-16-16 W4M to Doug & Roxanne Dafoe:

- 24 acres to NE 20-16-16 W4M, and
- 11 acres to Pt. SE 29-16-16 W4M.

Seconded by R. Owen. CARRIED UNANIMOUSLY



8.01.2.2 John Miller to John Ketchmark

For the 2023 irrigation season, John Miller is requesting an alternate parcel transfer of 75 irrigation acres from S ½ 23-17-17 W4M to John Ketchmark in SW 22-17-16 W4M for a wiper pivot on a dry parcel. Mr. Ketchmark would like to utilize the annual transfer until his irrigation application is approved as a new development. Soils meet requirements, and Operations has no concerns with the transfer.

2023-02-042 Moved by D. Jacobson that the Board approve the 2023 alternate parcel transfer of 75 irrigation acres from John Miller in S ½ 23-17-17 W4M to John Ketchmark in SW 22-17-16 W4M. Seconded by B. Schroeder. CARRIED UNANIMOUSLY

8.01.2.3 1184989 Alberta Ltd (Barry Fleming) and John Miller to John & Teena Ketchmark

For the 2023 season, 1184989 Alberta Ltd and John Miller are requesting to transfer a total of 23 irrigation acres to John & Teena Ketchmark for use of the end guns in SE 21-17-16 W4M and SW 10-17-16 W4M. Soils meet requirements and there are no operational issues identified with the alternate parcel transfers.

2023-02-043 Moved by R. Owen that the Board approve the 2023 alternate parcel transfers of:

- 18 irrigation acres from NW 06-17-15 W4M, lands owned by 1184989 Alberta Ltd; and
- 5 irrigation acres from S ½ 23-17-17 W4M, lands owned by John Miller;

to John & Teena Ketchmark:

- 12 acres to SE 21-17-16 W4M; and
- 11 acres to SW 10-17-16 W4M.

Seconded by D. Jacobson. CARRIED UNANIMOUSLY

8.01.2.4 Thomas & Tammie Parker to Thomas Parker

For the 2023 irrigation season, Thomas & Tammie Parker are requesting an alternate parcel transfer of 37 acres from 2 small pivots in NW 31-21-15 W4M to a wiper pivot in SE 06-22-15 W4M. The Landowners were approved for irrigation development on SE 06-22-15 W4M but have opted to request the alternate parcel transfer. Operations has no concerns with the transfer; however, the 2 small originating pivots will not be allowed to receive water during the alternate transfer to SE 06.

2023-02-044 Moved by B. Schroeder that the Board approve the 2023 alternate parcel transfer of 37 irrigation acres from Thomas & Tammie Parker in NW 31-21-15 W4M to Thomas Parker in SE 06-22-15 W4M. Seconded by B. Schmidt. CARRIED UNANIMOUSLY

2023-02-045 Moved by R. Hiebert that the Board resolve into the Committee of the Whole. Seconded by D. Peltzer. CARRIED UNANIMOUSLY

6.0 Engineering cont'd

6.01 Project Status cont'd

8.0 Lands cont'd

8.01 Assessment, Water & Lands cont'd

8.01.3 Farm Improvement Policy re New Developments



[11:05 a.m. R. Gagley, B. Kroschel, S. Connauton exited the meeting; N. Fontaine and R. Volek entered.]

8.02 Lands, Oil & Gas

8.02.1 Request to Meet with the Board – Brooks & District Fish & Game Association

9.0 Irrigation Acres Bylaw – Draft

9.01 Large Development Projects

10.0 Irrigation Development

8.0 Lands cont'd

8.02 Lands, Oil & Gas cont'd

8.02.2 Request to Trade Land – Drost Seed Potatoes Ltd (Yorian Drost)

[1:35 p.m. B. Kroschel entered the meeting.]

8.02.3 Request to Purchase Land – Ken Doerksen / Estate of Jake Doerksen

[1:52 p.m. B. Kroschel exited the meeting.]

8.03 Grazing

8.03.1 Request to Purchase Land – C.O. Johnson & Sons Ranches Ltd (Blaine Johnson and Warren Johnson) – Pt NW & Pt NE 01-16-14 W4M

8.03.2 Direction for 6 Long Term PGLs Expiring December 31, 2023

[2:09 p.m. T. Hemsing declared a pecuniary interest and exited the meeting. D. Peltzer assumed the Chair.]

[2:12 p.m. T. Hemsing rejoined the meeting and resumed the Chair.]

8.03.3 Direction for 5 Short Term PGLs Expiring December 31, 2023

[3:34 p.m. R. Volek and N. Fontaine exited the meeting; R. Gagley entered.]

11.0 Snake Lake Reservoir Project Update

6.0 Engineering cont'd

6.02 Request for Remedial Reclamation – David Peltzer – SE 15-21-15 W4M

[4:05 p.m. D. Peltzer declared a pecuniary interest and exited the meeting.]

[4:21 p.m. D. Peltzer rejoined the meeting.]

12.0 AIS Funding – Draft Letter

**13.0 International Federation of Ag Journalists (IFAJ) Congress****14.0 Annual General Meeting**

2023-02-046 Moved by R. Hiebert that the meeting be reconvened. Seconded by B. Schroeder. CARRIED UNANIMOUSLY

DIRECTION ARISING FROM THE IN CAMERA PORTION OF THE MEETING**8.0 Lands cont'd****8.01 Assessment, Water & Lands cont'd****8.01.3 Farm Improvement Policy re New Developments**

The Farm Improvement Policy will be brought back to the Board with additional wording added to clarify the existing practice of the District declining cost-share requests for parcels that were dry as of the beginning of the Farm Improvement Program (November 1999).

9.0 Irrigation Acres Bylaw – Draft

A motion was carried once reconvened.

9.01 Large Development Projects

A provision for large-scale developments will not be included in the proposed Irrigation Acres Bylaw.

8.0 Lands cont'd**8.02 Lands, Oil & Gas cont'd****8.02.2 Request to Trade Land – Drost Seed Potatoes Ltd (Yorian Drost)**

A proposal to trade land with the EID was received from Yorian Drost. This request was denied.

8.02.3 Request to Purchase Land – Ken Doerksen / Estate of Jake Doerksen cont'd

A request to purchase EID land was received from Ken Doerksen. This request was denied and for further clarity a motion was made once reconvened.

11.0 Snake Lake Reservoir Project Update

I. Friesen was requested to compile a payment schedule based on the newest project cost estimates. Discussion on this matter is to be continued at the March 6th Board Meeting.

6.0 Engineering cont'd**6.02 Request for Remedial Reclamation – David Peltzer – SE 15-21-15 W4M**

The Landowner will be advised of some mitigation options; however, the District declined offering any assistance.

12.0 AIS Funding – Draft Letter

Direction given to forward the AIS funding letter as drafted.

14.0 Annual General Meeting

Consent was given for a spokesperson from Alberta Agriculture & Irrigation to present at the AGM on the Canadian Agricultural Partnership (CAP) Water Program.

CONTINUATION OF THE AGENDA

8.0 Lands cont'd

8.02 Lands, Oil & Gas

8.02.1 Request to Meet with the Board – Brooks & District Fish & Game Association cont'd

The Brooks & District Fish & Game Association (BFGA) as operators of the rifle range on leased District land 2.5 km south of Brooks, are planning to increase their berm to meet current safety requirements, and introduce limited handgun and sporting clays use. The operation of the nonprofit association's range provides a safe area for sport shooting and hunting practice (firearm and archery) for approximately 500 members, as well as training and re-certification by local law enforcement agencies. This facility is beneficial to the community and aids the District in reducing illicit firearm occurrences on District lands. In lieu of meeting with the BFGA reps, the following motion was carried, based on itemized expenses in the project estimate.

2023-02-047 Moved by D. Peltzer that the EID donate equipment and labour work, up to \$10,000 in costs, to assist the Brooks & District Fish & Game Association with the berm redevelopment at the rifle range in S ½ 17-18-14 W4M. Seconded by B. Schroeder. CARRIED UNANIMOUSLY

9.0 Irrigation Acres Bylaw – Draft cont'd

In follow up to Corporate Planning and the January Board Meeting, a revised Irrigation Acres Bylaw was presented. Through thorough discussion it was proposed to double the permitted development acres overall, retaining the 60/40 split: 4,000 total, 2,400 – under reservoir, 1,600 – off river, and to expressly authorize the EID to develop EID lands with carry forward acres and give priority to the EID to carry forward acres. Applications for any District developments are still to be submitted in the fall process and are not to reduce the number of new acres which are otherwise available on an annual basis; however, the EID's rating criteria will not pertain to these projects. Increasing both the under reservoir and off river categories will allow for the queue of private development applications to be addressed, as well as enable District developments which would in turn provide other opportunities for water users via irrigated farm leases, and provide increased revenue to the District.

**2023-02-048 Moved by D. Jacobson that Bylaw #965 (2023), as revised, be introduced and read the first time this 28th day of February 2023. Seconded by B. Schmidt. CARRIED IN FAVOUR – R. Hiebert, B. Schmidt, D. Jacobson, T. Hemsing
OPPOSED – D. Peltzer, R. Owen, B. Schroeder**

The Bylaw will be brought back to the March 6th Board Meeting for further discussion and readings. I. Friesen was requested to present at the AGM regarding this matter.

10.0 Irrigation Development cont'd

As defined in the current Irrigation Acres Bylaw, any unused acres from prior years are "carry forward acres" and are pooled for future use. Since 2021, 397 reservoir supported acres have been carried forward. A proposal to develop 3 pivots on reservoir supported District lands was presented and discussed.

2023-02-049 Moved by R. Owen that the following 3 parcels:

- SW 35-14-13 W4M,
- SW 27-14-13 W4M, and
- SE 25-14-13 W4M

be submitted for development by the EID as irrigated farm leases with corner arm pivots, using available carry forward acres. Seconded by R. Hiebert. **CARRIED UNANIMOUSLY**

2023-02-050 Moved by R. Hiebert that SW 35-14-13 W4M, SW 27-14-13 W4M, and SE 25-14-13 W4M irrigated farm leases, once approved, be bid via a live auction as:

- 5 year short term leases; with
- the EID installing the mainline, irrigation equipment, and pivot;
- the Lessee responsible for equipment maintenance up to a determined amount; and
- the Lessee responsible for breaking and levelling the parcel, etc.

Seconded by D. Jacobson. **CARRIED UNANIMOUSLY**

8.0 Lands cont'd

8.02 Lands, Oil & Gas cont'd

8.02.3 Request to Purchase Land – Ken Doerksen / Estate of Jake Doerksen cont'd

2023-02-051 Moved by D. Peltzer that the District continue to retain ownership of the ROW in W ½ 34-22-16 W4M and the arrangement of approximately 75 acres of grazing to the west and south of the ROW at no charge for the adjacent landowner. Seconded by B. Schroeder. **CARRIED IN FAVOUR – D. Peltzer, R. Owen, B. Schmidt, B. Schroeder, T. Hemsing** **OPPOSED – R. Hiebert, D. Jacobson**

8.03 Grazing cont'd

8.03.1 Request to Purchase Land – C.O. Johnson & Sons Ranches Ltd (Blaine Johnson and Warren Johnson) – Pt NW & Pt NE 01-16-14 W4M

Upon inspection of a fence in NE 11, NW 12 & SW 12-16-14 W4M agreed to be rebuilt and cost-shared between Newell Grazing and C.O. Johnson & Sons Ranches Ltd as adjacent landowner, it was confirmed that the existing fence line did not follow the shared property line. The misplaced fence line has contributed to portions of both properties being grazed by the adjacent landowner's cattle and to a dugout being constructed in NW 01 on EID land by the previous adjacent landowner. In response to discussions, and in addition to cost-sharing the new fence, the adjacent landowner has submitted a request to purchase the 8.3 acre parcel of ROW in N ½ 01 and pay all associated purchasing costs, to resolve their water access needs. An RWU – Livestock Watering Agreement will be required. A new dugout for Newell Grazing is planned to be better situated in the SE corner of NW 12, off Summit Drain, to optimize their grazing.

- 2023-02-052 Moved by D. Jacobson that the District:**
- **cost-share with C.O. Johnson & Sons Ranches Ltd the installation of a new fence along the property line from the north boundary of NE 11-16-14 W4M into NE 01-16-14 W4M;**
 - **sell the identified parcel of land in NW & NE 01-16-14 W4M, consisting of approximately 8.3 acres, to C.O. Johnson & Sons Ranches Ltd by accepting their offer price of \$2,100/acre + GST, subject to the lands being consolidated into the respective quarter sections, and all survey costs, subdivision costs, legal fees, consolidation fees and any other fees associated with the land purchase being the responsibility of the purchasers. Seconded by R. Owen. CARRIED UNANIMOUSLY**

8.03.2 Direction for 6 Long Term PGLs Expiring December 31, 2023 cont'd

The format to renew 31 standard long term grazing leases expiring in December 2023 was finalized at the January 24th meeting. All current grazing leaseholders have been notified. 6 additional long term grazing leases with some non-standard situations or irrigation development potential were now presented to confirm future use and their specific renewal format.

- 2023-02-053 Moved by R. Hiebert that Private Grazing Lease #7044 be amalgamated with PGL #7093 and renewed as per motion 2023-01-025. Seconded by B. Schroeder. CARRIED IN FAVOUR – R. Hiebert, B. Schmidt, D. Jacobson, B. Schroeder, T. Hemsing OPPOSED – D. Peltzer, R. Owen**

[4:37 p.m. T. Hemsing declared a pecuniary interest and exited the meeting. D. Peltzer assumed the Chair.]

- 2023-02-054 Moved by R. Owen that Private Grazing Lease #7054 be renewed as per motion 2023-01-025, with a clause being added to the agreement that the Lessor reserves the right to remove a portion or portions of the Lands upon giving notice, reducing the annual rent, and constructing any new required fences. Seconded by B. Schroeder. CARRIED UNANIMOUSLY**

[4:38 p.m. T. Hemsing rejoined the meeting and resumed the Chair.]

- 2023-02-055 Moved by B. Schroeder that Private Grazing Lease #7055 be renewed as per motion 2023-01-025, with a clause being added to the agreement that the Lessor reserves the right to remove a portion or portions of the Lands upon giving notice, reducing the annual rent, and constructing any new required fences. Seconded by B. Schmidt. CARRIED UNANIMOUSLY**

Direction was given to staff concerning Private Grazing Lease #7110.

- 2023-02-056 Moved by R. Owen that Private Grazing Lease #7247 be separated into 2 leases:**
- **the fenced off portion of Pt Sec 36 and Pt Sec 25-19-13 W4M totalling approximately 788 acres, containing the 2 irrigated pivot areas and a portion of grazing land, to be administered as an Irrigated Farm Lease with a grazing component; and**
 - **the remaining portion of the lease totalling approximately 1,341 acres, to continue as a Private Grazing Lease and renewed as per motion 2023-01-025. Seconded by D. Peltzer. CARRIED UNANIMOUSLY**

- 2023-02-057** Moved by R. Owen that the new Irrigated Farm Lease, presently contained within PGL #7247, be offered to the current lessees Will & Shauna Henrickson:
- for a 10 year extension, subject to payment of a renewal fee equivalent to this year's rent for the corresponding acres;
 - at \$180/irrigated acre and \$10/dry acre, subject to a rent review at the end of the 5th year.

Seconded by D. Peltzer. **CARRIED UNANIMOUSLY**

- 2023-02-058** Moved by R. Hiebert that Private Grazing Lease #7187 be tendered in after 2023 as a 1 year grazing lease, with no restrictions, until it is scheduled to be developed as an irrigated lease. Seconded by B. Schmidt. **CARRIED UNANIMOUSLY**

8.03.3 Direction for 5 Short Term PGLs Expiring December 31, 2023 cont'd

Similarly, 5 additional short term grazing leases with some non-standard situations or irrigation development potential were also presented to confirm future use and their specific renewal format.

- 2023-02-059** Moved by D. Peltzer that Private Grazing Lease #7039 be renewed as per motion 2023-01-025, with a clause being added to the agreement that the Lessor reserves the right to remove a portion or portions of the Lands upon giving notice, reducing the annual rent, and constructing any new required fences. Seconded by R. Hiebert. **CARRIED UNANIMOUSLY**

Private Grazing Lease #7053 will be brought back to the Board in January 2024 for direction.

- 2023-02-060** Moved by R. Hiebert that Private Grazing Lease #7067 be renewed as per motion 2023-01-025, with a clause being added to the agreement that the Lessor reserves the right to remove a portion or portions of the Lands upon giving notice, reducing the annual rent, and constructing any new required fences. Seconded by B. Schroeder. **CARRIED UNANIMOUSLY**

- 2023-02-061** Moved by D. Peltzer that Private Grazing Lease #7169 be:
- tendered as a 5 year lease agreement,
 - with no minimum bid,
 - with standard restrictions and eligibility requirements, and
 - with a clause being added to the agreement that the Lessor reserves the right to remove a portion or portions of the Lands upon giving notice, reducing the annual rent, and constructing any new required fences.

Seconded by R. Owen. **CARRIED UNANIMOUSLY**

- 2023-02-062** Moved by R. Owen that Private Grazing Lease #7295 be offered to the current leaseholder at the current rent. Seconded by D. Jacobson. **CARRIED UNANIMOUSLY**

13.0 International Federation of Ag Journalists (IFAJ) Congress

From June 27th – July 3rd, the Town of Olds will be the host site for the 2023 International Federation of Ag Journalists (IFAJ) Congress for 200 – 300 delegates from around the world. As part of this Congress, delegates will be able to join a pre-event Farm Tour on June 26-27 and the Brooks Newell Region has been selected as a site for day 2 of the tour. The tentative plan is for the tour to focus on irrigation and what it means to agriculture in Southern Alberta. A group of 20-30 journalists will travel to Lethbridge and Taber, and to the Brooks Newell Region where they will visit the aqueduct,

a farm, a vegetable processor, a restaurant, a feedlot, and the Bassano Dam. Many participants will be from countries that are customers of Canadian ag products, and in turn information from the Congress will be published as stories and articles for readers in many countries. Approval was given at Joint Shared Services to seek platinum sponsorship of the tour to ensure a positive experience for participants and significant positive exposure for the region.

2023-02-063 Moved by D. Jacobson that the District joins the regional sponsorship of the International Federation of Ag Journalists (IFAJ) Congress and Tour for up to \$20,000. Seconded by R. Hiebert. CARRIED UNANIMOUSLY

15.0 Upcoming Events

- | | | |
|-------|-------------------------------------|-------------------------------------------------------------|
| 15.01 | Regular Board Meeting | - Monday, March 6 th , 9:00 a.m. |
| 15.02 | Annual General Meeting | - Tuesday, March 7 th , 1:30 p.m., Heritage Inn |
| 15.03 | Nominations Close | - Wednesday, March 8 th , 5:00 p.m. |
| 15.04 | AIDA Board of Directors Meeting | - Thursday, March 30 th , 10:00 a.m., Lethbridge |
| 15.05 | Election <i>[if necessary]</i> | - Tuesday, April 11 th |
| 15.06 | Organizational & Regular Board Mtgs | - Tuesday, April 25 th , 9:00 a.m. |

[4:51 p.m. R. Gagley exited the meeting.]

D. Peltzer moved adjournment of the meeting at 4:51 p.m.



Chairman



General Manager