



Regular Council Meeting
Monday, April 13, 2026 at 6:00pm
Council Chambers

1. CALL TO ORDER
2. ADOPTION OF THE AGENDA
3. APPROVAL OF THE MINUTES
4. DELEGATIONS – Ryan Vogt, Municipal Assessor
5. DIRECT CONTROL DEVELOPMENT APPLICATION (VIC Building)
 - Pastor David Dangerfield, Proposed Church
6. BYLAWS & POLICIES – None
7. BUSINESS
 - a) Library Board Appointments
 - b) MITAC Grant – Student Intern
 - c) Farm Lease
 - d) Peace Officer Priorities
 - e) Backroads Alberta Production
 - f) Budget Meeting
 - g) Transfer Station Hours of Operation
 - h) Back Lane Gravel
 - i) Horizon School Division Land Transfer
 - j) Ball Diamond Bathrooms
8. CORRESPONDENCE
 - a) County of Warner Letter of Appreciation – Support for Emergency Services
 - b) Heartland Training & Support Hub – Appreciation for Support
 - c) Minister Dan Williams (Municipal Affairs) – Overview of Bill 28
 - d) Minister Dan Williams (Municipal Affairs) – Assessment Model Review Update
9. REPORTS
 - a) CAO Report
 - b) Mayor & Council Reports
10. CLOSED SESSION
 - a) Organizational Planning – as per Sec 17, 25, 29 of the Access to Information Act (ATIA)
 - b) Development Application 01-26 – as per Sec 197 (2.1) of the Municipal Gov Act (MGA)
11. ADJOURNMENT

REQUEST FOR DECISION

Approval of Minutes

April 13, 2026



BACKGROUND

In accordance with section 208 of the Municipal Government Act and the Procedural Bylaw 1060, Council reviews the minutes from the previous meeting and considers them for approval and adoption.

Attached below are the draft minutes from the previous meeting for Council's review and consideration.

Council may make any amendments to the minutes prior to their adoption.

RECOMMENDED MOTION

That the minutes for the March 9, 2026 Regular Council Meeting be approved as presented.



COUNCIL MEETING MINUTES

Council Chambers, 240 Main St. Milk River, Alberta

Monday, March 9, 2026

Council Members Present Deputy Mayor Shayne Johnson
 Councillor Don Cody
 Councillor Dave Degenstein
 Councillor Dorothy Fraser

Absent (with regrets) Mayor Larry Liebelt

Administration Chief Administrative Officer – Ethan Gorner

1. CALL TO ORDER

Deputy Mayor Johnson called the meeting to order at 6:00p.m.

2. ADOPTION OF THE AGENDA

Res. 2026-035

MOVED by Councillor Degenstein

To adopt the agenda for the March 9, 2026, Regular Council Meeting, amended to add items:

7e) Street Lights

Carried.

3. APPROVAL OF MINUTES

Res. 2026-036

MOVED by Councillor Cody

That the minutes for February 9, 2026, Regular Council Meeting be approved as presented.

Carried.

4. DELEGATIONS – *Sgt. Liam Shiels, Milk River RCMP Detachment 3Q Report*

Res. 2026-037

MOVED by Councillor Degenstein

To thank Sgt. Shiels for his presentation and to accept it as information.

Carried.

Res. 2026-038

MOVED by Councillor Fraser

That administration explore hosting a local police ‘meet-n-greet’ in conjunction with the RCMP and Council meeting schedule and that administration explore speed mitigation options for 8 Ave.

Carried.

5. CAO REPORT (ADMINISTRATION)

Res. 2026-039

MOVED by Councillor Cody

That the CAO Report be accepted as information.

Carried.

6. POLICIES & BYLAWS – None

7. BUSINESS

a) INTER-BASIN DELEGATION TO MINISTER HUNTER

Res. 2026-040

MOVED by Councillor Degenstein

To appoint Mayor Liebelt and Deputy Mayor Johnson as the Middle Coulee Creek Water Pipeline delegation to meet with Minister Hunter on Council's behalf and engage on this topic.

Carried.

b) FCSS VOLUNTEER AWARDS

Res. 2026-041

MOVED by Councillor Cody

To accept this as information.

Carried.

c) COMMUNITY HISTORY VIDEO

Res. 2026-042

MOVED by Councillor Cody

To approve participation in the Community History Partnership.

Carried.

d) BRINGING HEARTS HOME – MILK RIVER EMS CARDIAC CARE CAMPAIGN

Res. 2026-043

MOVED by Councillor Fraser

To provide a silent auction gift basket that includes \$100 in Milk River bucks.

Carried.

e) STREETLIGHTS

Res. 2026-044

MOVED by Councillor Degenstein

That administration explore street lights on the school street and bring options back to the budget for consideration and that administration also explore the development of a draft street lighting plan for Milk River.

Carried.

8. CORRESPONDENCE

- a) National Police Federation – RCMP Contract Policing Commitment
- b) Village of Stirling Letter to Minister Ellis – Increased Policing Costs
- c) Town of Taber Mayor – Invitation to Attend the Play On! Street Hockey Tournament
- d) Municipal Affairs – Minister Awards for Libraries

Res 2026-045

MOVED by Councillor Cody

To accept the correspondence items as information.

Carried.

9. MAYOR & COUNCIL REPORTS

Res 2026-046

MOVED by Councillor Degenstein

To accept the Mayor & Council Reports as information.

Carried.

10. CLOSED SESSION

Res 2026-047

MOVED by Councillor Cody

To go into **CLOSED** meeting at 7:28p.m. for the following items:

- a) *Quad Meeting (with Coutts, Warner, County of Warner) – as per Sec 21, 25 of the AATI*
- b) *Organizational Planning – as per Sec 25, 29 of the Access to Information Act*

Carried.

Res 2026-048

MOVED by Councillor Degenstein

To return to **OPEN** meeting at 8:14p.m.

Carried.

11. ADJOURNMENT

Res 2026-049

MOVED by Councillor Fraser

To adjourn the meeting at 8:15p.m.

Carried.

REQUEST FOR DECISION

*Ryan Vogt, Municipal Assessor (Benchmark)
2026 Property Assessments*



April 13, 2026

BACKGROUND

Ryan Vogt (Benchmark Assessments), our municipal assessor, will be here to report on our property assessments, from which we levy property taxes to fund the budget. He will make a presentation and answer any questions from Council.

Due to the length, the presentation will be sent out to Council separately.

RECOMMENDED MOTION

To thank Mr. Vogt for his presentation and to accept it as information.

REQUEST FOR DECISION

DC Development Application – Proposed Church



April 13, 2026

BACKGROUND

The province is selling the old Visitor & Information Centre (VIC) and are entertaining a purchase offer from a religious congregation proposing to develop it into a new church for their worship activities.

As this lot is zoned direct control, all development is at the discretion of Council, who acts as the development authority in consideration of all such applications. Therefore, this application (01-26 Proposed Church) is brought for Council's consideration.

Council has already been provided with all the documents related to the application along with the planner's comments. There has also been a number of public letters received regarding the proposed development that have also been provided to Council.

Attached below is some basic application information along with the planners' comments. The applicant will also be here to make a presentation and answer questions from Council.

Once Council is satisfied that they have received sufficient information they may thank the applicant for the information and express that we will communicate with them when a decision has been rendered on the application. The item will then be considered at the end of the meeting during closed session in accordance with section 197 (2.1) of the Municipal Government Act (MGA).

RECOMMENDED MOTION

To thank Pastor Dangerfield for the presentation and application and accept it as information.

Mr. Ethan Gorner

Chief Administrative Officer

Town of Milk River

Box 270

240 Main Street

Milk River, AB T0K 1M0

Re: Development Application – River of Life Church

Former Travel Alberta Visitor Information Centre

Dear Mr. Gorner,

Thank you for outlining the additional information required for Council's consideration of the River of Life Church proposal. We appreciate the clarity of the process and respectfully submit the following responses corresponding to the items identified in your memorandum.

1. Site Plan (Location, Amenities, Setbacks)

A detailed site plan has been provided within the attached presentation package.

- No expansion of the existing building footprint is proposed in Phase 1.
- Existing parking layout remains unchanged.
- Proposed minor amenities (children's play structure and basketball hoop) are located west of the building, separated from the campground and major traffic areas.
- Garbage enclosure is proposed behind the hoodoo rock feature, screened from view and accessed via the existing loop drive.
- The site is nearly level and fully serviced.
- Current zoning accommodates church use.
- Existing setbacks remain compliant, as no structural additions are proposed at this time.

2. Lighting, Signage, Garbage, Sound Systems

Lighting

- Existing exterior lighting will be retained.
- No additional pole lighting proposed in Phase 1.
- Any future additions will comply with Town requirements.

Signage

- Modest building identification signage only.

- No digital or illuminated billboard signage proposed.

Garbage

- Garbage location: behind hoodoos, screened from public view.
- Garbage truck will use the existing loop drive and exit forward.
- This mirrors previous operational patterns.

Sound

- No routine outdoor amplified sound.
 - Occasional outdoor events, if any, will comply with Town noise bylaws and permitted hours.
 - Indoor services will occur with doors and windows closed.
-

3. Servicing (Sewer, Water, Electric, Gas, Sani-Dump)

Water & Sewer

- Existing municipal connections will be utilized.
- No discharge to the Milk River.
- No greywater or storm discharge modifications proposed.
- Backflow prevention and inspections maintained per code.

Electric & Gas

- Existing services are adequate for proposed Phase 1 use.

Sani-Dump

- No sani-dump is proposed.
 - No RV servicing is planned.
-

4. Detailed Explanation of Proposed Uses

Primary activities include:

- Weekly Sunday worship services (approx. 9:00am–12:00pm).
- Midweek youth and small group gatherings (typically evenings 6:00pm–9:00pm).
- Occasional community-oriented events.

Estimated Occupancy

- Weekly service: approximately 80–150 persons.

- Midweek programming: 20–60 persons.
- Special events: case-by-case and coordinated with Town if required.

Staffing

- 1–2 pastoral/administrative staff.
 - Primarily volunteer-based operations.
-

5. Interior Renovations

Phase 1 improvements will be minor and cosmetic only:

- Painting, cleaning, minor safety upgrades, and signage.
- No structural alterations.
- Existing washrooms retained.
- No commercial kitchen installation proposed at this time.

Any future structural modifications or expansions will proceed through full development permitting and code review.

6. Annual Church Camp

Clarification:

- No permanent campground is proposed.
- No long-term overnight accommodation inside the building.
- Any short-duration event would:
 - Be limited in duration,
 - Comply with fire and occupancy regulations,
 - Be coordinated with Town administration,
 - Not include permanent camping infrastructure.

Emergency and safety planning will follow Alberta Fire Code requirements.

7. Floor Plan (Internal Use)

Floor layouts are provided in the attached submission.

Proposed internal zoning includes:

- Assembly/Sanctuary space
- Lobby/Entry
- Children's programming area
- Washrooms
- Office/administrative space

No structural reconfiguration is proposed in Phase 1.

Process Acknowledgement

We acknowledge that:

- The application will be reviewed by planning staff.
- Circulation to affected agencies will occur.
- A report will be prepared for Council.
- Council will make the final determination.

We are committed to cooperating fully with the Town throughout this process and will promptly provide any further technical documentation requested.

River of Life Church is committed to operating responsibly, transparently, and in a manner that respects the Town's planning framework, neighbouring uses, and environmental stewardship expectations.

Thank you for your time and consideration.

Respectfully submitted,

Proposal to Town Council: Permit Approval for Christian Church

Proposal Summary

This proposal seeks the approval for a permit to establish River of Life Fellowship at the Interpretive Center in Milk River, Alberta.

The church will continue to serve as a hub for spiritual, social, and community development—benefiting residents of all ages, backgrounds, and sectors.

Purpose and Intent

The new proposed church location will:

- Provide weekly worship services and pastoral care.
 - Offer programs for youth, families, and seniors.
 - Serve as a gathering space for community events and charitable initiatives.
 - Partner with local organizations to support the town's social and economic growth.
-

Community Impact Benefits

1. Economic Impact and Support for Local Business

- **Increased Foot Traffic:** Weekly services and events attract attendees who often shop, eat, and fuel up locally, especially on weekends.
- **Event Hosting:** Weddings, funerals, youth nights, and holiday events bring in extended family and visitors who support restaurants, shops, and accommodations.
- **Local Business Support:** Our church actively looks for ways to support our local businesses, such as catering for our church functions, purchasing gift cards from our local businesses each year as gifts to our community during our Christmas events, grocery purchasing for youth events, potlucks, church community events, etc.

2. Positive Influence on Youth

- **Youth Programs:** Weekly youth groups, camps, and mentorship foster leadership, purpose, and healthy social development.
- **Crime Prevention:** Safe, structured activities during evenings and weekends reduce idle time and deter risky behavior.

- **Mental Health Support:** Faith-based peer groups provide emotional support and coping tools in a high-pressure, digital age.

3. Support for Senior Citizens

- **Social Inclusion:** Regular gatherings, meals, and visitation programs reduce loneliness and isolation among seniors.
- **Transportation Assistance:** Volunteer networks often assist with rides to appointments and errands.
- **Intergenerational Connection:** Seniors contribute wisdom, mentorship, and community history to younger generations in church life.

4. Strengthening Families

- **Family-Centered Programs:** Parenting classes, couples' workshops, and family events strengthen bonds.
- **Crisis Support:** Churches often provide emergency assistance (food hampers, gas cards, short-term aid) during financial or personal crises.
- **Moral and Ethical Foundation:** Families benefit from a shared value system rooted in community, compassion, and integrity.

Zoning, Infrastructure Compatibility, Expansion

- The proposed site complies with current zoning requirements for community and institutional use.
- Parking and accessibility have been accounted for.
- The church will maintain high standards of property care and landscaping, contributing positively to the visual appeal of the town.
- The church may look at expanding the building at some point as we grow but the immediate plan is to do some minor updates to the interior as the building is almost turn key for our existing needs.
- We would like to have our church camp that we hold once per year. Overflow can utilize the near by camp grounds.

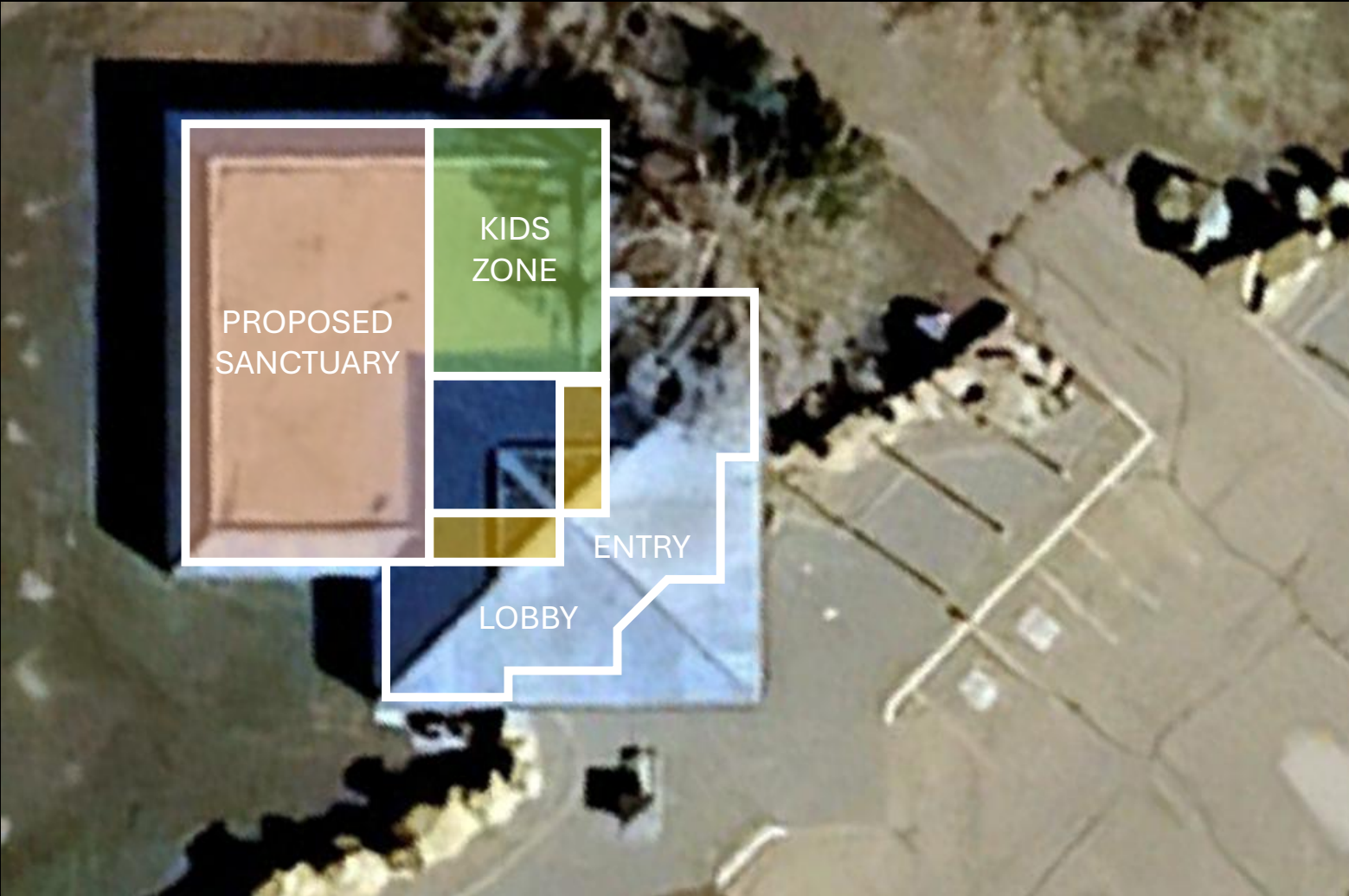
Conclusion

Approving this permit represents more than an approval—it is an investment in the social fabric of Milk River. Our church will continue to enrich our beautiful community by:

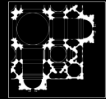
- Enhancing the local economy,
- Supporting the town's most vulnerable citizens,
- Providing a safe, values-based space for youth,
- And reinforcing the strength of families.

We respectfully request that Town Council approve this permit to allow our church to continue serving the people of our town from this new location.

RIVER OF LIFE CHURCH



FACILITY COMPARISON



ALVIN REINHARD FRITZ
ARCHITECTURE
INC.

Memo

To: Town of Milk River Council

File: 8D-131

From: Bonnie Brunner, Senior Planner

Date: April 8, 2026

Re: Development Permit 01-26 – Church
504 Highway 4 SE (Plan 8810371)

Use: Religious Assembly (Church)

Land Use District: Direct Control - DC

The Town of Milk River is in receipt of a development permit application (DA 01-26) for a change of use to approve a religious assembly (church), including special events and associated accessory uses, on the subject property, which is regulated under the Direct Control (DC) Land Use District. The subject property (Plan 8810371) is approximately 6.28 acres (2.54 ha) in area and was formerly a provincial Tourist Information Centre. Surrounding land uses include agricultural, campground, and railway use.

The existing building on the subject property is approximately 6300 ft² in size and is proposed to be used for regular church activities such as Sunday worship, midweek youth gatherings, weddings, and funerals. Additionally, the site will host an annual church camp, live nativity, farmer's markets, fundraisers, and other special events. The estimated attendance for Sunday service is 80-150 people, and 20-60 people for midweek programming.

No structural modifications or changes to the building footprint are proposed for immediate use. The applicant is proposing a large addition to the existing building as part of a future phase of development. The applicant is aware that a separate development permit is required for any additional phases of development. No changes to the Town's water and wastewater services have been requested. A gas pipeline runs parallel along the eastern property line of the site.

The existing monument sign at the entrance of the building is proposed to include the church's name (River of Life Church). A fascia sign with a cross and the name of the church is proposed to be attached to the building, above the main entrance.

Twenty campsites are proposed for the annual church camp. There are currently two serviced sites (sites 10 and 11 on the site plan) and the remaining eighteen sites are not serviced. The applicant is proposing a 33 foot (10 m) setback from the property lines for the campsites. Occasional overnight leader/prayer retreat RV parking is proposed for six of the sites. The existing RV dump station will only be utilized for church site use only and not open for general public use. The site has approximately seventy-four parking stalls. No changes to the existing parking layout are proposed.

The site is accessed from an existing approach off Highway 501/Railway Street. At the access point of the site, Highway 501/Railway Street includes through lanes for each direction of traffic, a right-hand turning lane for Northbound traffic, and a turning lane into the subject project for Southbound traffic.

In accordance with the Land Use Bylaw requirements, the application was circulated to adjacent landowners. The County of Warner was also notified in accordance with section 4.3.3 of the County of Warner and Town of Milk River Intermunicipal Development Plan.

Circulation to and approval from Alberta Transportation and Economic Corridors (ATEC) is required given the subject property is accessed from Highway 501/Railway Street. As indicated in the response to the circulation, a permit from ATEC is required, with the application submitted through RPATH. Additionally, a Traffic Impact Assessment (TIA) Memorandum is required to support and quality the application. ATEC has determined the TIA Memorandum necessary to ascertain whether the intersection at Highway 501/Railway Street and the subject property is in accordance with Alberta Transportation's Highway Geometric Design Guide requirements. The applicant is retaining an engineer to prepare the necessary studies and to meet the requirements established by ATEC.

In Direct Control Districts, uses, dimensional standards, standards of development, and other applicable standards are determined by Council through the adoption of a DC bylaw. If the subject property had not already been zoned Direct Control and such district was proposed, a redesignation application would have been required to be submitted. A Direct Control bylaw would then be prepared for Council's consideration, including the list of permitted and discretionary uses, as well as applicable development standards and requirements. The DC district regulating the subject property, however, has no associated uses or standards; therefore, it is at the discretion of Council to determine what uses are suitable for the site. Any relevant standards or conditions of development are regulated by Council, through the development permit.

In accordance with section 641(2) of the Municipal Government Act, "the council may, subject to any applicable statutory plan, regulate and control the use or development of land or buildings in the district in any matter it considers necessary." The Town of Milk River Municipal Development Plan (MDP), which is an applicable statutory plan, does not identify or propose future uses for this property, as it was not anticipated at the time of the last MDP update in 2017 that the Tourist Information Centre would cease operating in that capacity (see attached Map 3 - Future Land Use and Growth Areas). The MDP does not include any policies specific to consideration of Direct Control Districts. All other policies of the MDP may be determined applicable in Council's consideration of the application.

In accordance with the Town of Milk River Land Use Bylaw, Part 2, section 1.1 of the Direct Control – DC district, "The intent of this land use district is to allow flexibility for approval of uses on sites which have potential for a variety of different uses and where the circumstances relating to the development of a site are such that regulation and control by the use of the other land use districts is inadequate considering long-range planning goals and the greater public interest. On sites designated Direct Control, Council is willing to consider proposals that do not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties."

Within this Direct Control district, it is at the discretion of Council to approve or refuse an application. As such, the following options are available to Council:

1. Refuse the application with reasons:

If Council chooses to refuse the application, possible considerations could include the suitability of the site for the proposed use; consistency with the Municipal Development Plan policies; whether regulation of the use through a Direct Control district in this case is appropriate (potentially requiring an MDP amendment or redesignation to non-DC district); or any other matters deemed relevant by Council.

2. Approve the application with conditions:

If Council chooses to approve the application the following conditions are suggested for consideration:

1. The development is to conform to the supporting information and materials submitted to the Town, in compliance with the Town of Milk River Land Use Bylaw No. 997, and the attached approved site plan.
2. **Prior to commencement of the development**, the applicant/landowner shall obtain all applicable approvals and permits from Alberta Transportation and Economic Corridors, including a roadside development permit and Traffic Impact Assessment (TIA) Memorandum to support and qualify the application (see attached).
3. **Prior to commencement of the development**, the applicant/landowner shall enter into and comply with a Development Agreement with the Town of Milk River, which shall be registered on title. The agreement may require the applicant to construct, or pay for the construction of, any road improvements that may be necessary as a result of the approval from Alberta Transportation and Economic Corridors, and any other improvements to public utilities necessary to serve the development.
4. Regular operations and special events must be conducted in a manner that does not create a nuisance to area residents or properties.
5. The applicant/landowner shall notify the Town of Milk River at least **14 days** in advance of community-oriented special events to coordinate any applicable municipal approvals.
6. The subject property is authorized for camping use only during the annual family camp event, with a maximum of 20 campsites, in accordance with the attached approved site plan and supporting information and materials. Regular or on-going use of the property as a campground is prohibited.
7. The subject property may provide a maximum of 6 overnight leader/prayer retreat RV parking sites for occasional use only, in accordance with the attached approved site plan and supporting information and materials. Regular or on-going use of the property for overnight RV parking/use is prohibited. **[Council may also wish to include more specific conditions regarding the occasional use. For example, restricting the occasional use to a maximum number of consecutive hours or days, and/or maximum number of days/year, and/or restrict occasional use to certain seasons.]**
8. Overnight accommodation within the church building is not permitted and requires separate development permit approval.
9. Off-street parking shall be provided upon the subject property in accordance with the attached approved site plan.
10. Garbage shall be kept in a suitably sized enclosure and garbage collection areas properly screened from public view.
11. Site lighting shall be located, oriented and shielded so as not to adversely affect adjacent properties or public roadways.
12. The RV dump station shall only be utilized by users of the approved campsites during the authorized annual family camp and occasional overnight use RV parking sites. Public use of the dump station is prohibited.
13. Signage is to conform with the submitted designs. Any additional signage or modification to signage requires approval in accordance with the Land Use Bylaw.
14. This development permit does not include approval of the proposed future expansion to the church building or any additional phases of development. A separate development permit approval is required for the proposed expansion to the church building and any additional phases of development.
15. All relevant Safety Codes permits (e.g. building, electrical, gas, and plumbing) must be obtained from the Safety Codes Officer at Park Enterprises (1-800-621-5400 or 403-329-3747) pursuant to the Safety Codes Act, prior to commencement of construction. A copy

of all final inspections indicating compliance must be filed with the Town immediately following receipt of the same.

16. The applicant/landowner is responsible for obtaining any other relevant provincial inspections, permits and approvals prior to commencement.

INFORMATIVE:

1. The applicant is advised to contact Utility Safety Partners, formerly Alberta One Call, (1-800-242-3447) to locate any utility lines prior to commencement.
2. The applicant is responsible for determining the location of any easement and/or utility right-of way registered on the property and ensuring that the development does not encroach upon the easement and/or right of way and complies with any associated agreements registered on title.
3. The subject property is situated in an area identified in the Alberta Listing of Historic Resources as having "high potential to contain a historic resource" (HRV5). The applicant/landowner is responsible for obtaining any clearances and approvals as may be necessary in accordance with the Historical Resources Act. If a historic resource is discovered during excavation for the development, it must be reported in accordance with the Historical Resources Act.

Other Conditions Council may Require:

1. The Land Use Bylaw allows development related conditions, including special setbacks, on an application for development that is located adjacent to a watercourse. As such, Council could require specific setbacks be maintained from the northern property line as a condition of development permit approval.
2. Any other conditions(s) Council deems appropriate.

REQUEST FOR DECISION

April 13, 2026



BACKGROUND

At their recent AGM, the Milk River Library Board had the following members terms expiring in April:

- Scott Harvey
- Rita Lodermeier
- Lesley Oslanski

Mr. Harvey and Ms. Lodermeier have again submitted their names to serve for another 3-year term. The Library Board is recommending them for reappointment. Ms. Oslanski will not be continuing.

Therefore, it is recommended that Council reappoint Mr. Harvey and Ms. Lodermeier to another three-year term and to thank Ms. Oslanski for her service.

RECOMMENDED MOTION

To appoint Scott Harvey and Rita Lodermeier to the Milk River Municipal Library Board for a term expiring April 10, 2029, and to express appreciation to Lesley Oslanski for her service.

REQUEST FOR DECISION

April 13, 2026



BACKGROUND

We have an opportunity for a business strategy intern, coordinated through MITEC (Mathematics of Information Technology and Complex Systems) with the University of Lethbridge. The internship focuses on giving students valuable work experience in fields they are interested in.

The program runs for 4-6 months, shorter than the Alberta internship program, but provides an opportunity for some low-cost administrative support to help with some internal operational projects and allows the student some professional experience in our municipal operation.

If approved, MITAC would pay \$10,000 toward the intern stipend and the town would pay \$5,000.

It is recommended that Council approve our application for this program.

RECOMMENDED MOTION

To approve the MITAC application for a Business Strategy Intern and commit \$5,000 towards the program.

REQUEST FOR DECISION

April 13, 2026



BACKGROUND

The Town of Milk River owns 230 acres of farmland at the north end of town, and some within the County of Warner. Below is a map showing this land.

We lease out this property to farmers, to keep it used, address weeds and generate income for the Town. We have generally leased it for 5-year terms.

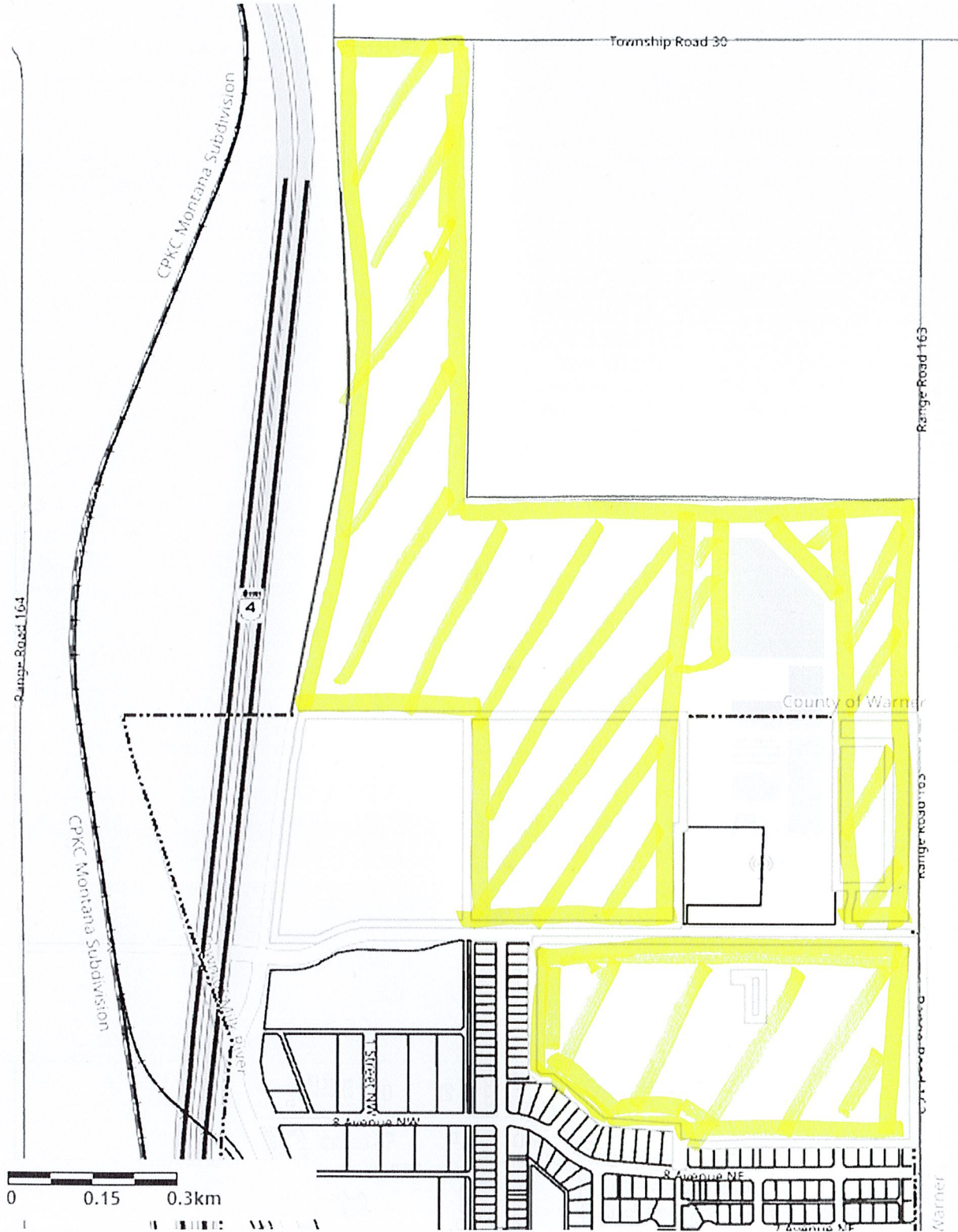
This land has come up again for lease, for which we held an open bid. The highest bid was for \$101 / acre (\$23,230), higher than the previous agreement, which was \$95 / acre (\$21,850).

It is recommended that Council approve the bid for \$101 / acre and direct administration to enter into a lease agreement with the successful bidder.

RECOMMENDED MOTION

To approve the farm lease bid of \$101 / acre and direct administration to enter into a lease agreement with the successful bidder.

FARMLAND LEASE – SCHEDULE “A” (approximate, not to scale)



REQUEST FOR DECISION

April 13, 2026



BACKGROUND

We received a request from our contracted enforcement service, Ridge Regional Public Safety, for our top 3 peace officer education or enforcement priorities for the upcoming year. They are committing to follow up with us early next year to report on their efforts made to fulfill these priorities.

They can be either areas of increased enforcement focus or areas of enforcement community education and engagement.

Attached below is the request email.

One enforcement area Council might consider, increased traffic enforcement of 8 Avenue due to recent concerns of excessive speeds on this street.

RECOMMENDED MOTION

To set the 2026 peace officer priorities as

- 1.
- 2.
- 3.

Ethan Gorner

From: Kurtis Pratt <kurtispratt@raymond.ca>
Sent: Monday, March 16, 2026 11:18 AM
To: Brian Eakett; Degenstein; Matthew Foss; Phil Jensen; Stephen Fewer
Cc: Ethan Gorner; Stirling CAO; Kelly Lloyd; Shawn Hathaway; Ross Bond
Subject: 2026 RRPSSC Municipal Priorities
Attachments: RRPSSC Priorities Document Template.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please provide the RRPSSC with your councils top 3 peace officer education or enforcement priorities for the upcoming year.

Early in 2027, we will provide a brief summary of action undertaken by the CPO's to achieve your council priorities. We will use the data to gauge where we can improve in our service delivery to our municipal members.

If you have any questions, please let me know at your convenience.

--

Sincerely,



Kurtis Pratt, CLGM
Manager, Ridge Regional Public Safety Services

(403) 752-3322 | kurtispratt@raymond.ca
179 W 200 N210 N 200 W, Box 629, Raymond, AB, T0K 2S0



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REQUEST FOR DECISION

April 13, 2026



BACKGROUND

We were invited to participate in a documentary film production about small-town Alberta, called *Backroads Alberta*. Some of their past work can be viewed here:

[Backroads Alberta - YouTube](#)

For a \$12,000 commitment (over two years, so \$6k per year) we get a custom cinematic spot highlighting our town, as well as being featured in the full-length documentary, some other radio and digital promotions and a “red-carpet” screening in our town, along with some other social media tools.

This project would qualify for funding from the Alberta government. We will be joining Carstairs, Cardston, and Stettler as anchor towns, with corporate backers Brandt and BCMI Inns.

RECOMMENDED MOTION

To approve participation in the Backroads Alberta Production and commit \$12,000, spread over the next two years, with this approval effective March 26, 2026.

REQUEST FOR DECISION

April 13, 2026



BACKGROUND

We would like to schedule an additional Council meeting for the presentation of the 2026 Budget as well as the 2025 audited financial statement and a few other matters related to the budget discussion that Council will have, like the tax rate bylaw and some strategic budget issues.

After consultation with Council and administrative participants, it is recommended that Council set the meeting for Tuesday, April 21, 2026, at 6pm.

RECOMMENDED MOTION

To set an additional Council meeting for Tuesday, April 21, 2026, at 6pm.

REQUEST FOR DECISION

April 13, 2026



BACKGROUND

During their strategic planning Council indicated a desire to enhance the hours of the transfer station. Currently the hours are:

- Tuesday & Friday 10:00am – 4:00pm, Saturday 9:00am – 5:00pm

It is proposed that the hours be changed to:

- Tuesday & Friday 10:00am – 6:00pm, Saturday 8:00am – 4:00pm

Administration has reviewed this and feels we can accommodate this in our current staff capacity.

We would need a few days lead time for scheduling and to get the signs changed and information up on the website, therefore we would recommend that it be made effective Friday, April 17, 2026.

RECOMMENDED MOTION

To set the transfer station hours, effective April 17, 2026, as:

- Tuesday & Friday 10:00am – 6:00pm, Saturday 8:00am – 4:00pm

REQUEST FOR DECISION

April 13, 2026



BACKGROUND

The laneway in behind the open lot adjacent to the town office often gets mucky and misshaped due to deep tire treads in the soft soil as trucks drive through this area, also causing drainage problems.

Administration is recommending that this area be graveled and leveled a bit to clean it up and make it more usable, as well as improving the drainage.

Our crew could take care of this work and use our crushed gravel and would therefore have no external cost.

We are proposing to undertake the gravel work here:



RECOMMENDED MOTION

To approve the gravel enhancement in the laneway behind the empty lot as outlined.

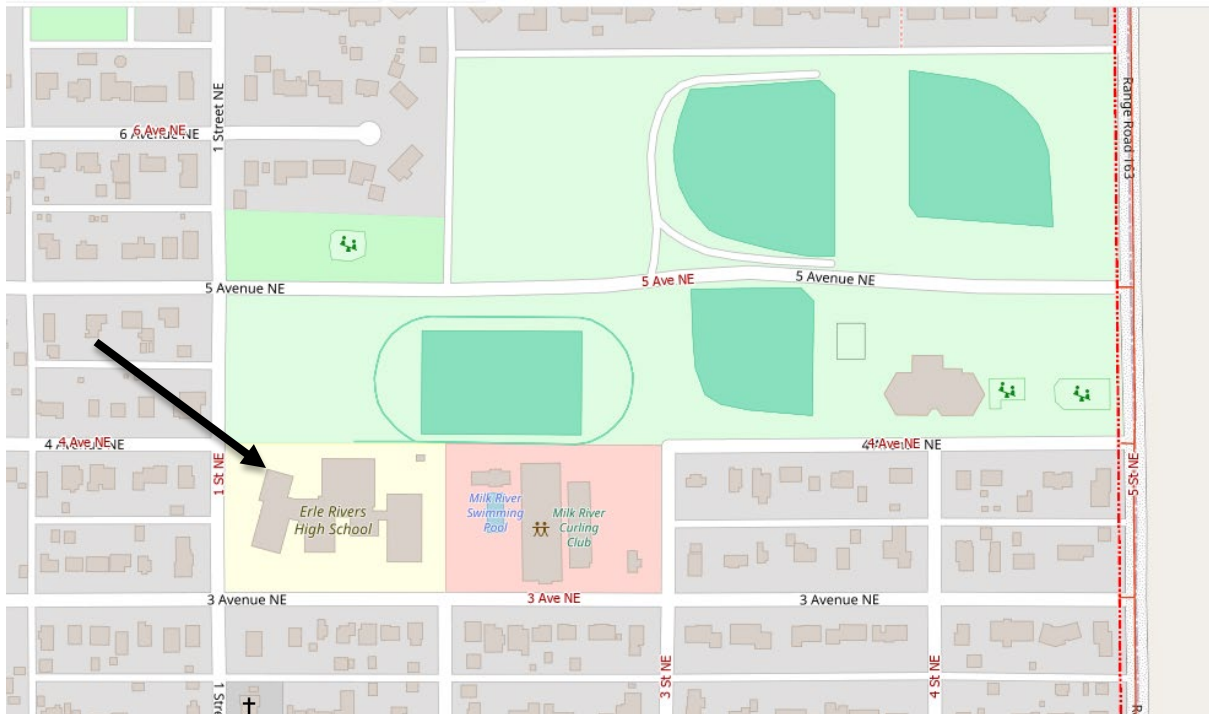
REQUEST FOR DECISION

April 13, 2026



BACKGROUND

A few years ago, Horizon School Division demolished the old Erle Rivers school located to the left of the pool (that open green space). The land has been cleared and they are now making it available for transfer to us for no cost to the town.



Attached below is the draft transfer agreement. It is recommended that Council approve this transfer and direct administration to proceed with completing in with the division.

RECOMMENDED MOTION

To approve the transfer of the old school land to the town and the accompanying agreement and direct administration to complete the transfer with Horizon School Division.

LAND TRANSFER AGREEMENT

THIS AGREEMENT made this ____ day of _____, 20__.

BETWEEN:

THE BOARD OF TRUSTEES OF HORIZON SCHOOL DIVISION

(the "Division")

• and -

THE TOWN OF MILK RIVER

(the "Municipality")

WHEREAS the Division is the registered owner of the lands described herein, which formerly served as the site of the Erle Rivers High School;

AND WHEREAS the Division's Board of Trustees formally designated the Property as surplus on September 23, 2024 (Motion 105/24);

AND WHEREAS pursuant to Section 7(1) of the Real.Property.Governance.Act, the Division offered to transfer the Property to the Minister of Infrastructure at its net book value of \$10,000 on April 28, 2025;

AND WHEREAS the Minister of Infrastructure has provided formal notification that the Department of Infrastructure will **not** acquire the Property, thereby satisfying the requirements of Section 7(4) and 7(5) of the Real.Property.Governance.Act and permitting the Division to dispose of the Property to another party;

AND WHEREAS the Division now intends to transfer the Property to the Municipality for no monetary consideration (\$0.00);

AND WHEREAS this transfer to a municipality is subject to the approval of the Minister of Education pursuant to Section 9(7)(b) of the Disposition.of.Property.Regulation;

NOW THEREFORE the parties agree as follows:

1. THE PROPERTY

The Division agrees to transfer to the Municipality all its right, title, and interest in and to the following real property located in the Town of Milk River (collectively, the "Property"):

Description	Legal Description	Certificate of Title
Western half of the Erle Rivers High School site	Plan 2575A1, Block 15, Lot 1 Municipality: Town of Milk River	105F214
Eastern half of the Erle Rivers High School site	Plan 2575A1, Block 15, Lots 2 – 9 Municipality: Town of Milk River	102Q162

2. CONSIDERATION

The purchase price for the Property shall be **NIL (\$0.00)**. The parties acknowledge that while the Property has a recorded Net Book Value of \$10,000, the Division is electing to transfer the land to the Municipality for no cost.

3. CONDITION OF PROPERTY

The Municipality acknowledges that the school previously located on the Property has been demolished and the site has been remediated. The Property is being transferred on an "**as-is, where-is**" basis.

4. REGULATORY COMPLIANCE AND APPROVAL

This Agreement is subject to the following condition precedent:

- **Ministerial Approval:** The Minister of Education must approve the transfer of this real property to the Municipality in accordance with Section 9(6)(b) and 9(7)(b) of the *Disposition of Property Regulation*.

5. RELEASE AND INDEMNIFICATION

Upon the transfer of ownership of the Property:

- **Release:** The Municipality hereby **releases** the Board of Trustees of Horizon School Division, its officers, employees, and agents from any and all obligations, duties, or liabilities regarding the Property arising from and after the date of the transfer of ownership.
- **Indemnity:** The Municipality shall **indemnify and hold harmless** the Division from and against any and all future liabilities, claims, damages, costs, or expenses (including legal fees) related to the Property, including but not limited to its use, occupation, or environmental condition, arising after the date of transfer.

6. PROCEEDS OF DISPOSITION

As the proceeds of this transfer are \$0.00 (which is less than the \$200,000 threshold defined in Section 10(4) of the *Disposition of Property Regulation*), there are no remaining

proceeds to be applied to debt repayment or capital expenditures under this specific agreement.

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above.

THE BOARD OF TRUSTEES OF HORIZON SCHOOL DIVISION

Per: _____

Board Chair

Per: _____

Superintendent

THE TOWN OF MILK RIVER

Per: _____

Mayor

Per: _____

Chief Administrative Officer

REQUEST FOR DECISION

April 13, 2026



BACKGROUND

We have received a request from Milk River Minor Ball about turning on the water to the bathrooms earlier than May 1. This date has previously been used due to concerns about freeze-up, which can lead to difficult repairs due to the awkward location of the copper feeder pipe into the bathrooms and kitchen. There were two times it cracked about 6-7 years ago.

May 1 isn't in any specific policy as far as we're aware, and every year has different weather patterns. If the weather is warm enough then administration is comfortable with an earlier turn on as we want to be as helpful and supportive of our community groups as possible.

The difficulty can be in assessing weather conditions. It has been warm of late, but the forecast has some negative nighttime temperatures in the next few weeks. How much of a problem the occasional nighttime negative temperature may cause is uncertain.

It is recommended that Council consider providing some clearer direction to guide administration in this each year, for example direction can include

- directing that the water will be turned on sometime after April 1 in consideration of the weather
 - after maybe a certain amount of days have been over a certain temperature
 - or if when frost is no longer detected from a test dig at a certain amount of depth.

Administration would welcome Council's input and discussion on this to help us figure out a more helpful approach to the minor baseball association.

Administration is working on a service hours policy for all of our services and any direction Council provides for this year can be included in this policy for ongoing practice.

RECOMMENDED MOTION

As directed by Council

REQUEST FOR DECISION

April 13, 2026



BACKGROUND

The following Correspondence items were received that may be of interest to Council:

1. County of Warner Letter of Appreciation – Support for Emergency Services
2. Heartland Training & Support Hub – Appreciation for Support
3. Minister Dan Williams (Municipal Affairs) – Overview of Bill 28
4. Minister Dan Williams (Municipal Affairs) – Assessment Model Review Update

CONSIDERATIONS

These letters are attached below. Council may provide further direction on any of the issues raised in these items of correspondence.

RECOMMENDED MOTION

To accept the correspondence items as information.



COUNTY OF WARNER NO. 5

OFFICE OF THE ADMINISTRATOR

Box 90

300 County Road

WARNER, AB T0K 2L0

Ph: 403-642-3635
Toll Free: 1-888-642-2241
Fax: 403-642-3631
Web: www.warnercounty.ca

March 25, 2026

RECEIVED

MAR 26 2026

Town of Milk River
Attention: Ethan Gerner
PO Box 270
Milk River, AB T0K 1M0

Re: Donation to Emergency Services Appreciation Evening

On behalf of the County of Warner and the Emergency Services Volunteers, I would like to thank you for the donation you provided as a prize at the annual Emergency Services Appreciation Night. Your continued support of this event means a great deal to us.

The volunteers were treated to a wonderful dinner, after which long-term service awards were presented to those who have achieved 10 or more years of service. With your generosity, we were able to present a donated prize to every volunteer. Thank you again for taking the time to make a donation.

Yours truly,

Mackenzie Hollingsworth
Tax Clerk



HEARTLAND

— TRAINING & SUPPORT HUB —

RECEIVED

MAR 18 2026 FORMERLY KNOW AS:



265 East 400 South | Box 291 | Raymond | Alberta | T0K 2S0 | 403 752-4585 | www.heartlandsupport.ca

March 13, 2026

Town of Milk River
Box 270
240 Main Street
Milk River, AB T0K 1M0

Subject: Thank You for Your Generous Support

Thank you for your generous contribution of \$350.00 to Heartland Training & Support Hub. Your continued support ensures we can deliver essential programs to schools and communities across County/MD. Your donation will help cover a portion of the delivery costs for the Safety Smarts program in your area, ensuring students receive vital farm safety education. It also helps us meet the matching fund requirements necessary to qualify for additional grant funding, allowing us to expand our impact across rural Alberta.

Attached, you will find your charitable tax receipt. Receipt No. 2050 for your records. Moving forward, we will be sending out an annual update and donation request via email each fall. This update will include a brief report on program delivery within County/MD, so you can see how your funds are making a difference locally.

We will recognize County/MD on our website and social media platforms.

Thank you again for your invaluable support. Together, we are helping rural families and children stay healthy, informed, and safe.

With warm regards,

Jordan Jensen | Executive Director

Heartland Training & Support Hub

Office: (403) 752-4585 | Cell: (403) 593-8960

Email: j.jensen@heartlandsupport.ca | www.heartlandsupport.ca



ALBERTA

MUNICIPAL AFFAIRS

Office of the Minister
MLA, Peace River

April 2, 2026

I am pleased to share that today, our government introduced Bill 28 the Municipal Affairs and Housing Statutes Amendment Act, 2026. Bill 28 makes amendments to the *Municipal Government Act* to modernize municipal rules, improve clarity and consistency, and strengthen service delivery.

Rather than addressing issues piecemeal, Alberta's government is proposing a single, comprehensive package of changes that reflects how interconnected municipal systems are. The proposed amendments are organized around five themes:

- growth and housing – *how communities expand*;
- assessment and property tax – *how services are paid for fairly*;
- governance and accountability – *who is responsible and to whom*;
- municipal transparency – *how municipalities make decisions and operate day to day*, and
- public institutions – *how essential public services are governed and protected*.

Together, these five themes form a coherent approach to modernizing municipal legislation, solidifying local governance, and supporting communities across Alberta.

Growth and Housing

The proposed changes will accelerate construction to build more homes faster by improving transparency, reducing red tape, and lowering development costs by:

- clarifying the application of off-site levies; and
- requiring permit timeline reporting to be posted on municipal websites.

Also included are amendments related to “Automatic Yes” frameworks, which will allow municipalities to fast-track low-risk development permits, increasing predictability for builders and helping accelerate housing construction across Alberta. Future regulation will build on this work by restricting particular non-statutory studies in the development process to further streamline approvals.

In addition, charter schools will be treated consistently with other publicly funded schools by enabling access to municipal and school reserve land, supporting parental choice in education.

The proposed changes would also allow the Minister of Municipal Affairs to set requirements for community design codes that municipalities may choose to adopt, helping streamline approvals for developments that meet established land-use and design standards while preserving local decision-making.

.../2

Assessment and Property Tax

The proposed legislative amendments will implement some of the decisions from the recently completed policy phase of the Assessment Model Review. These decisions will lay the foundation to modernize the regulated property assessment system and promote fairness for municipalities and industries by:

- clarifying the rules that determine which costs are assessable, which will improve consistency and reduce assessment appeals;
- enabling greater use of standardized rates for regulated properties, which will increase predictability and efficiency of assessment;
- applying penalties to property owners who fail to report timely property information; and
- establishing a regular cycle for review of assessment models.

More details about the outcomes of the policy phase of the Assessment Model Review are being sent to you under separate cover.

Using the updated rules and policies, new models for assessing individual types of regulated properties will now be developed to better reflect current costs, technology and construction practices. The work for this next phase of the Assessment Model Review will be undertaken over the next two years, and will continue to involve significant input from municipal, industry and assessment stakeholders.

In addition, the proposed amendments will prevent municipalities from taxing Albertans on similar homes differently based solely on whether or how they are occupied.

Governance and Accountability

Alberta's government is proposing to strengthen accountability and integrity in local government by creating a provincial councillor accountability framework. The framework will govern issues such as pecuniary interest, unauthorized use of municipal assets, disclosure of confidential information, egregious behaviour, threatening behaviour and improper use of influence.

Under the proposed framework, complaints will be investigated by an independent third-party, ensuring impartial, timely resolution of issues before they escalate, and a roster of commissioners will be appointed by the province to hear appeals.

In addition, proposed changes will update the process for viability reviews by making the vote of electors a plebiscite (non-binding vote) with final decisions on dissolution at Cabinet's discretion. This will apply to viability reviews that are already underway where a vote of electors has not yet occurred, as well as any future reviews.

Municipal Transparency

The proposed changes will improve transparency by requiring municipalities to publicly disclose the salaries of municipal staff above a specified threshold, aligning practices with other public sector disclosure standards.

In addition, proposed changes will allow rural, small urban, and specialized municipalities to show policing costs as a separate line on property tax notices, improving transparency for residents.

A province-wide framework for councillor information requests, requiring timely access to readily available information and consistent sharing of broader information with all councillors will strengthen councils' ability to govern effectively and make informed decisions. Councils will also be able to adopt local policies to manage significant information requests in a practical, sustainable way.

The proposed changes will also modernize governance and operations of Business Improvement Areas, including flexibility for interim appointments, electronic notifications, and in-year budget changes, to reduce red tape, improve flexibility and help commercial districts stay vibrant and responsive to local needs.

Public Institutions

The proposed amendments will clarify how municipalities govern and oversee municipal public utilities, establishing that municipalities may be required by regulation to transfer control and operations of a municipal public utility to a public utility entity, such as a regional services commission or a municipally controlled corporation.

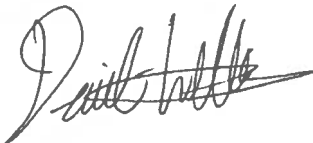
I invite you to read Bill 28. A copy of the bill can be found here:

<https://www.assembly.ab.ca/assembly-business/bills/bill?billinfoid=12124&from=bills>

Additional information about the proposed amendments is also available here:

<https://www.alberta.ca/modernizing-municipal-legislation-across-the-province>

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Williams', with a stylized flourish at the end.

Dan Williams, ECA
Minister of Municipal Affairs



ALBERTA

MUNICIPAL AFFAIRS

Office of the Minister

MLA, Peace River

AR121809

April 1, 2026

Dear Chief Elected Officials:

Municipal Affairs has been working collaboratively in recent years with industry representatives, professional assessors, and municipal partners to modernize Alberta's regulated property assessment framework through the Assessment Model Review (AMR). One important phase of this work has now been completed, and I am pleased to share policy updates that aim to simplify rules, reduce uncertainty, and improve consistency, transparency, and fairness across the system.

Most regulated property assessment models covering wells, pipelines, telecommunications systems, electric power systems, machinery and equipment, and railways, were last updated in 2005. As you may be aware, the last time the assessment models were reviewed in 2020, government opted not to proceed with proposed changes.

Based on a renewed engagement process designed by stakeholders, the AMR process re-launched in March 2024 with a review of the foundational policies that guide Alberta's regulated assessment system. These policy updates are a major milestone and set the stage for the next phase.

Key decisions include:

- standardizing assessment rates, where feasible, to make assessments more predictable;
- updating assessment models on a regular schedule to reflect changes in technology and construction practices;
- setting more consistent rules by clarifying when construction is considered finished for purposes of assessment, making sure actual construction costs are included with tightly-defined exclusions, and creating a provincial benchmark to fairly adjust labour-related construction costs in remote areas; and,
- introducing penalties for owners who do not provide required assessment information on time.

The rules will be effective for the 2027 tax year, and will apply to facilities built or expanded after that date. These rules will also be applied in the development of updated assessment models for each individual regulated property type as they are reviewed. Accordingly, we do not expect there to be significant assessment changes in 2027 and 2028 resulting from these policy changes.


.../2

Looking ahead, through the next phase of the AMR, we will continue to work with stakeholders to update the assessment models – the rules, rates and procedures for determining valuation – for individual regulated property types. These reviews will be followed by broad and direct engagement with municipalities and industry to consider the impacts of the new assessment models on revenue.

Your municipality will be directly engaged on the overall results of the AMR and the potential impacts of updated assessments. This is an upcoming phase of the AMR process; engagement will focus on implementation of these policy changes. The final decision by government on any changes to assessment models is expected to occur in late 2028.

Attached is a fact sheet summarizing the policy changes, and a frequently asked question document for your use. I look forward to continuing to work with you and your municipal associations on this important initiative.

Sincerely,



Dan Williams, ECA
Minister of Municipal Affairs

Attachment:

1. Fact sheet
2. Frequently Asked Questions

cc: Chief Administrative Officers

Assessment Model Review

Policy Updates – March 2026

Overview

Municipal Affairs is updating the policies that govern regulated property assessments in Alberta as part of the ongoing Assessment Model Review. The changes aim to simplify rules, reduce ambiguity, and improve consistency and fairness of assessments. These updated policies reflect the input of municipalities, industry, and professional assessors.

Clearer rules and standardized assessment practices will improve transparency and predictability, while helping reduce disputes and assessment appeals. The updated system balances the needs of municipalities and industry by applying consistent approaches across regulated property types.

Assessment Models

Clarifying the foundational policies governing the assessment system allows the Assessment Model Review to move to its next phase: updating assessment models to better align with current practices, infrastructure, and technology.

Assessment models are the rules and procedures that determine how each type of regulated property is valued for property taxation purposes. The models for most types of regulated property, including wells, pipelines, telecommunications systems, electric power systems, machinery and equipment, and railways, were last updated in 2005.

Key Changes

Standardization

Standardized rates will be prepared and used wherever feasible and these rates will be developed for new property types where they do not currently exist, such as solar installations, and for existing properties where there are typical configurations of multiple components, such as wellsites. If it is unfeasible to calculate a standardized rate, site-specific reported costs will continue to be used.

The modernization and expansion of standardized rates will improve the consistency and efficiency of assessments, while providing municipalities and property owners with greater predictability.

Assessment Rules for Construction Costs

Regulated assessment is based on construction costs, and these policy updates have clarified which construction costs are assessable.

Construction will be considered complete when physical construction ends, and the assessment will not include pre-construction expenditures or post-build commissioning costs.

Most actual construction costs will be included in the assessment, reflecting the owner's capital investment in the asset. Exclusions will be tightly defined, focusing on costs due to extraordinary events and mandatory safety requirements, for example.

A provincial benchmark will be created to fairly adjust labour-related construction costs in remote areas.

These changes reduce ambiguity and align assessments with actual costs. They clarify rules for stakeholders, reduce complaints, limit subjective claims, and improve comparability and equity across properties, including those in remote areas.

Depreciation

When updated assessment models are developed, they will continue to include both a ceiling and floor limit for depreciation of machinery and equipment under Schedule C of the assessment formula.

This incentivises up-front capital investment by industry and supports long-term revenue in later years for municipalities. It provides scope clarity for assessment model development, reducing stakeholder uncertainty.

Specific assessment models for mature oil and gas assets will be developed as part of the next phase of the model review. Depreciation curves and other factors will be updated to better reflect the characteristics of these assets.

Reporting Consequences

Assessed persons may receive an administrative penalty (fine) when mandatory reporting is not provided to an assessor within 60 days of a formal request.

In these cases, the property owner will also lose the ability to appeal the assessment to the Land and Property Rights Tribunal.

This will improve assessment accuracy and fairness, boost reporting and legislative compliance, and encourage proactive property owner disclosure.

Review Schedule

Following the current Assessment Model Review, models will be updated on a regular, predetermined schedule (e.g., one to two property types a year) with each property type reviewed on a five-year cycle.

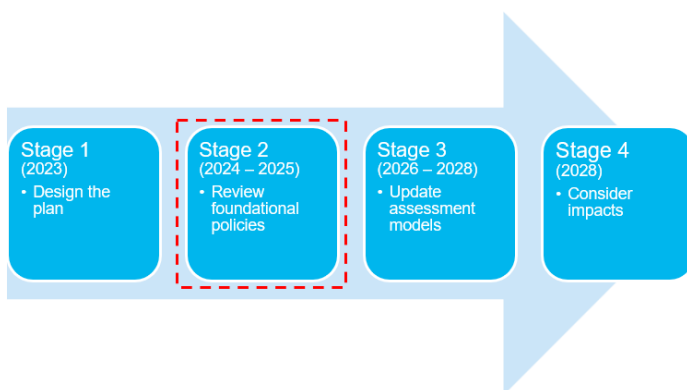
This change keeps assessment models current, captures modern technologies and construction practices, and reduces system shock resulting from delayed updates or overly broad changes.

Transition Rules

These policy changes will take effect on January 1, 2027, and will apply to new facilities assessed on a reported cost basis; assessments for existing major facilities will remain unchanged. The new rules will be applied to assessment models, including standardized rates, as they are updated in the next phase of the Assessment Model Review.

AMR Timeline

These changes mark the end of the policy review stage and move the Assessment Model Review forward into the next phase, which focuses on individual model reviews.



Next Steps

Updates to legislation and regulation to reflect these policy decisions are expected in spring 2026.

Municipal Affairs will work with industry, municipal and assessment stakeholders to begin reviews of the assessment models for individual regulated property types in 2026.

Resources

Stakeholders can follow the progress of the AMR on the at [Assessment Model Review engagement | Alberta.ca](https://www.alberta.ca/assessment-model-review-engagement)

Contact us

For inquiries during the AMR process, please contact the AMR Team toll-free by first dialing 310-0000, then 780-422-1377, or at ma.amr@gov.ab.ca.

Frequently asked questions

Assessment Model Review – Policy Changes

Municipal Affairs is updating the rules that govern regulated property assessments in Alberta as part of the Assessment Model Review. These amendments reflect the input of municipalities, industry, and professional assessors, and aim to simplify rules, reduce ambiguity in interpretation and improve consistency, transparency, and fairness.

Why do assessment models need to be updated now?

Many regulated property types have changed substantially since the last major updates in 2005.

Construction methods, materials, and costs have evolved significantly, and models must reflect current industry practices.

New technologies in several sectors are not recognized or costed in existing models.

Modernizing the models improves fairness, consistency, and transparency in how industrial property is valued.

Updated models ensure clearer rules and valuations that better reflect how today's industrial assets are built and operated.

Which properties are expected to be impacted by the policy changes?

The policy changes are expected to impact regulated property, which includes telecommunications and cable, railways, electric power systems wells, pipelines, and machinery and equipment.

Can you outline the policy changes being implemented and what they are meant to address?

These changes are intended to modernize and reduce ambiguity by clarifying definitions, improving transparency, and aligning assessment rules with current practices.

Clarified rules will allow new assessment models to be developed for each regulated property type. Key policy changes that are being implemented include:

- standardizing assessment rates, where feasible, to make assessments more predictable.
- updating assessment models on a regular schedule to reflect changes in technology and construction practices.
- setting more consistent rules by clarifying when construction is considered finished for purposes of assessment, making sure actual construction costs are included, and creating a

provincial benchmark to fairly adjust labour related construction costs in remote areas; and

- introducing penalties for owners who do not provide required assessment information on time.

Who was consulted and how were they engaged before these policy changes were implemented?

Since 2022, Municipal Affairs has worked collaboratively with a Steering Committee of industry representatives, professional assessors, and municipal partners including Rural Municipalities of Alberta (RMA) and Alberta Municipalities, to modernize Alberta's regulated property assessment framework through the Assessment Model Review.

The recent policy updates reflect their contributions and aim to simplify rules, reduce uncertainty, and improve consistency, transparency, and fairness across the system.

How will these changes affect the tax burden for industry and municipalities?

The first stage of the Assessment Model Review was focused on modernizing the system's principles and foundational policies while providing directions to stakeholders on how the assessment system will function ahead of the next stage.

The updated rules will be effective for the 2027 tax year and will apply to facilities built or expanded after that date, as well as to the assessment models for individual regulated property types as they are developed.

Municipal Affairs does not expect significant assessment changes in the 2027 and 2028 tax years resulting from these policy changes.

How will the transition to new rules work?

The updated rules will be effective for the 2027 tax year and will apply to facilities built or expanded after that date, as well as to the assessment models for individual regulated property types as they are developed.

This avoids retroactive changes and provides a predictable transition for property owners.

What are the next steps following these policy changes?

Over the next few years, Municipal Affairs will continue to work with stakeholders to update the assessment models – the rules and procedures for determining the valuation – for individual regulated property types.

These reviews will be followed by broad and direct engagement with municipalities and industry to consider the impacts of the new assessment models on revenue.

The final decision by government on implementation of any changes to assessment models is expected to occur in late 2028.

Why does Alberta use a regulated assessment standard based on construction costs instead of market value standard like residential assessments?

Alberta uses a regulated assessment standard to ensure uniformity and equity across municipalities, especially for complex industrial properties where comparable market data is limited or unreliable.

The cost-based approach avoids market fluctuations and provides a stable valuation for municipalities and property owners and reduces the risk of sudden shifts in property values.

REQUEST FOR DECISION



April 13, 2026

BACKGROUND

Attached below for Council's information is the CAO Report. Please feel free to ask any questions or request any additional information.

RECOMMENDED MOTION

That the CAO Report be accepted as information.

CAO Report – April 13, 2026



1. **2026 Library Budget** – in accordance with the Libraries Act, the Milk River Public Library has shared their 2026 budget with us for Council’s information. It is attached below.
2. **Welcome of new staff**
 - a. **Public Works Operator** – After careful consideration of a number of very qualified candidates we are excited to have **Clifford Benoni** join our public works team. He is from Edmonton (originally Uganda), was educated in England, and has extensive experience working with waterworks in Africa. He brings with him his wife and 2 children.
 - b. **Pool Administrator** – we are very excited to have **Ms. Jordyn Clarke** join our team as our new pool administrator. She has extensive experience working in public pools as a lifeguard and supervisor and is trained in pool operations.
3. **Dug up Alleys / Mess from Fibre & Atco** – we’re aware of areas with disturbed alleys and other messes as a result of the fibre installation and a recent Atco installation. We have been assured by both these companies that this will be addressed when the projects are completed. We will continue to monitor and keep in contact with these companies until this has been remedied.
4. **Milk River Improvement Society Setup** – we have submitted all the paperwork for the new improvement society. For ease of initial setup and to move things along with the timeline, we have taken care of the initial founding officers. It generally takes a year to get setup. Once established then we can enhance the organizational structure with Council governance involvement, which we can plan for prior to the organizational meeting in October.
5. **Progressive West Grant Writing Update**

See attached below.

CFEP Pool Grant (Wellness Group) – We have met with the wellness group and had ongoing discussions with them about the possibility of them helping us with a CFEP grant application for extensive pool renovations for September intake.

Pool Ramp – we are exploring a potential non-permanent ramp that can be placed in the pool and then removed again when these much-needed renovations are undertaken and then replaced again once completed.
6. **Lagoon Project** – we received the following update from MPE
 - a. Nu Edge began effluent release to the river on April 1st for a 3-week duration.
 - b. Nu Edge is currently onsite installing the irrigation force-main and completing embankment construction.
 - c. Nu Edge is completing sludge sampling in the existing cells prior to removal and disposal at a designated landfill.

7. Public Works Update

See attached below.

New Street Signs & Bent Poles – We are working on having the new signs up and bent poles replaced by the end of Spring.

Kiddy Pool - the removal is almost complete. Then the rubble will be removed and then we'll replace it with dirt, soil, and nice grass sod. Along with the fence being repaired. We hope to have this done in April.

Water Meters – we have approximately 35 meters that still need to be replaced and we plan to have these done within the next few months.

Pool Start Up – will be undertaken soon. At the end of April we will empty the pool, clean it and fill it. **With Council’s blessing** we would like to try and open by the beginning of June so as to allow the school the opportunity to attend before the end of the school year.

Water from St. Mary’s – The diversion from St. Mary’s to Milk River have been opened and will return to full condition by Monday or Tuesday and will result in increased water flow in the river.

8. Financial Update

See attached below.

9. Bylaw Enforcement Update

RRCPO / MILK RIVER

Offence ID	Offence Description	Reporting District	Total
BARK	DOG BARKING	RRPSS	2
COMMUNITY	COM ENG	RRPSS	1
DFE	DOG FECES	RRPSS	1
LUB	LAND USE BYLAW	RRPSS	1
STRAY ANIMAL -	STRAY ANIMAL	RRPSS	1
TRAFFIC	TRAFFIC	RRPSS	1
Total			7

Cases by Offence Audit

Case #	Incident Dispo	Location
RR-26-0066	WARNING	909 Main Street NW, MILK RIVER
RR-26-0070	Closed	::Nearest: 313 1 Avenue MILK RIVER
RR-26-0074	Closed	8 Flags Campground
RR-26-0081	WARNING	428 1 Avenue NE, MILK RIVER
RR-26-0082	Closed	::Nearest: MILK RIVER BASEBALL FIELDS
RR-26-0089	Draft	::Nearest: 113 3 Avenue MILK RIVER
RR-26-0096	Closed	MILK RIVER ELEMENTARY SCHOOL

2026 Budget
Town of Milk River Library Board
March 7, 2026

INCOME

Grants:	
-Town	15000
-Province	13600
-Rural	4800
Fundraising -Kinsmen	2500
Donation-bottles	1000
Other donations	250
Memberships	1000
Fines	0
Photocopying	100
Book sales	200
GST rebate	200

Total income \$38650

EXPENSES

Wages/remittance	27000
CARLS	3000
Insurance	5600
Acquisitions	1500
Bank charges	100
Office supplies	250
Library supplies	500
Program expenses	500
Prof Development	350
Postage	25
Cleaning supplies	100
Audit fee	200
Telephone 12x \$15.75	190
Honorariums	250

Total Operating expenses \$39565

This year budget shortfall \$915.00

Capital expenses 5600
(furniture, vacuum cleaner)

Available Cash

Petty cash float	\$ 25.00
Account carry over	\$51714.49
GIC, redeemable	\$ 6106.76

\$57846.25

* NOTE: \$5000 donation was received in 2025 to purchase new soft seating for library.

TOTAL \$96496.25

Monthly Progress Report — Town of Milk River

Reporting Period: March 2026

Prepared by: Progressive West Consulting

Consultant: Penny D'Agnone

Project Activity Summary

Town of Milk River Projects:

- **Community Energy Conservation Program (due Mar 31, 2026)** – We explored this funding through a number of facilities, but none turned out to be the right fit. Will focus efforts on securing a quote for the energy audit, noted below.
- **Mitacs Wage Subsidy** - currently drafting a grant to support work similar to the Municipal Intern Program application, but for a shorter period of time.
- **Milk River Town Office: ATCO** - Funding anticipated to open in April to conduct an energy audit (up to \$15,000)
- **MR Society Registration** – Comprehensive application has been completed and submitted.

Local Groups' Projects:

Milk River Fire Department

- **TC Energy Grants** - Draft created for \$10,000 towards the purchase of a breathing apparatus. Working with the Fire Department to verify details before submission.

Milk River Curling Club

- **Fortis Save Energy grant** - Quote received for the lighting (included with CFEP small). Starting development of application to Fortis for lighting replacement.

Milk River Swimming Pool

- **Community Facility Enhancement Program (CFEP) Small – Need to find nonprofit applicant.**
 - Ongoing – working with wellness group to explore feasibility and potential grant application for September.

MR Ag Society

- **Fortis Save Energy Grant (April 30)** - Reached out to the Ag Society regarding lighting upgrades at their facility. Willing to assist them with this if they're interested.

MR Historical Society

- **St. Isidore Church Restoration** - the Church is not eligible for the Community Foundation of Lethbridge & SW Alberta grant because it still offers a regular mass. This eligibility restriction applies to the CFEP grants as well. The MR Historical Society has agreed to serve as the primary applicant where needed. An extended search of funding opportunities revealed that most government opportunities do not support religious facilities/programs. We suggested reaching out regarding the Other Community Initiatives program to see if there was a fit there. We will assist as needed.



Public Works Report March 2026

General:

- Monthly generator preventative maintenance runs completed (Sewage lift station, Booster station, Water Treatment Plant, & Firehall.)
- Meeting with OH&S. Had a few takeaways to follow up on before he comes back for the inspection.

Parks and Rec:

- Blue and Green garbage bin pickup every Thursday morning.
- Placed our orange dump trailer at ball diamonds for cleanup party, then dumped it when done.

Roads:

- Plowed streets and sidewalks when needed. Picked up all windrows. Removed all piles of snow.
- Replaced Stop sign at Railway and 10th Ave.
- Filled several potholes.
- Started box scraping allies.

Water & Wastewater:

- **WATER:**
 - Daily water rounds and data collection.
- **WTP:**
 - Reservoir levels are at 100%
 - Filled chlorine when needed.
 - Data collection
- **SEWER WORK:**
 - Daily checks and documentation.
 - Sewer lift station digital Screen quit working, ordered new one and had Candu install.

Garbage:

- Weekly garbage pickup: Milk River residential on Tuesday, Coutts on Wednesday, Warner on Thursday & Milk River businesses on Friday
- Pushed up Wood burn pit at the transfer station.
- Transfer Station attendant is ok with the new hours we are waiting for a motion from council.

Swimming Pool:

- Kiddie pool removal is a work in progress through the Winter and Spring.
- Removed $\frac{3}{4}$ of the concrete out so far.

Airport:

- Weekly run to airport to check condition of road in and runways, for unwanted activity. (When checking sewage lagoons).
- Plow snow when needed.

Education & Training:

- Weekly safety meeting every Wednesday morning.

**Revenue and Expenses - by Funtion
for the 3 Months Ended March 31, 2026**

	2025 Actual	2026 Interim Budget	2026 YTD Actual	Remaining Dollars	% Collected/ Used
Operating					
Revenues					
Taxation	(1,344,891.71)	(1,347,955.00)	0.01	(1,347,955.01)	(0.00)
Sale of Goods and Services	(663,824.92)	(616,815.00)	(113,950.30)	(502,864.70)	18.47
Other Revenue/Franchise Fees	(299,884.76)	(381,560.00)	(74,286.06)	(307,273.94)	19.47
Conditional Grants	(2,836,482.97)	(207,360.00)	(15,759.99)	(191,600.01)	7.60
Transfer from other Functions	0.00	0.00	0.00	0.00	0.00
Transfer from Reserves	0.00	(234,724.00)	0.00	(234,724.00)	0.00
TOTAL REVENUES	(5,145,084.36)	(2,788,414.00)	(203,996.34)	(2,584,417.66)	7.32
Expenditures					
Salaries, Wages & Benefits	794,092.78	779,306.00	158,495.20	620,810.80	20.34
Contracted & General Services	827,073.95	1,069,363.00	189,075.76	880,287.24	17.68
Materials, Goods & Utilities	438,435.12	480,315.00	101,753.37	378,561.63	21.18
Government Requisitions	311,739.88	311,740.00	62,002.75	249,737.25	19.89
Transfers to Local Boards	47,847.70	49,326.00	31,904.65	17,421.35	64.68
Transfers to Ind/Organizations	22,959.16	36,614.00	23,841.00	12,773.00	65.11
Bank Charges	11,153.85	10,000.00	9,564.03	435.97	95.64
Interest on Capital Long Term	0.00	0.00	0.00	0.00	0.00
Other Transactions	24,375.18	26,570.00	17,137.38	9,432.62	64.50
Transfer from Capital	0.00	25,180.00	0.00	25,180.00	0.00
TOTAL EXPENDITURES	2,477,677.62	2,788,414.00	593,774.14	2,169,459.86	21.29

Operating Revenue/Expenditures by Department for the 3 Months Ended March 31, 2026

Department	REVENUES				EXPENDITURES				Actual
	Interim Budget	YTD Actual	Remaining Dollars	% Collected	Interim Budget	YTD Actual	Remaining Dollars	% Used	Contribution to Surplus
0 General Government	(1,733,885)	(84,425)	(1,649,460)	4.9	283,670	74,813	208,857	26.4	(9,612)
11 Council	0	0	0	0.0	97,807	23,248	74,559	23.8	23,248
12 Administration	(286,424)	(13,710)	(272,714)	4.8	442,618	150,974	291,644	34.1	137,264
23/24 Fire/Disaster Services	(20,000)	0	(20,000)	0.0	86,106	16,108	69,998	18.7	16,108
26 Bylaw Enforcement	(3,900)	(2,666)	(1,234)	68.4	77,570	8,260	69,310	10.6	5,594
31 Common Services	(300)	(515)	215	0.0	189,409	42,225	147,184	22.3	41,710
32 Roads	(25,380)	(51)	(25,329)	0.2	310,883	31,810	279,073	10.2	31,759
33 Airport	(465)	0	(465)	0.0	5,106	3,035	2,071	59.4	3,035
4101 Water Supply/Distribution	(267,800)	(44,115)	(223,685)	16.5	381,854	91,472	290,382	24.0	47,357
42 Wastewater	(97,000)	(15,295)	(81,705)	15.8	75,670	15,306	60,364	20.2	11
43 Solid Waste	(127,105)	(30,688)	(96,417)	24.1	125,758	34,328	91,430	27.3	3,640
43 Transfer Station	(12,405)	(40)	(12,365)	0.3	25,100	5,642	19,458	22.5	5,602
56 Cemetery	(3,000)	(1,500)	(1,500)	50.0	5,000	5,000	0	100.0	3,500
61 Planning & Development	(7,200)	(5,594)	(1,606)	77.7	85,000	9,887	75,113	11.6	4,293
62 Economic Development	(29,500)	(905)	(28,595)	3.1	5,915	4,890	1,025	82.7	3,985
72 General Recreation	(5,400)	0	(5,400)	0.0	215,018	39,541	175,477	18.4	39,541
7201 Campground	(17,000)	(4,132)	(12,868)	24.3	37,440	8,769	28,671	23.4	4,637
7202 Pool	(151,650)	0	(151,650)	0.0	239,415	10,544	228,871	4.4	10,544
7203 Golf Course	0	(360)	360	0.0	78,774	-275	79,049	-0.3	(635)
74 Culture & Library	0	0	0	0.0	20,301	18,197	2,104	89.6	18,197
TOTAL OPERATING	(2,788,414)	(203,996)	(2,584,418)	7.3	2,788,414	593,774	2,194,640	21.3	389,778



TOWN OF MILK RIVER
Cash and Investments Report
For the Period Ending March 31, 2026

General Ledger	Description	2026 Opening Balance	2026 YTD Balance
CHEQUING ACCOUNTS			
3-12-00-120-00	General Bank Chequing Account (ATB)	(247,687.70)	(224,411.40)
3-12-00-130-00	General Savings Account (ATB)	1,133.21	34.37
3-12-00-150-00	AMWWP Savings Account (ATB)	350,463.41	691.40
4-00-00-323-00	Short Term Borrowing	0.00	(504,556.98)
* TOTAL CHEQUING ACCOUNTS		103,908.92	(728,242.61)
TOWN TERM DEPOSITS			
3-41-00-310-00	Water Capital GIC	4,176.66	4,205.56
3-43-00-310-00	Equipment Replacement Capital GIC	399,852.56	402,619.53
3-97-00-315-00	General Capital GIC	584,605.66	588,651.13
* TOTAL TOWN TERM DEPOSITS		988,634.88	995,476.22
ARMS LENGTH TERM DEPOSITS			
3-43-00-315-00	Transfer Station Operating GIC	5,825.85	5,866.16
* TOTAL ARMS LENGTH TERM DEPOSIT		5,825.85	5,866.16
**P TOTAL CASH AND INVESTMENTS		1,098,369.65	273,099.77

*** End of Report ***

Request for Decision

COUNCIL ROUNDTABLE

April 13, 2026



BACKGROUND

Mayor and Council will each have an opportunity to report on their assignments and any other items of interest to Council.

CONSIDERATION

Attached below is the updated assignments list with all the recent appointments that Council has made since the election. Changes from the previous year are noted in red.

RECOMMENDED MOTION

That the Mayor and Councillor reports be accepted as information.



Town of Milk River Appointments to Authorities, Boards, Commissions and Committees 2025-2026

Town Council (2025-2029 Term)
 Mayor Larry Liebelt
 Deputy Mayor Shayne Johnson
 Councillor Don Cody

Councillor Dave Degenstein
 Councillor Dorothy Fraser

COUNCIL APPOINTMENTS

Chief Mountain Regional Solid Waste Services Commission <ul style="list-style-type: none"> Town Agreement (2000) 	1 Councillor 1 Alternate	L. Liebelt (alt) D. Cody
Chinook Arch Regional Library Board <ul style="list-style-type: none"> Town Agreement (2021) 	1 Councillor	D. Fraser
Milk River Municipal Library Board <ul style="list-style-type: none"> Libraries Act Town Bylaw 574 	Max 2 Councillors	D. Fraser
Committee of the Whole <ul style="list-style-type: none"> When required 	5 Councillors	All of Council
Family & Community Support Services <ul style="list-style-type: none"> Town Bylaw 625: Agreement (1982) FCSS Governance Policies 	1 Councillor 1 Alternate	D. Degenstein (alt) D. Cody
Heritage Handi-Bus <ul style="list-style-type: none"> Handi-Bus Bylaws 	1 Councillor	S. Johnson
Canada's Western Gateway	Silent	L. Liebelt
Intermunicipal Collaboration Framework Committee <ul style="list-style-type: none"> ICF Agreement (2020) 	2 Councillors 1 Alternate	D. Cody and D. Degenstein (alt) D. Fraser
Mayors and Reeves	Mayor / Dep Mayor	L. Liebelt; Dep Mayor
Milk River and District Ag Society <ul style="list-style-type: none"> Ag Society Bylaw (2020) 	1 Councillor (Rep) – nonvoting rights	S. Johnson
Milk River Senior Citizens Society <ul style="list-style-type: none"> Society Bylaws 	Silent	D. Fraser
Milk River Cemetery Board <ul style="list-style-type: none"> Cemetery Bylaws 	1 Councillor	L. Liebelt
Milk River Community Business Assoc. <ul style="list-style-type: none"> Association Bylaws 	Silent	D. Degenstein
Milk River Health Professionals Attraction and Retention Committee <ul style="list-style-type: none"> Committee Bylaws 	Designate	D. Fraser
Milk River Watershed Council Canada <ul style="list-style-type: none"> Watershed Bylaw 	1 Councillor	D. Fraser
MPC (SubD & Dev Authority) <ul style="list-style-type: none"> Town Bylaw 803 	2 Councillors	D. Degenstein; D. Cody



Town of Milk River Appointments to Authorities, Boards, Commissions and Committees 2025-2026

ORRSC BOARD • ORRSC Bylaw 2013-2	1 Councillor 1 Alternate	D. Cody (alt) S. Johnson
[ORRSC] Chinook ISDAB (Appal Board) • Town Bylaw 1018	1 Councillor 2 At Large	L. Liebelt Peggy Losey
[ORRSC] Regional ARB • Town Bylaw 1039-23 / 3 year term	1 Councillor 1 At Large	D. Cody Jon Hood
Quad Council	All of Council	All of Council
Regional Emergency Advisory Committee • Town Bylaw 1030: Terms of Reference	1 Councillor 1 Alternate	S. Johnson (alt) D. Fraser
Ridge Country Housing • Housing Business Plan 2023-2025	1 Councillor	D. Degenstein D. Cody
Ridge Regional Public Safety Services • Ridge Bylaw 001-16	1 Councillor	D. Degenstein
Riverside Community Golf Course Society • Society Bylaws	Silent	L. Liebelt
SouthGrow • Articles of Association (2021)	1 Councillor 1 Alternate	S. Johnson (alt) D. Degenstein
Veteran's Memorial Highway Highway 36	1 Councillor	D. Degenstein (alt) S. Johnson
SouthGrow Border Wall Exploratory Ad Hoc Committee	2 Councillors	S. Johnson; D. Degenstein
Snow Clearing Ad Hoc Policy Committee	2 Councillors	L. Liebelt; D. Fraser
Middle Coulee Creek Water Pipeline Delegation (to Minister Hunter)	2 Councillors	L. Liebelt; S. Johnson

Deputy Mayor Schedule

2026 Councillor Johnson; 2027 Councillor Degenstein; 2028 Councillor Fraser; 2029 Councillor Cody

At Large Appointments

Municipal Planning Commission (MPC)

Bob Matlock, John McCanna, Beth Kappelar, Suzanne Liebelt, Melvin Sparks

Milk River Library Board (terms expire April 1 of the noted year)

Wendy Brown (2027), Darlene Fleming (2028), Scott Harvey (2029), Rita Lodermeier (2029), Ron Oswald (2028), Jodie Wehlage (2027).