

Saskatchewan Assessment Management Agency
Rural/Urban Advisory Committee
Meeting Minutes for March 25, 2026
Sandman Hotel – Great Room 1800 Victoria Avenue East; or
Virtual Meeting Microsoft Teams

Urban Advisory Committee

Members Present:

Randy Goulden, Committee Chair, SAMA Board Member, Urban Sector
Audrey Trombley, SAMA Board Member
Myron Knafelc (ex officio), SAMA Board Chair
Kevin Tooley, SUMA Cities
Nora McLearn, SUMA Villages
Danielle Longtin, Saskatchewan Assessment Appraisers' Association

Members Absent

Dawn Luhnig, SAMA Board Member, City Sector
Vacant, SUMA Cities
Michelle McKenzie, SUMA Towns
Bruce Fidler, SUMA Towns
Vacant, SUMA Villages
Vacant, SUMA Board Member
Doug Allan, Provincial Association of Resort Communities of Saskatchewan
Lisa Grudnizki, Saskatchewan School Boards Association

Rural Advisory Committee

Members Present:

John Wagner, Committee Chair, SAMA Board Member, Rural Sector
Rod Quintin, SAMA Board Member, Rural Sector
Myron Knafelc (ex officio), SAMA Board Chair
Jim Angus, SAMA Board Member
Kim Herbst, SARM Division 6
Garry Dixon, Provincial Association of Resort Communities of Saskatchewan
Kate Kading, Saskatchewan School Boards Association
Jeff Sedor, Saskatchewan Assessment Appraisers' Association

Members Absent:

Vacant, SARM Division 1
Ray Allen, SARM Division 2
Shawn Kramer, SARM Division 3
Norm Hall, SARM Division 4
Vacant, SARM Division 5
Blair Cummins, Saskatchewan Association of Rural Municipalities

Observers Present:

Veniesha Thompson, Ministry of Government Relations
Tamara Knight, Urban Municipal Administrators Association of Saskatchewan
Andrea Ulrich, Ministry of Government Relations
Dawn Kilmer
Matthew Dizy, Upfront Consulting
Shaun Cooney, SAMA CEO

Observers Absent:

Jean-Marc Nadeau, SUMA Administration
Christa-Ann Willems, Saskatchewan School Boards Association

SAMA Administration Present:

Rebecca Schultz, Committee Secretary, SAMA
Shaun Cooney, SAMA TS&P
Karlo Simonson, SAMA QAD
Darwin Kanius, SAMA TS&P

Observers Present:

Dami Ogundiwin, Ministry of Government Relations
Abayomi Akintola, Ministry of Government Relations
Kathy Bank, Saskatchewan School Boards Association
Shaun Cooney, CEO, SAMA

Observers Absent:

Myron Kopec, Saskatchewan Association of Rural Municipalities
Trent Sim, Rural Municipal Administrators Association of Saskatchewan

Guests Absent:

Patrick Chastel, Ministry of Agriculture
Garry Hammett, SAMA TS&P

SAMA Administration Present:

Kim Hardy, Committee Secretary, SAMA
Kevin Groat, SAMA ASD
Andrew Workman, SAMA TS&P
Karlo Simonson, SAMA QAD

Agenda Item	Decision/Resolution:
1. Call to Order	John Wagner, Chair of the Rural Advisory Committee, called the meeting to order at 10:00 am.
2. Opening Remarks	John Wagner, SAMA Board Member, welcomed attendees to the Rural/Urban Advisory Committee. Myron Knafelc, SAMA Board Chair, reported that SAMA received an increase in funding from the Government of Saskatchewan and expressed appreciation from SAMA's Board of Directors.
3. Introductions	In-person and virtual attendees introduced themselves. Matthew Dizy, representing Upfront Consulting, advised members that the consulting firm was engaged by The Ministry of Government Relations to review the Advisory Committee format and engagement. Upfront Consulting requests that advisory members take a moment to fill out a survey that was recently distributed via email.
4. Approval of the Meeting Agenda	MOTION by Kevin Tooley that the agenda be approved. Carried
5. Minutes from the Previous Business Meeting held November 19, 2025	MOTION by Audrey Trombley that the minutes of the November 19, 2025, joint Rural and Urban Advisory committee's business meeting be adopted as circulated. Carried
6. Business Arising from the Minutes of each respective Committee	No issues arising from the previous meeting on November 19, 2025.
Item 6a: Advisory Member Feedback from Previous Meeting	Verbal update by Andrew Workman, TS&P. Feedback provided by members at the previous meeting included: <ul style="list-style-type: none"> • technical issues impacted the virtual attendee's meeting experience; • additional power sources for laptops were needed; and • scheduling concerns were raised regarding the last week of November. <p>SAMA appreciates feedback from advisory members and SAMA has focused on improving the technical aspect of the advisory meetings. For example: additional power sources have been acquired and will be available for all attendees at future advisory meetings.</p>

SAMA acknowledges that the current schedule may not suit all stakeholders. However, SAMA aims to find dates that work best for most members.

The meeting dates for 2026 are already scheduled but SAMA will consider this feedback further when planning the Advisory Committee meeting date(s) in 2027.

MOTION by Kevin Tooley that the Committees receive the Advisory Member Feedback report.

Carried

7. SAMA Update:

Item 7a: CEO Report

PowerPoint presentation by Shaun Cooney, SAMA's CEO.

Committee Comments

No questions or comments from the Committees.

MOTION by Jim Angus that the Committees receive the CEO report.

Carried

Item 7b: Assessment Services Division Report

PowerPoint presentation by Kevin Groat, ASD.

Committee Comments

No questions or comments from the Committees.

MOTION by Rod Quintin that the Committees receive the SAMA ASD report.

Carried

Item 7c: Technical Standards and Policy Update

PowerPoint presentation by Andrew Workman, TS&P.

Committee Comments

SAMA Board Member: SAMA's Advisory Committees are made up of diverse members representing City, Commercial, Urban, and Rural stakeholders. The main purpose of these committees is communicating policy changes to stakeholders and providing the opportunity for feedback.

At SAMA's Board meetings, feedback provided from Advisory Committee members is reviewed and discussed. This ensures that feedback is taken into consideration as potential policy changes are reviewed.

MOTION by Kevin Tooley that the Committees receive the Technical Standards and Policy report.

Carried

8. Assessment Appeal Update:
Item 8a: Court of Appeal Update

PowerPoint presentation by Darwin Kanius, TS&P.

Committee Comments

SAMA Board Member: SAMA has changed the way we manage legal costs, such as putting further effort into negotiating legal fees and tracking costs more thoroughly.

SAMA Administration: When the change to the market value standard was being explored in the early 2000's, it was anticipated that it would take two or three revaluation cycles to build up case law that helps guide appeals and outcomes. SAMA is starting to see these results in the appeal system.

SAMA CEO: SAMA created an Appeal Support Committee that reviews appeals and requests for legal assistance, and provides guidance on how to handle appeals. This committee has helped SAMA reduce appeal costs.

The life cycle for appeals is improving but SAMA has seen appeals that can take 1,000 days, or more, before a decision is rendered. The delay in receiving a decision has implications because SAMA, and other assessment service providers, need to know whether the decision will impact valuation models for future revaluations. If models are complete and then a decision is rendered, it is too late to update models to account for the decision.

MOTION by Audrey Trombley that the Committees receive the Court of Appeal report.

Carried

Item 8b: Assessment Appeal Legislation Update

PowerPoint presentation by Darwin Kanius, TS&P.

Committee Comments

SAMA Board Member: During the IPTI review, there was support for two appeal related amendments, one that would limit appeals to one appeal per revaluation cycle and the other would ensure that high value/complex commercial property appeals would go directly to the Saskatchewan Municipal Board (the SMB). Are either of these recommendations included in the amendments?

Ministry of Government Relations: For direct to SMB appeals, there will be further consultation regarding how this should be outlined in regulations and to ensure that the SMB has the resources to handle the additional caseload.

For one appeal per cycle, this has not been included due to various legal considerations that need to be reviewed and discussed. In a number of these municipal Act amendments, the details will be further outlined in regulations to the Acts.

SAMA Board Member: The SMB will need appropriate funding to ensure that their resources can support direct appeals.

Ministry of Government Relations: Appropriate funding and finding qualified people for the SMB to manage these direct appeals is a key consideration. Government Relations will continue consulting on this to find the optimal solution for all stakeholders.

SAMA CEO: SAMA thanks the Ministry of Government Relations for being receptive to hearing our ideas and recommendations. There are positive recommendations that will help improve the assessment and appeal systems in Saskatchewan.

Ministry of Government Relations: Apart from the funding situation for the SMB, based on the data that the Ministry has received, there was a spike in the number of appeals at the SMB. The Ministry will need to have wide-ranging consultation to understand the implications of any changes with direct to SMB appeals.

MOTION by Rod Quintin that the Committees receive the Assessment Appeal Legislation report.

Carried

9. 2029 Revaluation Preparations:

Item 9a: Publications and Policy Considerations

PowerPoint presentation by Dallas Pitt, TS&P.

Committee Comments

No questions or comments from the Committees.

MOTION by Audrey Trombley that the Committees receive the Publications and Policy Considerations report.

Carried

Break from 11:55 pm to 12:40 pm

Item 9b: Timelines and Milestones

PowerPoint presentation by Dallas Pitt, TS&P.

Committee Comments

No questions or comments from the Committees.

MOTION by Rod Quintin that the Committees receive the Timelines and Milestones report.

Carried

Item 9c: Major Reviews and Consultations Update

PowerPoint presentation by Dallas Pitt, TS&P.

Committee Comments

SAMA Board Member: Is SAMA administration planning to explore a similar consultation process for irrigated land like what has been done for the regulated sectors (e.g. oil and gas, pipeline)?

This approach would allow various stakeholder groups, including municipalities with and without irrigation, to provide feedback when considering agricultural model changes to account for irrigation.

SAMA Administration: SAMA administration has attended meetings with municipalities that have irrigation development. There are several considerations regarding irrigation policies. There are some municipalities that do not want change to the current irrigation policies. Similarly, there are landowners who are willing to increase how much they pay to the municipality to support infrastructure maintenance and development, and others who do not want to pay more. There are also different types of irrigation to consider ranging from centre pivot to the older flood style.

Ahead of beginning broader consultations, SAMA needs to start collecting this information to adequately develop a recommendation that we can put forward.

SAMA Board Member: SAMA is directed by municipalities and the Ministry of Government Relations on what assessment issues should be reviewed. Once an issue is identified, SAMA administration will investigate and provide recommendations to address the issue. In this case, the first step is starting to track irrigation so we can further explore how it might be assessed.

SAMA Administration: As mentioned, irrigation equipment is not assessable according to legislation. This adds complexity to this issue. For example, should irrigation equipment be viewed as an input like fertilizer? This is one of the considerations we need to consider. As mentioned, SAMA will need a strong mandate to move forward on any changes to how irrigated land is assessed.

Rural Member: In relation to assessing tiny homes, geodomes have also been constructed in some Saskatchewan municipalities. Would these be assessed in a similar way to tiny homes?

SAMA Administration: SAMA's Technical Standards & Policy (TS&P) division has undertaken a review of assessment practices for tiny homes. These structures are not conventionally built, and they come in all shapes and sizes adding to the complexity of assessing them on a consistent standard.

In terms of geodomes, they would likely be treated similarly to tiny homes since all improvements are subject to assessment as per legislation.

Rural Member: Are solar panels assessable? There are some rural residential properties that have large solar panel development.

SAMA Administration: SAMA only assesses solar farms that directly sell generated power to the power grid. These projects are all ground mounted setups. As per legislation, the solar panels are considered equipment and are not assessable. SAMA can only assess the structural components, which includes the racking that supports the panels and foundation, and the land they are situated on.

For a small-scale residential rooftop setup, the land is already being assessed, and any structural components would result in a very small value. For these reasons, we are not assessing small scale rooftop solar panels.

MOTION by Kevin Tooley that the Committees receive the Major Reviews and Consultations report.

Carried

10. Future Developments:

Item 10a: Assessment Innovation Update

PowerPoint presentations by SAMA representatives: Shaun Cooney, Murry Messaros, Darcy Boyer and Andrew Workman.

Committee Comments

SAMA Board Member: As SAMA looks forward on continuing assessment innovation, we should begin preparing a plan to bring this forward to our funding partners for their review.

SAMA CEO: SAMA was already pursuing innovation and continuous improvement initiatives but now we are coordinating them strategically. As for technology, funding is needed to support advancement. GIS is a good example where SAMA has limited funding and many opportunities in the queue to improve our processes.

SAMA's current approach to innovation includes prioritizing items to determine what can be worked on right away, what needs to be piloted, and then what can be operationalized. We have several examples of what we have achieved with our existing funding (e.g. expansion of GIS tools), so if we receive additional funding, we anticipate that many great improvements can be implemented. It goes back to what was said about prioritizing resources to make meaningful, incremental improvements.

SAMA also has begun reviewing our revaluation processes with staff from across our various departments. The revaluation is a complex process that we must complete every four years. This group has done excellent work reviewing the process and identifying ways to make it better. The goal is to improve overall

quality and efficiency in the process to meet stakeholder expectations.

SAMA Administration: In terms of funding challenges, it may slow us down, but it does not stop us. SAMA can still proceed with the projects; it will take longer to complete them.

MOTION by Danielle Longtin that the Committees receive Assessment Innovation Update report.

Carried

Item 10b: Technology Update

PowerPoint presentation by Kim Hardy, TS&P and Evan Brandt, IS.

Committee Comments

SAMA Board Member: Staff involved have been doing a great job balancing these projects alongside other key responsibilities. As the GIS initiative progresses, SAMA will be able to provide further information with funding partners.

An additional opportunity for SAMA is that as we develop GIS we may be able to sell our information and use this revenue to help fund future projects.

SAMA Board Member: SAMA does not want to fall behind in terms of technology because it can be costly to catch up.

SAMA CEO: SAMA incorporating further GIS tools will be transformative to our work processes. For example, colour-coding sales on a map makes it incredibly easy to identify potential errors, and mapping locational variables for the entire province with correct and consistent rules, should save appraisers time from going into the field and subjectively collecting the data.

As mentioned in the presentation, SAMA provided value trend maps to client municipalities as part of the last revaluation. If we want municipalities to be part of the process to review high value changes to make sure they are accurate, we need to provide the proper tools to support their review. These are all great examples of the innovation initiatives we are pursuing at SAMA.

MOTION by Jim Angus that the Committees receive Technology Update report.

Carried

11. Advisory Member Feedback Session

Facilitated by Andrew Workman, TS&P.

Rural Member: As an online attendee, the visual and audio quality of this meeting has been excellent.

12. Other Business

Item 12a: Next Urban and Rural Advisory Committees Meeting

The next Rural and Urban Advisory Committee Meeting is currently scheduled for November 25, 2026. Location to be determined.

Item 12b: SAMA's Annual General Meeting

Scheduled for April 22, 2026, in Saskatoon.

13. Closing Remarks

SAMA's Board Chair: advised his term as Chair will expire at the end of March and that he will not be seeking reappointment. He noted his approximately 18 years with SAMA, including nine years as Board Chair, and indicated that he felt it was an appropriate time for change. The Board Chair expressed appreciation for the opportunity to work with Board members, SAMA executive and staff, and advisory committee members, and acknowledged the constructive discussions held over the years. He noted that he will remain involved through the upcoming AGM and transition period before concluding his role and thanked all participants for their support and collaboration during his tenure.

MOTION by Kevin Tooley to adjourn the meeting at 2:05 pm.

Carried