

## AGENDA

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### 1. WELCOME AND CALL TO ORDER

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### 2. LAND ACKNOWLEDGEMENT

2.1 In the spirit of Truth and Reconciliation, the Town of Blackfalds acknowledges that we are on Treaty 6 territory, the ancestral lands of Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, Inuit, and non-status peoples whose footsteps have marked these lands since time immemorial.

We recognize the inherent relationships Indigenous communities have with this land and its creatures and commit to supporting reconciliation and healing. We honour the resilience, culture, and contributions of Indigenous peoples, past and present.

As we gather, we pledge to listen, learn, and take meaningful action toward a future based on mutual respect and understanding as we continue on our journey of truth and healing. We recognize that reconciliation is not a single act but a lifelong journey—one that requires accountability, humility, and the centering of Indigenous voices.

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### 3. ADOPTION OF AGENDAS

3.1 Regular Agenda for January 27, 2026

3.2 Consent Agenda for January 27, 2026

a) **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)

b) **Adoption of Minutes**

- Regular Council Meeting Minutes – January 13, 2026

- Standing Committee of Council Meeting Minutes – January 19, 2026

c) **Council Reports**

- Mayor Laura Svab

- Deputy Mayor Brenda Dennis

- Councillor Jim Sands

- Councillor Shane Hanson

- Councillor Ryan Brown

- Councillor Aaron J. Hoyte

- Councillor Cory Twerdoclib

d) **Administrative Reports**

- Report for Council, CAO Report – January 2026

- Report for Council, 2026 Blackfalds Community Events – January to December

e) **Boards, Committees and Commission Minutes and/or Reports**

None

f) **Information**

- Lacombe County Council Highlights – January 8, 2026

- CAO Notice - Water Conservation Notice ENDS - January 21, 2026

g) **Correspondence**

- Email from Friends of the Blindman River - Our Waters Event, February 25, 2026

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### 4. PUBLIC HEARING

None

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### 5. DELEGATION

None

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### 6. BUSINESS

6.1 Council Motion, Capital Project Reporting and Fiscal Framework – *Councillor Brown*  
(*Notice of Motion given at the January 13, 2026, Regular Council Meeting*)

6.2 Council Motion, South St. & Hwy 2A Intersection – *Councillor Hanson*  
(*Notice of Motion given at the January 13, 2026, Regular Council Meeting*)

6.3 Request for Decision, Bylaw 1347.25 - Schedule “B” 2026 Water and Wastewater Rates  
(*Second and Third Reading*)

6.4 Request for Decision, Bylaw 1348.26 - McKay Ranch Lift Station Borrowing Bylaw (*First Reading*)

6.5 Request for Decision, Council Policy CP191.26 - Information Governance Framework

6.6 Request for Decision, Town of Blackfalds Playgrounds Information

6.7 Request for Decision, Eagle Builders Centre Parking

6.8 Request for Decision, Womacks Road & Broadway Avenue Intersection Improvements

6.9 Request for Decision, Member at Large Resignations

6.10 Email from M. Baker Re: Concern About Town Property Being Used for Political Events

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### 7. NOTICES OF MOTION

7.1 Eagle Builders Centre (EBC) Lighting - *Councillor Hanson*

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### 8. CONFIDENTIAL

None

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### 9. ADJOURNMENT

**Future Meetings/Events:**

- Regular Council Meeting – February 10, 2026

- Standing Committee of Council Meeting – February 17, 2026

**MINUTES**

A Regular Council Meeting for the Town of Blackfalds was held on January 13, 2026, at 5018 Waghorn Street in Council Chambers, commencing at 6:00 p.m.

**MEMBERS PRESENT**

Mayor Laura Svab  
Deputy Mayor Brenda Dennis  
Councillor Jim Sands  
Councillor Shane Hanson  
Councillor Ryan Brown  
Councillor Aaron J. Hoyte  
Councillor Cory Twerdoclib

**ATTENDING**

Preston Weran, Director of Infrastructure & Planning Services (*Acting CAO*)  
Ken Morrison, Director of Emergency Management & Protective Services  
Rick Kreklewich, Director of Community Services  
Aws Al-Sammarraie, Engineering Services Manager  
Renan Bravo, Information Technology Technician  
Jessica Robinson, Executive & Legislative Coordinator  
Danielle Nealon, Senior Legislative Advisor

**REGRETS**

Kim Isaak, Chief Administrative Officer

**MEDIA**

None

**OTHERS PRESENT**

None

**1. WELCOME AND CALL TO ORDER**

Mayor Svab welcomed everyone to the Regular Council Meeting of January 13, 2026, and called the meeting to order at 6:06 p.m.

**2. LAND ACKNOWLEDGEMENT**

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty 6 territory.

**3. ADOPTION OF AGENDAS**

**001/26** Councillor Sands moved That Council adopt the Regular Agenda for January 13, 2026, as amended, to add the following items:

1. Delegation 5.1 Introduction of Jessica Robinson, Executive & Legislative Coordinator.
2. Confidential 8.1 Personnel - ATIA Section 29 - Advice from Officials
3. Confidential 8.2 Library Board - ATIA Section 22 - Confidential Evaluations
4. Exemption of Consent Agenda 3.2f) Lacombe Foundation 2026 Requisition added under Business as 6.5.
5. Exemption of Consent Agenda 3.2f) Save the Date Community Power of One – March 19, 2026, added under Business as 6.6.
6. Exemption of Consent Agenda 3.2b) Regular Council Meeting Minutes – December 9, 2025, added under Business as 6.7.

**CARRIED UNANIMOUSLY**



**MINUTES**

**002/26** Councillor Hanson moved That Council adopt the Consent Agenda for January 13, 2026, as amended, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
  - Standing Committee of Council Meeting Minutes – December 15, 2025
- **Council Reports**  
None
- **Administrative Reports**
  - Report for Council, Enforcement & Protective Services Monthly Report – December 2025
  - Report for Council, Development & Building Monthly Report – December 2025
- **Boards, Committee and Commission Minutes and/or Reports**
  - Family & Community Support Services Board Meeting Minutes – June 12, 2025
- **Information**
  - Lacombe County Council Highlights – December 11, 2025
  - Servus Credit Union Library Programming Report - December 2025
  - Metrix Group - Audit Planning Report 2025
  - Battle River Watershed Alliance – Quarterly Report – December 2025
- **Correspondence**
  - Letter from Parkland Regional Library System Re Council Congratulations
  - Letter from Mayor Cindy Jefferies - December 2, 2025
  - Letter from Minister of Public Safety and Emergency Services - December 9, 2025
  - Letter from Speaker McIver - Letter to Municipalities – December 16, 2025
  - Email from Don Cooper, Manager, Government and Community Affairs (Alberta)
  - Canada Post Corporation Re: Community Mailboxes – Blackfalds – January 6, 2026

**CARRIED UNANIMOUSLY**

**4. PUBLIC HEARING**

None

**5. DELEGATION**

**5.1 Introduction of Jessica Robinson, Executive & Legislative Coordinator**

Acting CAO Weran introduced Jessica Robinson, the Town's new Executive & Legislative Coordinator.

**6. BUSINESS**

**6.1 Council Motion, Town of Blackfalds Playgrounds**

*Mayor Svab relinquished the chair to Deputy Mayor Dennis.*

Mayor Svab introduced their Council Motion that was given notice at the December 9, 2025, Regular Meeting of Council for Council's consideration.

**003/26** Mayor Svab moved That Council direct Administration to bring forward a report on the age restrictions on all Town of Blackfalds playgrounds, along with any information regarding safety and liability and if there are any companies that sell playground equipment for 0-5 years of age.

**CARRIED UNANIMOUSLY**

*Mayor Svab resumed the chair.*

**MINUTES**

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**6.2 Council Motion, Eagle Builders Centre Parking**

Councillor Brown introduced their Council Motion that was given notice at the December 9, 2025, Regular meeting of Council for Council's consideration.

**004/26**

Councillor Brown moved That Council direct Administration to bring forward a report with the parking options presented to Council and the details and the history on why the proposed project was not put forward by Council previously.

**CARRIED UNANIMOUSLY**

**6.3 Request for Decision, Bylaw 1347.25 - Schedule "B" 2026 Water and Wastewater Rates**

Acting CAO/Director Weran presented Bylaw 1347.25, being a bylaw to amend Schedule "B" of Bylaw 1250.20 and to set the 2026 Water and Wastewater rates.

**005/26**

Councillor Hoyte moved That Council give First Reading to Bylaw 1347.25 – Schedule "B" 2026 Water and Wastewater Rates, a Bylaw to amend Schedule "B" of Bylaw 1250.20, as presented.

**CARRIED**  
***Opposed: Councillor Hanson***

**6.4 Request for Decision, McKay Ranch Lift Station Project – Re-tender**

Manager Al Sammarraie presented a request to re-tender the McKay Ranch Lift Station Project.

**ORIGINAL MOTION**

Councillor Hanson moved That Council authorize Administration to re-tender the McKay Ranch Lift Station project in February 2026, with construction to be undertaken in the spring of 2026.

*Prior to voting on the foregoing motion, a motion to postpone was introduced.*

Councillor Hoyte moved That Council postpone the McKay Ranch Lift Station Project until the January 27, 2026, Regular Meeting of Council.

*Prior to voting on the foregoing motion to postpone, a motion to withdraw was introduced.*

**006/26**

Councillor Hoyte moved That Council withdraw the motion to postpone the McKay Ranch Lift Station Project until the January 27, 2026, Regular Meeting of Council.

**CARRIED UNANIMOUSLY**

*The original motion was back on the floor.*

**007/26**

Councillor Hanson moved That Council authorize Administration to re-tender the McKay Ranch Lift Station project in February 2026, with construction to be undertaken in the spring of 2026.

**CARRIED UNANIMOUSLY**

**008/26**

Councillor Hoyte moved That Council allocate capital funds of \$5,528,275.35 to build the McKay Ranch Lift Station Project.

**CARRIED UNANIMOUSLY**

**6.5 Lacombe Foundation 2026 Requisition**

The Lacombe Foundation 2026 Requisition was exempt from the Consent Agenda for further discussion.

**009/26**

Councillor Hoyte moved That Council direct Administration to write a letter to the Lacombe Foundation requesting they attend a Blackfalds' Council Meeting as a Delegation.

**CARRIED UNANIMOUSLY**

**MINUTES**

**6.6 Save the Date CommUnity Power of One – March 19, 2026**

Save the Date CommUnity Power of One to be held on March 19, 2026, was exempt from the Consent Agenda for further discussion.

**010/26**

Deputy Mayor Dennis moved That Council accept the Save the Date CommUnity Power of One – March 19, 2026 correspondence, as information.

**CARRIED UNANIMOUSLY**

**6.7 Regular Council Meeting Minutes – December 9, 2025**

The Regular Council Meeting Minutes for December 9, 2025, were exempt from the Consent Agenda for amendments.

**011/26**

Councillor Hanson moved That Council adopt the Regular Council Meeting Minutes for December 9, 2025, as amended, to correct an error in the members present from Deputy Brenda Dennis to Deputy Mayor Brenda Dennis.

**CARRIED UNANIMOUSLY**

**7. NOTICES OF MOTION**

**7.1 Capital Project Reporting and Fiscal Framework – Councillor Brown**

Councillor Brown provided a Notice of Motion regarding Capital Project Reporting and Fiscal Framework to be considered by Council at the January 27, 2026, Regular Meeting of Council.

“That Council direct Administration to arrange a dedicated briefing from the Infrastructure and Planning Department outlining the current bylaws, policies, and internal compliance standards related to the reporting of capital projects. The briefing shall include:

1. An overview of all applicable bylaws, policies, and procedures that govern capital-project management;
2. Current reporting practices, including what milestones, deliverables, or performance indicators are tracked internally;
3. How progress on municipal capital projects is communicated to Council and the public;
4. Identification of any gaps or opportunities to establish consistent KPI or milestone-based reporting for major capital projects; and
5. Recommendations for improving transparency, tracking, and accountability in alignment with the Town’s strategic and financial planning frameworks.

And further That Administration return to Council with this information at the February 24, 2026, Regular Council meeting for discussion and direction.”

**7.2 South St. & Hwy 2A Intersection – Councillor Hanson**

Councillor Hanson provided a Notice of Motion regarding South Street & Highway 2A Intersection to be considered by Council at the January 27, 2026, Regular Meeting of Council.

“That Council direct Administration to, as a part of the South Street & 2A intersection 2026 Capital Project approved Tuesday, November 25, 2025, Regular Council Meeting, present Council with a design option which aligns the Eastern portion of South St./Twp. Rd. 394 with Blackfalds Crossing Way.”

**RECESS**

Mayor Svab called for a five-minute recess at 8:01 p.m.

**MINUTES**

**REGULAR COUNCIL MEETING RETURNED TO ORDER**

Mayor Svab called the meeting to order at 8:09 p.m.

**8. CONFIDENTIAL**

**8.1 Personnel – ATIA Section 29 – Advice from Officials**

**8.2 Library Board - ATIA Section 22 – Confidential Evaluations**

- 012/26** Councillor Sands moved That Council move to a closed session commencing at 8:09 p.m. in accordance with Section 197(2) of the *Municipal Government Act* to discuss item 8.1 Personnel, pursuant to Section 29 of the *Access to Information Act* and item 8.2 Library, pursuant to Section 22 of the *Access to Information Act*.

**CARRIED UNANIMOUSLY**

**Closed Session Attendance:** Mayor Laura Svab, Deputy Mayor Brenda Dennis, Councillor Jim Sands, Councillor Shane Hanson, Councillor Ryan Brown, Councillor Aaron J. Hoyte, Councillor Cory Twerdoclib and Acting CAO/Director Preston Weran.

- 013/26** Councillor Hoyte moved That Council move to come out of the closed session at 8:59 p.m.

**CARRIED UNANIMOUSLY**

**REGULAR COUNCIL MEETING RETURNED TO ORDER**

Mayor Svab called the Regular Council Meeting back to order at 9:00 p.m.

**Regular Council Meeting Attendance:** Mayor Laura Svab, Deputy Mayor Brenda Dennis, Councillor Jim Sands, Councillor Shane Hanson, Councillor Ryan Brown, Councillor Aaron J. Hoyte, Councillor Cory Twerdoclib and Acting CAO/Director Preston Weran.

**8.1 Personnel – ATIA Section 29 – Advice from Officials**

- 014/26** Councillor Sands moved That Council proceed as discussed in closed.

**CARRIED UNANIMOUSLY**

**9. ADJOURNMENT**

Mayor Svab adjourned the Regular Council Meeting at 9:00 p.m.

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Laura Svab, Mayor

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Kim Isaak, Chief Administrative Officer

**MINUTES**

A Standing Committee of Council meeting for the Town of Blackfalds was held on Monday, January 19, 2026, at 5018 Waghorn Street in Council Chambers, commencing at 6:00 p.m.

**MEMBERS PRESENT**

Mayor Laura Svab  
Deputy Mayor Brenda Dennis  
Councillor Jim Sands  
Councillor Shane Hanson  
Councillor Ryan Brown  
Councillor Aaron J. Hoyte  
Councillor Cory Twerdoclib

**ATTENDING**

Kim Isaak, Chief Administrative Officer  
Justin de Bresser, Director of Corporate Services  
Preston Weran, Director of Infrastructure & Planning Services  
Jolene Tejkl, Planning & Development Manager  
Renan Bravo, IT Technician  
Jessica Robinson, Executive & Legislative Coordinator  
Danielle Nealon, Senior Legislative Advisor

**REGRETS**

None

**OTHERS PRESENT**

None

**1.1 – 1.2 WELCOME AND CALL TO ORDER**

Deputy Mayor Dennis welcomed everyone to the Standing Committee of Council Meeting of January 19, 2026 and called the meeting to order at 6:00 p.m.

**1.3 REVIEW OF AGENDA**

**001/26** Councillor Sands moved That the Standing Committee of Council receive the Agenda for January 19, 2026, as presented.

**CARRIED UNANIMOUSLY**

**2. LAND ACKNOWLEDGEMENT**

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty 6 territory.

**3. DELEGATIONS**

None

**4. BUSINESS**

**4.1 Report for Committee, Municipal Development Plan Orientation**

Manager Tejkl, as part of Council's ongoing orientation, provided an overview of the Municipal Development Plan.

**002/26** Mayor Svab moved That the Standing Committee of Council receive the Municipal Development Plan report and presentation for information as part of the ongoing Council Orientation process.

**CARRIED UNANIMOUSLY**

**MINUTES**

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**4.2 Request for Direction, Womacks Road & Broadway Avenue Intersection Improvements**

Director Weran presented the Womacks Road & Broadway Avenue Intersection Improvements report for discussion and direction.

**MAIN MOTION**

Councillor Twerdoclib moved That the Standing Committee of Council receive the Womacks Road & Broadway Avenue Intersection Improvements report for information and recommend that Council support the Operations Plan to revise the Womacks Road & Broadway Avenue Intersection.

*Prior to the vote on the foregoing motion, the following amendment was introduced.*

**AMENDMENTS PROPOSED TO THE MAIN MOTION**

- 003/26** Councillor Hanson moved That the main motion be amended to add “and to include signage indicating where the truck/dangerous goods route will be located.”

**CARRIED UNANIMOUSLY**

*The main motion, as amended, was then back on the floor.*

**VOTE ON AMENDED MAIN MOTION**

- 004/26** Councillor Twerdoclib moved That the Standing Committee of Council receive the Womacks Road & Broadway Avenue Intersection Improvements report for information and recommend that Council support the Operations Plan to revise the Womacks Road & Broadway Avenue Intersection, and to include signage indicating where the truck/dangerous goods route will be located.

**CARRIED UNANIMOUSLY**

**4.3 Request for Direction, Information Governance Framework Policy**

Director de Bresser brought forward the Information Governance Framework Policy for discussion and direction.

- 005/26** Councillor Hoyte moved That the Standing Committee of Council receive the Information Governance Framework Policy report and draft policy for information, and direct Administration to bring forward the draft Information Governance Framework Policy for consideration at a future Regular Meeting of Council.

**CARRIED UNANIMOUSLY**

**RECESS**

Deputy Mayor Dennis called for a five-minute recess at 6:58 p.m.

**STANDING COMMITTEE OF COUNCIL MEETING RETURNED TO ORDER**

Deputy Mayor Dennis called the Standing Committee of Council Meeting back to order at 7:04 p.m.

**5. CONFIDENTIAL****5.1 Density Conversation – ATIA Section 29 – Advice from Officials**

- 006/26** Councillor Hoyte moved That the Standing Committee of Council move to a closed session commencing at 7:04 p.m., in accordance with Section 197(2) of the *Municipal Government Act*, to discuss item 5.1, Density Conversation, as per Section 29 of the *Access to Information Act*.

**CARRIED UNANIMOUSLY**

**MINUTES**

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**Closed Session Attendance:** *Mayor Laura Svab, Deputy Mayor Brenda Dennis, Councillor Jim Sands, Councillor Shane Hanson, Councillor Ryan Brown, Councillor Aaron J. Hoyte, Councillor Cory Twerdoclib, CAO Kim Isaak, Director Preston Weran and Manager Jolene Tejkl.*

**007/26**

Mayor Svab moved that the Standing Committee of Council move to come out of the closed session at 7:49 p.m.

**CARRIED UNANIMOUSLY**

**STANDING COMMITTEE OF COUNCIL MEETING RETURNED TO ORDER**

Deputy Mayor Dennis called the Standing Committee of Council Meeting back to order at 7:49 p.m.

**Standing Committee of Council Meeting Attendance:** *Mayor Laura Svab, Deputy Mayor Brenda Dennis, Councillor Jim Sands, Councillor Shane Hanson, Councillor Ryan Brown, Councillor Aaron J. Hoyte, Councillor Cory Twerdoclib, CAO Kim Isaak, Director Preston Weran and Manager Jolene Tejkl.*

**6. ADJOURNMENT**

Deputy Mayor Dennis adjourned the Standing Committee of Council Meeting at 7:49 p.m.

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Brenda Dennis, Deputy Mayor

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Kim Isaak, Chief Administrative Officer



TO		Members of Council		
FROM		Mayor Laura Svab		
SUBJECT		<ul style="list-style-type: none"><li>• Summary of meetings/events attended as a Council representative during this reporting period</li><li>• Summary of key issues, decisions and/or comments for Council’s information</li></ul>		
REPORT DATE		For the period: Nov 16, 2025 – Jan 15, 2026		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
November 17	x			Standing Committee of Council Meeting
November 18			x	Volunteered for Smile Cookies at Tim Hortons to help support Lacombe and District Big Brothers and Big Sisters and the Blackfalds Optimist Club
November 18	x			More Than a Place to Live: Creating Caregiver-Friendly Seniors' Housing: ASHA & Caregiver Centered Care Webinar
November 18 and 19			x	Members at Large reviewing applications
November 19			x	Emergency Response Simulation
November 20			x	National Housing Day 2025: Innovative Housing Solutions
November 20			x	RCM Agenda Review
November 20			x	Council Site Tour - Broadway Reservoir
November 21		x		Light Up Blackfalds - well attended

				- Thanks to Shawn Knowles and the Parks Department for all their hard work. It is great to see the excitement from everyone who visits the park.
November 21		x		<b>Blackfalds Bulldogs Game</b> with MLA Jennifer Johnson
November 22	x			<b>Member at Large</b> Interviews
November 22	x			<b>Meeting</b> (by phone) with a Business Owner
November 24	x			<b>Meeting</b> (by phone) with the Mayor of Sylvan Lake
November 24	x			<b>Meeting</b> with a resident
November 24			x	<b>Council Procedural Bylaw Overview Workshop</b>
November 25			x	<b>NW Stormwater Project - Council Tour</b>
November 25			x	<b>Council Card Photos</b>
November 25	x			<b>Regular Council Meeting</b>
November 26			x	<b>Regional Orientation - Legal Seminar</b>
November 26			x	<b>Members at Large</b> Interviews
November 27			x	<b>CAEP Economic Development Workshop and AGM</b>
November 28			x	<b>Cheque Signing</b>

November 29		x		<b>Breakfast and Brunch with Santa</b>
December 1	x			<b>Lacombe Foundation</b> - AGM and Budget
December 1		x		<b>Volunteer Christmas Open House</b>
December 2	x			<b>Iron Ridge Collective</b> -There is lots happening in our schools. This meeting is recorded and parents are able to watch the meeting at anytime. - First Grad class June 26/26
December 2			x	<b>Members at Large Interviews</b>
December 3			x	<b>AB Munis - CAO/Council Toolkit</b> Some key take aways: - CAO from Spruce Grove meets individual Councillor and Mayor once a month - All communication from Council must go through the CAO - Spruce Grove Council has a Council Charter that they sign
December 4	x			<b>RCM Agenda Review</b>
December 5		x		<b>Lacombe and District Chamber of Commerce Business Awards</b> - Great recognition for the Businesses in our community. - It was well attended. Great to see some new business attending as well. - Thanks to the Chamber for such a great event. Congratulations to all the businesses that won an award and were recognized. I also want to thank the businesses who weren't recognized. I feel each business in our community has something to contribute. It makes Blackfalds who we are today.

December 6		x		<b>Town of Blackfalds Christmas Party</b> - Great to celebrate our staff for working so hard this past year. Thanks again!
December 8		x		<b>CPKC Holiday Train</b> - Such beautiful weather. Great to see many people attend the holiday train. As well as others that parked along the tracks going towards Red Deer. The holiday train is such a great way to bring communities together.
December 9	x			<b>Regular Council Meeting</b>
December 10		x		<b>Youth Cooking Club Celebration Dinner</b> - My first FCSS program to attend since being Mayor. My husband and I really enjoyed talking with families and some of the youth that cooked supper for all of us. They did such an amazing job! - This program is always full, which speaks to the success it brings to
December 11		x		<b>Music Jam</b> – Blackfalds Seniors Club
December 15	x			<b>Standing Committee of Council Meeting</b>
December 16			x	<b>Facebook Video Post</b> – brief update from the Standing Committee Meeting
December 16			x	<b>Red Deer Advocate Year in Review</b> – Published Dec 17, 2025
December 17	x			<b>NBRTC Introductory Lunch</b> (Regional Collaboration)
December 17			x	<b>Blaine Calkins Christmas Open House</b>
December 18		x		<b>Blackfalds Seniors Club Christmas Dinner</b>

December 18	x			<b>Mayor and Reeves Meeting</b> -Guest speaker MLA Dreeshen
December 19			x	<b>Interview Blackfalds Year In Review</b> with Pattison Media Ian Gustafson (RD News Now) – published Jan 2
January 2	x			<b>Members at Large</b> Review Meeting
January 5	x			<b>Meeting with Acting CAO</b> - Preparing for Alberta Boundaries Commission Presentation
January 6		x		<b>50+ Walking Club</b> - 2 <sup>nd</sup> activity I have attended put on by FCSS. I have had great conversations with participants. Some would really like to see the walking club back to Tuesdays and Thursdays. - Great Program, well attended
January 6	x			<b>Iron Ridge Collective</b>
January 6	x			<b>Meeting</b> with a non-profit group looking to expand into Blackfalds
January 7	x			<b>Meeting</b> with a resident
January 7	x			<b>Interagency Meeting</b>
January 8				<b>RCM Agenda Review</b>
January 8		x		<b>Music Jam</b> – Blackfalds Seniors Club
January 8		x		<b>FCSS</b> Supper with the Board
January 7, 9			x	<b>Walking at the Abbey Centre</b> – a chance to make connections with residents in our community while we exercise.

January 12			x	<b>Cheque Signing</b>
January 13			x	<b>50+ Walking Club</b>
January 13			x	<b>Land Use Bylaw and Subdivision Orientation</b>
January 13	x			<b>Regular Council Meeting</b>
January 14			x	<b>Facebook Video Post</b> – brief update from the Regular Council Meeting
January 14	x			<b>Meeting</b> with MLA Dreeshan
January 14			x	<b>Assessment 101 for Elected Officials Webinar</b>
January 15				<b>RDRMUG</b>
January 15	x			<b>Electoral Boundaries Commission</b> - Southern / Central Virtual Meeting 1 <ul style="list-style-type: none"> <li>- The Alberta Electoral Boundaries Commission would like to change Blackfalds to go with Lacombe and Rocky Mountain House</li> <li>- We spoke against this as we feel Blackfalds needs to be North and South in the Boundary and tied into our Economic Corridors as well with our school divisions.</li> <li>- I also asked 4 times for our name to be included, as our population is almost 12000. They did not know our population and how much we have grown.</li> <li>- For more information, please check out <a href="https://abebc.ca">https://abebc.ca</a></li> </ul>
January 15		x		<b>MPC</b> – Supper with the Commission
January 12,14,15				<b>Walking at the Abbey Centre</b> – a chance to make connections with residents in our community while we exercise.


TO		Members of Council		
FROM		Deputy Mayor Brenda Dennis		
SUBJECT		<ul style="list-style-type: none"><li>• Summary of meetings/events attended as a Council representative during this reporting period</li><li>• Summary of key issues, decisions and/or comments for Council’s information</li></ul>		
REPORT DATE		For the period: November 16 to January 15, 2026		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
November 17	X			Standing Committee Meeting - 2026 Capital Budget, Council Orientation and Alberta Electoral Boundary discussions
November 20			X	Broadway Reservoir Tour
November 21		X		Light Up Blackfalds - Great turnout with our nice weather
November 22	X			Committee Members at Large Interviews – Great to see so many wanting to serve on boards
November 24			X	Procedural Bylaw Workshop
November 25	X			Regular Council Meeting – 2026 Capital Budget, Parkland Regional Library Requisition, signing authority. Public Hearing Road Closure. Broadway Reservoir Expansion Contract
November 25			X	Legal Seminar
November 26	X			Committee Members at Large Interviews - Great to see so many wanting to serve on boards



November 27	X			Parkland Regional Library Meeting – Orientation and voting of executive. Brief overview of the roles
December 1		X		Volunteer Christmas – Nice to see our valuable volunteers
December 2	X			Committee Members at Large Interviews - Great to see so many wanting to serve on boards
December 2	X			Library Board Meeting
December 5		X		Chamber of Commerce Business Awards – Congratulations to all the businesses that were nominated and won. Great job!
December 6			X	Staff Christmas Party
December 8		X		CPKC Christmas Train
December 9	X			Regular Council Meeting
December 10	X			Policing Committee Meeting and Volunteer Appreciation
December 15	X			Standing Committee Meeting – Statutory Plans Orientational, Introductory Municipal Service Level Inventory Orientation, Committee, Election and Campaign Feedback
January 2	X			Member at Large Review of Interview questions and scoring.
January 6	X			Library Board Meeting
January 8	X			FCSS Volunteer Appreciation

January 9	X			EDTAC Volunteer Appreciation
January 13			X	Land use Bylaw and Subdivision Orientation
January 13	X			Regular Council Meeting – Water Wastewater Rates, McKay Ranch Lift Station Project
January 14			X	Assessment 101 for Elected Officials Webinar
January 15			X	MPC Volunteer Appreciation

TO		Members of Council		
FROM		Councillor Jim Sands		
SUBJECT		<ul style="list-style-type: none"><li>• Summary of meetings/events attended as a Council representative during this reporting period</li><li>• Summary of key issues, decisions and/or comments for Council’s information</li></ul>		
REPORT DATE		For the period: Nov 15/ 25-Jan 15 2026		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
Nov 16/ 25			X	Roundtable Report Submission
Nov 17/ 25	X			NRDRWSC Nov Meeting – First as Council Rep <a href="https://www.nrdwsc.ca/agendas.html">https://www.nrdwsc.ca/agendas.html</a>
Nov 17/ 25	X			NRDRWWSC Nov Meeting – First as Council Rep <a href="https://www.nrdrwwsc.ca/about-nrdrwwsc.html">https://www.nrdrwwsc.ca/about-nrdrwwsc.html</a>
Nov 17/ 25	X			Standing Committee of Council Meeting
Nov 21/ 25		X		Light up Blackfalds
Nov 24/ 25			X	Council Procedural Bylaw Overview Workshop
Nov 25/ 25	X		X	Council Christmas Card Photos and Regular Meeting of Council
Nov 26/ 25			X	Regional Orientation Legal Seminar
Dec 1- 14/ 25				Away

Dec 15/ 25	X			NRDRWSC Dec Meeting <a href="https://www.nrdrwsc.ca/agendas.html">https://www.nrdrwsc.ca/agendas.html</a>
Dec 15/ 25	X			NRDRWWSC Dec Meeting <a href="https://www.nrdrwwsc.ca/about-nrdrwwsc.html">https://www.nrdrwwsc.ca/about-nrdrwwsc.html</a>
Dec 15/ 25	X			Standing Committee of Council Meeting
Jan 13/ 26			X	Land Use Bylaw and Subdivision Orientation
Jan 13/ 26	X			Regular Meeting of Council
Jan 14/ 26			X	Assessment 101 for elected officials
Jan 15/ 26	X			Municipal Planning Commission Meeting for Jan  MPC Report 115 Aurora Heights Blvd 2

TO		Members of Council		
FROM		Councillor Shane Hanson		
SUBJECT		<ul style="list-style-type: none"><li>• Summary of meetings/events attended as a Council representative during this reporting period</li><li>• Summary of key issues, decisions and/or comments for Council’s information</li></ul>		
REPORT DATE		For the period: 2025.11.16 to 2025.12.15		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
2025.11.16			X	Coffee Chat w/Blackfalds Resident, A&W, 9:00 AM - 10:00 AM
2025.11.17	X			Standing Committee of Council Meeting, Civic Cultural Centre, 6:00 PM - 9:00 PM
2025.11.19		X		Regional Red Deer Restorative Justice Society – Re-Storying Justice, Community Centre, 7:00 PM – 9:00 PM
2025.11.20			X	Broadway Reservoir Site Tour, 6001 Broadway Ave., 5:30 PM - 7:00 PM
2025.11.21		X		Light Up Blackfalds, Tayles Spray Park, 5:00 PM - 7:00 PM
2025.11.24			X	Procedural Bylaw Overview Workshop, Civic Cultural Centre, 5:30 PM - 8:30 PM
2025.11.25	X			Regular Council Meeting, Civic Cultural Centre, 6:00 PM - 9:00 PM
2025.11.26			X	Regional Orientation - Legal Seminar, Eagle Builders Centre, 1:00 PM - 4:00 PM
2025.12.03	X			Recreation, Culture & Parks Board Meeting, Civic Cultural Centre, 6:00 PM – 8:00 PM

2025.12.05		<b>X</b>		<b>Lacombe&amp; District Chamber of Commerce Business Awards Gala,</b> Community Centre, 6:00 PM – 9:00 PM
2025.12.06		<b>X</b>		<b>Beyond Food Community Hub Christmas Bureau Charity Check Stop,</b> Highway 2A 10:00 AM – 2 PM
2025.12.08		<b>X</b>		<b>CPKC Holiday Train,</b> Tayles Spray Park, 8:00 PM - 9:00 PM
2025.12.09	<b>X</b>			<b>Regular Council Meeting,</b> Civic Cultural Centre, 6:00 PM - 9:00 PM
2025.12.10	<b>X</b>			<b>Policing Committee Meeting,</b> Operations Centre, 6:30 PM - 8:30 PM
2025.12.15	<b>X</b>			<b>Standing Committee of Council Meeting,</b> Civic Cultural Centre, 6:00 PM - 9:00 PM

TO		Members of Council		
FROM		Councillor Shane Hanson		
SUBJECT		<ul style="list-style-type: none"><li>• Summary of meetings/events attended as a Council representative during this reporting period</li><li>• Summary of key issues, decisions and/or comments for Council's information</li></ul>		
REPORT DATE		For the period: 2025.12.16 to 2026.01.15		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
2026.01.09			X	EDTAC Appreciation Dinner, The Hitchin' Post, 5:30 PM – 7:00 PM
2026.01.11			X	Coffee Chat w/Blackfalds Resident, A&W, 9:00 AM - 11:00 AM
2026.01.13			X	Land Use Bylaw and Subdivision Orientation, Civic Cultural Centre, 5:00 PM – 6:00 PM
2026.01.13	X			Regular Council Meeting, Civic Cultural Centre, 6:00 PM - 9:00 PM
2026.01.14			X	Assessment 101 for Elected Officials Webinar, Civic Cultural Centre, 6:30 PM – 8:00 PM
2026.01.15	X			Municipal Planning Committee (MPC) Meeting, Civic Cultural Centre, 6:00 PM – 6:30 PM
2026.01.15			X	MPC Recognition Dinner, Civic Cultural Centre, 6:30 PM – 7:00 PM



TO		Members of Council		
FROM		Councillor Ryan Brown		
SUBJECT		<ul style="list-style-type: none"><li>• Summary of meetings/events attended as a Council representative during this reporting period</li><li>• Summary of key issues, decisions and/or comments for Council's information</li></ul>		
REPORT DATE		For the period: Nov 16 2025- Jan 15 2026		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
Nov 17 2025	x			<ul style="list-style-type: none"><li>• Review 2026 Capital Budget</li><li>• 5-year plan not reviewed in depth, just offered for supporting info</li><li>• Some Capital Spend unsure of until see all dept budgetary requests (brief overview)</li></ul>
Nov 18 2025	x			Lacombe Chamber of Commerce Board Meeting (separate report)
Nov 19 2025			x	Working on timesheet completion
Nov 20 2025		x		Broadway Reservoir Tour <ul style="list-style-type: none"><li>• Excellent information offered by Stantec and ToB Engineering</li><li>• Near completion and well executed to prevent heating and hoarding cement cost in winter</li><li>• Will be a welcomed addition to Blackfalds utility infrastructure, funded by mix of grants and capital with ability to sell extra capacity from Red Deer</li></ul>
Nov 20 2025	x			FCSS (separate report)

Nov 21 2025		x		Watershed 101 for Elected officials (afternoon)
Nov 21 2025		x		Light Up Blackfalds <ul style="list-style-type: none"> <li>• Best one yet.</li> <li>• Great turnout and MLA attending and speaking for first time</li> </ul>
Nov 21 2025		x		Bulldogs home game after Light Up Blackfalds <ul style="list-style-type: none"> <li>• Mayor Svab and MLA Johnson introduced</li> </ul>
Nov 24 2025	x			Workshop on Procedural Bylaws
Nov 25 2025	x			Northwest Stormwater Project Site Visit Regular Council Meeting <ul style="list-style-type: none"> <li>• Capital Budget 2026 discussion</li> </ul>
Nov 26 2025		x		Regional Orientation- Legal Seminar on FOIP and Municipal Information Governance
Nov 28 2025	x			Lunch with Marina Appel to discuss Lacombe Chamber of Commerce items and agenda- Blackfalds business participation.
Nov 29 2025		x		Breakfast with Santa- Volunteered kitchen, greeting and table service
Dec 5 2025		x		Blackfalds Business Gala
Dec 6 2025		x		Help set up Town of Blackfalds Christmas party in afternoon and attend in evening
Dec 9 2025	x			Regular Council Meeting
Dec 10 2025	x			Policing Committee annual review
Dec 15 2025	x			Standing Committee of Council
Dec 16 2025		x		Lacombe Chamber of commerce Christmas evening - Mr. Mike's

Dec 17 2025	x			North Blindman Tri-Municipal Collaboration and Lunch (Alternate attendance)
Dec 18 2025		x		Senior's Group Christmas Dinner- Community Center
Jan 8 2026	x			FCSS 2026 meeting
Jan 11 2026	x			A&W Breakfast with Councillors. Met with a resident regarding South St
Jan 13 2026	x			Land Use Bylaw Subdivision Orientation Regular Council Meeting
Jan 15 2026	x			MPC Meeting and recognition dinner

TO		Members of Council		
FROM		Councillor Aaron Hoyte		
SUBJECT		<ul style="list-style-type: none"><li>• Summary of meetings/events attended as a Council representative during this reporting period</li><li>• Summary of key issues, decisions and/or comments for Council's information</li></ul>		
REPORT DATE		For the period: Nov.16 – Dec. 26, 2025		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
November 17			✓	<b>Council Committees Bylaw Orientation</b> <ul style="list-style-type: none"><li>- An orientation meeting to talk about how our committee bylaw functions and how the bylaw affects our various internal committees and boards</li></ul>
November 20		✓		<b>Senior's Housing Orientation</b> <ul style="list-style-type: none"><li>- The webinar was an overview of various different methods that communities choose to bring senior's housing</li></ul>
November 25			✓	<b>Freedom of Information and protection of Privacy Orientation</b> <ul style="list-style-type: none"><li>- A quick introduction on how we are to maintain and respect privacy rights</li></ul>
November 25	✓			<b>Regular Council Meeting</b> <ul style="list-style-type: none"><li>- Minutes can be found on the Blackfalds website</li></ul>
November 26		✓		<b>Regional Legal Seminar</b> <ul style="list-style-type: none"><li>- Our council hosted neighbouring municipalities for a legal seminar presented by a lawyer.</li><li>- Presentation focused on legalities between bylaws and policies, as well as an overview of the new provincial privacy laws</li></ul>

November 27		✓		<b>Central Alberta Economic Development Partnership Conference</b> <ul style="list-style-type: none"> <li>- Hosted in Rocky Mountain House</li> <li>- Multiple presentations focusing on the economic benefits of Central Alberta, what economic development means and how it is executed, and different strategies for economic development</li> <li>- Interviewed with CAEP regarding Blackfalds, and on my experience so far as a first time councillor</li> </ul>
December 1st	✓			<b>Economic Development Committee</b> <ul style="list-style-type: none"> <li>- Last Economic development committee meeting of the year, farewells to board members who are leaving positions</li> <li>- Update on EDTAC initiatives, and opportunities for the foreseeable future</li> </ul>
December 2nd	✓			<b>Library Board Meeting</b> <ul style="list-style-type: none"> <li>- End of year celebration</li> </ul>
December 3rd	✓			<b>Meeting with connection made during AbMunis conference</b>
December 8th		✓		<b>CPKC Holiday Train</b>
December 9th	✓			<b>Municipal Service Level Inventory</b> <ul style="list-style-type: none"> <li>- This was a presentation on various departments' service inventory</li> </ul>
December 9th	✓			<b>Regular Meeting of Council</b> <ul style="list-style-type: none"> <li>- Meeting minutes can be found on the Blackfalds town website</li> </ul>
December 10th	✓			<b>Policing Committee Meeting</b> <ul style="list-style-type: none"> <li>- End of year celebration and quarterly update</li> </ul>
December 15th	✓			<b>Standing Committee meeting of council</b> <ul style="list-style-type: none"> <li>- Meeting minutes can be found on the Blackfalds town website</li> </ul>

<b>TO</b>		Members of Council		
<b>FROM</b>		<b>Councillor Aaron Hoyte</b>		
<b>SUBJECT</b>		<ul style="list-style-type: none"> <li>• Summary of meetings/events attended as a Council representative during this reporting period</li> <li>• Summary of key issues, decisions and/or comments for Council's information</li> </ul>		
<b>REPORT DATE</b>		For the period: Dec. 27, 2025 – Jan. 15, 2026		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
December 29	✓			<b>Meeting with Blackfalds Resident</b>
January 6th	✓			<b>Library Board Meeting</b> <ul style="list-style-type: none"> <li>- Board used-book gift exchange</li> </ul>
January 9th			✓	<b>EDTAC Committee Thank you dinner</b> <ul style="list-style-type: none"> <li>- Celebration of the volunteers of our EDTAC committee</li> </ul>
January 9th	✓			<b>Regular Council Meeting</b> <ul style="list-style-type: none"> <li>- Minutes can be found on the Blackfalds website</li> </ul>
January 13th			✓	<b>Land use bylaw and subdivision orientation</b> <ul style="list-style-type: none"> <li>- Town staff presented council with an overview of the use of the Land-use bylaw, how it helps guide the town's direction, and how we as council might be able to adjust it in order to help our residents and businesses alike</li> </ul>

January 13th	✓			<b>Regular Meeting of Council</b> <ul style="list-style-type: none"> <li>- Meeting Minutes can be found on the Blackfalds town website</li> </ul>
January 14th			✓	<b>Property Assessment Workshop</b> <ul style="list-style-type: none"> <li>- A presentation was given to some members of our council regarding property value assessment, property taxes, and various different tax classes and sub-classes</li> <li>- One part of note was that a decent portion of the property tax is collected by the town, however ends up being sent to the Province, therefore giving a false sense of how much tax the municipality actual has to use for operational and capital budgets</li> </ul>



<b>TO</b>		Members of Council		
<b>FROM</b>		<b>Councillor Cory Twerdoclib</b>		
<b>SUBJECT</b>		<ul style="list-style-type: none"> <li>• Summary of meetings/events attended as a Council representative during this reporting period</li> <li>• Summary of key issues, decisions and/or comments for Council's information</li> </ul>		
<b>REPORT DATE</b>		For the period: Nov 24 – Dec		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
Nov 24			X	Procedural Bylaw Workshop
Nov 25			X	NW Stormwater Project Council tour
Nov 25	X			Regular Council Meeting
Nov 26			X	Regional Legal Seminar 1pm-4pm
Nov 26			X	MAL Interviews 5pm-8:30pm
Nov 27			X	<b>CAEP Economic development workshop in Rocky Mountain House 7am – 4pm</b>
Dec 1 <sup>st</sup>			X	Home instead presentation at the community hall for the seniors group 2:30pm – 3:30pm
Dec 1 <sup>st</sup>		X		Volunteer Christmas open house at Community Hall. 5pm – 7pm

Dec 1 <sup>st</sup>	X			EDTAC Meeting. 7pm – 8:30 pm
Dec 2			X	MAL Interviews @ 5pm
Dec 3			X	CAO / Council Toolkit Webinar 12pm - 1pm
Dec 5			X	Blackfalds Business of the year awards
Dec 6			X	Parking lot attendant at the TOB Xmas party
Dec 9	X			Regular Council meeting
Dec 10	X			Attend policing committee meeting 6:30 – 9:00pm
Dec 15	X			Standing Committee Meeting
Dec 17		x		NBRTC Introductory Regional Collaboration 11:30Am – 1:30pm
Dec 17		X		Blaine Caulkins Open house 3pm – 7pm
Dec18-Dec 30			X	Christmas Holidays

TO		Members of Council		
FROM		Councillor Cory Twerdoclib		
SUBJECT		<ul style="list-style-type: none"><li>• Summary of meetings/events attended as a Council representative during this reporting period</li><li>• Summary of key issues, decisions and/or comments for Council's information</li></ul>		
REPORT DATE		For the period: Jan 2-16		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	(Choose one)			
Jan 2/26	X			Members at large meeting
Jan 7/26	X			FCSS inter-agency meeting
Jan 8/26			X	Took in the Seniors Music & Jam session
Jan 8 /26	X			FCSS Board Meeting
Jan 9			X	EDTAC Thank-you Dinner
Jan 13	X			Land use bylaw orientation & Regular council meeting
Jan 14			X	Assessment 101 for elected officials Webinar
Jan 16-17			X	Council Strategic planning Sessions

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**MEETING DATE:** January 27, 2026

**PREPARED BY:** Kim Isaak, Chief Administrative Officer

**SUBJECT:** CAO Report – January 27, 2026

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### **Key Projects and Initiatives**

- The Returning Officer is in the process of reviewing election files to determine candidates that have not yet submitted their Campaign Financial Disclosure Forms. Forms are to be submitted by March 1, 2026, in alignment with the *Local Authorities Election Act*.
- The bulk of Council Orientation has been completed with some outstanding items scheduled for the coming months.
- In late November, the Town of Blackfalds received notification from the Government of Alberta that the RFP for a Registry Agent had been put out. The RFP closed on January 15, 2026. It is anticipated that the preferred applicant will be selected by April 15, 2026.
- The Operating Budget binders have been disbursed for Council's review prior to the Budget Workshop scheduled for February 6<sup>th</sup> and 7<sup>th</sup>.
- A Communications Training and Workshop has been scheduled for Council for February 28, 2026. A number of Council orientation workshops have been held and will continue into the Spring.
- A first draft of Council's Strategic Plan is in the works following the workshop that was held on January 16<sup>th</sup> and 17<sup>th</sup>.
- 2026 Workplans are now in progress and will be submitted to the CAO for review by month end.
- 17 employees received service awards in December.
- CAO attended the Introductory Luncheon and Meeting of the North Blindman River Tri-Party Collaborative.
- COR Audit results were provided back to the Town. The Town was able to maintain its COR with a passing grade of 89%.
- In late December the Town received its premium rate from WCB for 2026. The Town's premium rate is \$1.20, which is a \$0.09 increase from last year. The industry rate for 95101-TOWNS is \$3.01, which means the Town is 60.94% lower than the industry average.
- On December 8<sup>th</sup> the Holiday Train rolled through town with over 1,500 spectators. The foodbank received a cheque of \$3,500 from the event along with food donations.
- Alberta Lacrosse will be hosting the Senior C Provincial Championships in Arena 2.
- 6 Provincial Championships and 1 National Championship will be held in Blackfalds in 2026.
- The bid for the 2026 U18A Provincial Championships from March 26 to 29 has been submitted to Hockey Alberta.
- Abbey Centre hosted over 3,000 people during the Little of this Market Trade Show held in December.
- 21 registrants took part in the pre-made Whoville Tree Class on December 9<sup>th</sup>.
- Prep work is underway for an overhaul of the Aquatic Office as well as repair work and painting of walls in the Program Room.
- The new guest services desk was installed in the Abbey Centre.
- Home for the Holidays pass sales wrapped up on December 18<sup>th</sup> with a total of 82 passes sold for the holiday season.

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- The Volunteer Open House took place on December 1<sup>st</sup> and was well attended with 70 people in attendance.
  - Snow removal is going full force with Town crews working in conjunction with Central City Asphalt to accomplish the majority of snow removal on the priority 4-5's before the weather turns less favorable next week, with the return of winter and cold temps turning roads to rinks. If all goes as planned, we should be completed all snow removal late next week on the priority 4 and 5's which we will then turn our attention back to the 2's.
  - New residential water meter installs have ramped up with 7 this week alone.
  - Public Works crews are up to date as of January 16 on all safety re-certifications, with Foremen and manager presently working on developing competency in-house testing for each piece of equipment ensuring they are compliant with OH&S requirements.
  - Development Permit Application Internal Review Administrative Policy and Procedures are currently being drafted and will be provided to impacted Departments within the next few months. The purpose of the policy and procedure is to assist Departments in their review of complex Development Permit Applications.
  - Planner 1 has been hired and starts on January 26<sup>th</sup>, 2026
  - The Infrastructure & Planning Services Clerk position has been back-filled to cover a 12-month leave.
  - Work has begun on the development of an administrative level Encroachment Agreement Policy and Procedures to capture and refine the current process.
  - Development Agreement for the Duncan Avenue Subdivision has been completed and with the developers for their review.
  - Work is being finalized on the McKay Ranch Phase 4 Development Agreement.
  - Aspen Lakes Development Agreement has been sent to the developers for final sign off.
  - Engineering services completed the project charter for the Design Guidelines project.
  - Work has commenced on the Request for Proposals for the Master Engineering Services.
  - Engineering Services updated the Professional Practice Management Plan.
  - Work continues on the Broadway Reservoir Upgrades; work is focused inside the reservoir, concrete patching is going on, clearing of snow on the roof and primer installation on walls and roof ongoing.
  - The Northwest Storm project was substantially completed by the end of the year. Landscaping and final clean up work will be completed this spring.
  - Engineering Services reviewed and updated the Traffic Master Plan Scope of Work.
  - McKay Ranch Lift Station project is planned to be retendered in February to support sanitary services in the eastern end of Blackfalds. Project estimated to cost \$5.5M.
  - South Street and Highway 2A Project work has started with Stantec working towards a design memo and public engagement planned for the future.
  - Tandem Gravel Truck is anticipated to be delivered by the end of February
  - Public Works has completed one full completed snow removal round of priorities 1-5s.
  - The Information Governance Coordinator developed a series of access and privacy fact sheets for distribution to staff. These resources will serve as helpful reminders regarding handling/protecting personal information and align the Town with the provincial government's vision of "privacy by design".
  - The IT Department is exploring alternative, secure solutions to improve the quality of the Town's network connectivity in order to increase reliability, performance, and cybersecurity across all Town facilities. Improved connectivity is critical to supporting essential services, enabling efficient operations, and ensuring secure access to systems and data. A kickoff meeting was held with TELUS to provide the necessary information to obtain cost estimates for deploying TELUS Fibre at all Town facilities, utilizing an SD-WAN solution with Fortinet switches.

- Winter Program Guide was completed and distributed.
- Work has commenced on the Spring/Summer Guide.
- 2025 Annual Report in progress.
- The Annual Animal License invoicing has been prepared and sent out to Town Residents.
- The Annual Business license invoicing has been completed and sent out earlier this month.
- Municipal Enforcement participated in the Beyond Food Charity Check Stop, along with RCMP and other Municipal Enforcement officers, \$5,700.00 was raised for the local food bank.
- CPO Yetter received his provincial appointment and has been training under CPO Klause, practicing traffic stops ensuring safe stops and interactions, Traffic safety enforcement, bylaw enforcement and other regulations.
- ERP System vendor selection has been completed. Implementation is slated for mid to later in the year.
- The Economic Development Department completed the Driftscape Project and the Rally to the Rink.
- Midnight Madness held on November 28<sup>th</sup> was a success along with the Chamber Gala Awards that was held on December 5<sup>th</sup>.

**Updates Related to Existing Bylaws or Council Policies**

- Bylaw 1347.25: The proposed 2026 water and wastewater rate received first reading at the January 13, 2026, Regular Meeting of Council.
- Respectful Interactions Policy – Draft has been sent to legal for review prior to presentation to Council to come forward following the municipal election, as additional edits were recommended by legal.

**Facility Leases**

- There is one lease space that will be available at the Eagle Builder Centre. An Expression of Interest for the space will be released in the near future.

**Administrative Policy Changes / Additions**

- Encroachment Agreement Administrative Policy in progress
- Development Permit Application Internal Review Administrative Policy and Procedures in progress
- Internal Review on Procurement Policy in progress.

**APPROVALS**

Kim Isaak,  
Chief Administrative Officer

**MEETING DATE:** January 27, 2026

**PREPARED BY:** Sean Barnes, Sports & Events Manager

**SUBJECT:** 2026 Blackfalds Community Events – January to December

**BACKGROUND**

Every year, the Town of Blackfalds organizes, assists, or participates in several Community events. Many of these events are established and have set annual dates. Throughout the year, additional event opportunities may arise, and information will be shared at those times.

**DISCUSSION**

The following is a list of the remaining Community Events for 2026 that will provide an opportunity for Council to engage with our residents. Administration will add these events to Council calendars.

Winterfest	February 16
U18 Hockey Alberta Provincials	March 26 to 29
Easter Eggstravaganza	March 28
Youth Week	May 2 to 8
Volunteer Gala	May 7
Seniors' week	June 1 to 7
Blackfalds Days	June 19 to 21
Canada Day	July 1
Summer Culture Series	TBD
Senior C Lacrosse Provincials	July 3 to 5
U13 Girls Softball Provincials	July 3 to 5
U15 Girls Softball Provincials	July 10 to 12
U17-19 Girls Softball Provincials	July 17 to 19
Ladies Fast Pitch Provincials	July 24 to 26
Ladies Fast Pitch National Championship	August 5 to 9
Jump Jam	TBD
Heart of Blackfalds Street Dance	Aug 20
Community Info Expo	September 8
Veterans Show and Shine	Sept 12
Winter Warmth Fall Fundraiser	September 24
National Day of Truth and Reconciliation	September 30
Monster Bash	October 31
Remembrance Day	November 11
Blackfalds Light Up	November 20
Breakfast & Lunch with Santa	November 28
Christmas Volunteer Open House	December 1
New Years Family Free Skate	December 31

**APPROVALS**

Kim Isaak,  
Chief Administrative Officer



Rick Kreklewich,  
Director of Community Services

## HIGHLIGHTS OF THE REGULAR COUNCIL MEETING JANUARY 8, 2026

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### PAID PARKING - 2025 SEASON REVIEW

Council received a presentation on the 2025 Paid Parking Program and directed that the program at Sandy Point Beach and Boat Launch, and the Sunbreaker Cove Boat Launch, be amended to provide free parking for Lacombe County ratepayers for the 2026 season.

### LONG RANGE PLANNING SERVICES PROGRAM UPDATE

Council adopted the Long Range Planning Services Program for 2026-2028.

### HAMLET OF MIRROR AREA STRUCTURE PLAN – PUBLIC MEETING

A public meeting to seek feedback on the Hamlet of Mirror Area Structure Plan will be held on March 10, 2026 at 7:00 p.m. at the Mirror Community Hall.

### REQUEST TO PARTICIPATE IN PROVINCIAL GOVERNMENT MEETING REGARDING MEDICINE RIVER WATER MANAGEMENT

Council agreed to the Medicine's River Watershed Society's request to participate in an in-person meeting with the Minister of Environment, the Minister of Energy and Minerals, and MLA's Jason Nixon, Jennifer Johnson, and Devin Dreeschen, in Edmonton during the Rural Municipalities of Alberta 2026 Spring Convention, to discuss shared concerns regarding the status of the Medicine River and its aquifer.

### REVIVE ENERGY CORPORATION - PROPERTY TAX PAYMENT PLAN

A motion to approve Revive Energy Corporation's proposed tax payment plan, which included paying the 2023-2025 arrears and the future 2026, 2027 and 2028 property levies over a three-year period starting in 2026 with all tax penalties being waived during this period, did not receive Council approval.

### COMMITTEE OF THE WHOLE MEETING NOTES

The following recommendations from the Committee of the Whole meeting held on December 2, 2025 received the approval of Council:

- That the involvement in *Alternative Land Use Services (ALUS) Programming* presentation be received for information.
- That the *Annexation Regarding West Side of Sylvan Lake* presentation be received for information; and further, that the County Manager be directed to prepare a report and recommendation for Council's consideration at a future meeting.
- That the Community Organization Property Tax Exemption Regulation (COPTER) presentation be received for information.
- That the *Fire Bans* and *Fire Conditions* presentations be received for information; and further, that the County Manager be directed to prepare a report and recommendation on year-round fire permitting for Council's consideration at a future meeting.
- That the feedback received during the election campaign be received for information.
- That the feedback regarding the *Governance of Local Municipalities* seminar be received for information.





SUCCESS GROWS HERE!

### **BYLAW 1452/26 TEMPORARY BORROWING BYLAW**

Council approved Bylaw 1452/26, a bylaw of Lacombe County to authorize borrowing for the purpose of financing operating expenditures.

### **METRIX GROUP LLP - AUDIT PLANNING REPORT TO COUNCIL**

Council received an overview of Metrix Group LLP's plan for the audit of the consolidated financial statements of Lacombe County for the period ended December 31, 2025 and approved the services and terms as set out in the engagement letter from Metrix Group LLP.

**Next Regular Council Meeting is**  
**January 29, 2026 – 9:00 a.m.**

**Next Committee of the Whole Meeting is**  
**February 6, 2026 – 9:00 a.m.**

**Lacombe County Administration Building**

**\*\*For more details from Lacombe County Council meetings, please refer to the meeting minutes. All meeting minutes are posted on the website ([www.lacombecounty.com](http://www.lacombecounty.com)) after approval.**

# Water Conservation Notice

**Date:** January 21, 2026

**Current Water Conservation Level:** 0

**Emergency Water Condition:** Type 3: Government of Alberta

**Trigger Condition:** RD River Basin Drought Stage



---

**Dear North Red Deer River Water Services Commission Member,**

**NOTICE:** The January 8, 2026, Water Conservation notice has ended as the Red Deer River Basin has been declared at Drought Stage 2 (previously Stage 3) by the Government of Alberta. Pursuant to the [NRDRWSC Water Conservation Policy](#), Water Conservation Level 0 is now in effect.

On January 15, 2026, Alberta Environment and Parks reclassified most of the province's water basins to abnormally dry and moderate drought stages. The Red Deer River Basin was reclassified from "Drought Stage 3: Severe Drought" to "Drought Stage 2: Moderate Drought likely due to updated snowpack information."

**WHAT THIS MEANS:** Level 0 requires no specific actions. The January 8, 2026, Water Conservation Notice has ended.

Jordan Thompson,  
Chief Administrative Officer,  
North Red Deer River Water Services Commission

---

**From:** Friends of the Blindman <friendsoftheblindman@gmail.com>  
**Sent:** January 20, 2026 12:45 PM  
**To:** Legislative  
**Subject:** Friends of the Blindman River - Our Waters Event  
**Attachments:** Poster - Our Waters Event.pdf

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Good Afternoon,

Could you please add the following as an information item on the next Town of Blackfalds Council Meeting?

*Dear Town of Blackfalds Council,*

*We would like to invite you to attend the 'Our Waters' event on Wednesday, February 25 at Bentley Community Hall (4821 50 Street). Doors open and pizza will be served at 5 p.m. The Annual General Meeting will begin at 5:30 p.m. with speakers to follow.*

*Community members with an interest in local water issues, environmental stewardship and watershed protection are encouraged to attend. Please register by February 15 by [clicking here](#).*

***Please see the attached poster for more information.***

***Join the Friends of the Blindman River Board***

*The Friends of the Blindman River is seeking a municipal representative from the Town of Blackfalds to serve on its board. There are five board positions reserved for municipal representatives.*

*Interested municipal representatives are encouraged to attend the "Our Waters" event and the Annual General Board Meeting on February 25.*

*For more information about the Friends of the Blindman, please visit [Blindmanriver.ca](http://Blindmanriver.ca)*

Thank you,



**Friends of the Blindman River**

[Blindmanriver.ca](http://Blindmanriver.ca) | [friendsoftheblindman@gmail.com](mailto:friendsoftheblindman@gmail.com)



@FriendsoftheBlindman

---

**MEETING DATE:** January 27, 2026

**PRESENTED BY:** Councillor Ryan Brown

**SUBJECT:** Capital Project Reporting and Fiscal Framework

---

Notice for the following motion was given at the January 13, 2026, Regular Council Meeting to be brought forward to the January 27, 2026, Regular Meeting of Council for discussion, debate, and Council's consideration.

**MOTION**


That Council consider the following motion:

Councillor Brown moved That Council direct Administration to arrange a dedicated briefing from the Infrastructure and Planning Department outlining the current bylaws, policies, and internal compliance standards related to the reporting of capital projects. The briefing shall include:

1. An overview of all applicable bylaws, policies, and procedures that govern capital-project management;
2. Current reporting practices, including what milestones, deliverables, or performance indicators are tracked internally;
3. How progress on municipal capital projects is communicated to Council and the public;
4. Identification of any gaps or opportunities to establish consistent KPI or milestone-based reporting for major capital projects; and
5. Recommendations for improving transparency, tracking, and accountability in alignment with the Town's strategic and financial planning frameworks.

And further That Administration return to Council with this information at the February 24, 2026, Regular Council meeting for discussion and direction.

Thank you,



---

Ryan Brown, Councillor

---

**MEETING DATE:** January 27, 2026

**PRESENTED BY:** Councillor Shane Hanson

**SUBJECT:** South St. & Hwy 2A Intersection

---

As part of the South Street & 2A intersection 2026 Capital Project, approved at the Tuesday, November 25, 2025, Regular Council Meeting, I propose that Administration present Council with a design option that aligns the Eastern portion of South St./Twp. Rd. 394 with Blackfalds Crossing Way.

I propose this for many reasons that include, but are not exclusive to the following:

1. Safety – Aligning this intersection will provide greater safety for the residents of Blackfalds and those commuting through our community. It will reduce the number of intersections on Hwy 2A and eliminate the need for another controlled intersection at the current South St. and Hwy 2A intersection. Aligning any future improved South St. and Hwy 2a intersection with Blackfalds Crossing Way would also provide an opportunity for a roundabout at this intersection. Roundabouts are a proven traffic calming control that greatly reduces collisions and eliminates high speed collisions.
2. Economic – Blackfalds Crossing is designed to be, and becoming, a major commercial development in Blackfalds. It will serve the economic development of our community well to provide an arterial road that allows traffic to more freely flow between the East side of Blackfalds and the Blackfalds Crossing commercial area.
3. Mobility – Creating an East/West connector arterial road will provide all Blackfalds residents greater mobility to move through our community. The alignment of South St./Twp. Rd. 394 with Blackfalds crossing way will also provide the opportunity for pedestrian traffic to move easier through our community. There would undoubtedly be a sidewalk or trail to accompany the forthcoming South St. improvements, and this would provide an improved walk score with access to the commercial area.
4. Budgetary – While there may be additional costs involved in aligning these roadways as they intersect Hwy 2A, the time is now to address this properly and doing so will save us future costs and headaches Blackfalds is currently experiencing at the intersection of Womacks Rd. And Broadway Ave. N. There is a forthcoming update to the Traffic Master Plan in 2026, along with the approved 2026 Capital Project Budget, so it would be cost-effective and prudent to address this matter promptly.

Notice for the following motion was given at the January 13, 2026, Regular Council Meeting to be brought forward to the January 27, 2026, Regular Meeting of Council for discussion, debate, and Council's consideration.

## **MOTION**

That Council consider the following motion:

Councillor Hanson moved That Council direct Administration to, as a part of the South Street & 2A intersection 2026 Capital Project approved at the Tuesday, November 25, 2025, Regular Council Meeting, present Council with a design option which aligns the Eastern portion of South St./Twp. Rd. 394 with Blackfalds Crossing Way.

Thank you,

A handwritten signature in black ink, appearing to read 'SH' or 'SHANE', written in a cursive style.

---

Shane Hanson, Councillor

---

**MEETING DATE:** January 27, 2026

**PREPARED BY:** Preston Weran, Director of Infrastructure and Planning Services

**PRESENTED BY:** Preston Weran, Director of Infrastructure and Planning Services

**SUBJECT:** **Bylaw 1347.25 - Schedule "B" 2026 Water and Wastewater Rates  
Amendment to Utility Bylaw 1250.20**

---

## **BACKGROUND**

Utility Bylaw 1250.20. Schedule "B" was approved by Council on September 8<sup>th</sup>, 2020, with the 2025 rates (Schedule "B") updated in early 2025 to align with the 2025 Budget. The 2026 Budget included increases to these water and sewer rates based on the completed utility rate analysis, along with increased Water and Wastewater Commission rates. This utility rate analysis helps stabilize the rates to avoid sharp increases. Schedule "B" is amended yearly to align with the operating budget for water and sewer to set the rates for each year.

This Bylaw was presented at the December 9<sup>th</sup> meeting, where the following motion was passed:

**315/25** Councillor Hanson moved That Council refer Bylaw 1347.25 – Schedule "B" 2026 Water and Wastewater Rates back to Administration for more information.

**CARRIED**  
***Opposed: Councillor Brown***

Additional Financial Information has been provided as an attachment to this memo: Utility Analysis Based on Inquiries.

This Bylaw was presented at the January 13, 2026, meeting, where the following motion was passed:

**005/26** Councillor Hoyte moved That Council give First Reading to Bylaw 1347.25 – Schedule "B" 2026 Water and Wastewater Rates, a Bylaw to amend Schedule "B" of Bylaw 1250.20, as presented.

**CARRIED**  
***Opposed: Councillor Hanson***

This Bylaw has been brought forward this evening for consideration of Second and Third Reading.

## **DISCUSSION**

Council and Administration received the 2026 utility rates in the last quarter of 2025. The 2026 Operating Budget includes increases to the residential (and commercial) water and sewer utility rates for 2026. Bylaw 1347.25 amends Schedule "B" of the amending Utility Bylaw 1250.20. The proposed water and wastewater rates include increases across all utility accounts to generate additional revenue needed to offset CPI impacts, treatment and maintenance costs, and commission rate increases..

The 2026 proposed increase equates to an average 2.32% increase per month or \$4.26 for a family of 4 (typical household using 18 cu.m/month) and is outlined under the "Town of Blackfalds 2026 Financial Plan & Budget Financial Impacts of Utility Rate Changes" as part of the 2026 budget binder and attached to the bylaw as part of this memo. The bulk water rate will remain at \$6.29 per cubic meter of water used. See further information under the "Utility Analysis Based on Inquiries" attachment.

It is of note that the residential and commercial solid waste (and recycling) monthly rates remain unchanged for 2026 and are not part of this bylaw amendment.

### **FINANCIAL IMPLICATIONS**

No impact on the 2026 Budget if approved. Water and wastewater revenues and expenses are based on the 2026 rates presented in Schedule "B".

### **ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

1. That Council give Second Reading to Bylaw 1347.25 – Schedule "B" 2026 Water and Wastewater Rates, a bylaw to amend Schedule "B" of Bylaw 1250.20, as presented.
2. That Council give Third Reading to Bylaw 1347.25 – Schedule "B" 2026 Water and Wastewater Rates, a bylaw to amend Schedule "B" of Bylaw 1250.20.

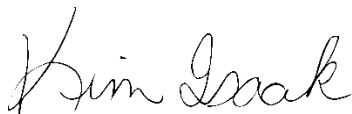
### **ALTERNATIVES**

- a) That Council refer Bylaw 1347.25 – Schedule "B" 2026 Water and Wastewater Rates back to Administration for more information.

### **ATTACHMENTS**

- *DRAFT Bylaw 1347.25 - Schedule "B" 2026 Water and Wastewater Rates*
- *Bylaw 1323.25 - Schedule "B" 2025 Water and Wastewater Rates*
- *Town of Blackfalds 2026 Financial Plan & Budget Financial Impacts of Utility Rate Changes*
- *Utility Analysis Based on Inquiries*

### **APPROVALS**



Kim Isaak,  
Chief Administrative Officer



Department Director/Author



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**BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO  
AMEND UTILITY BYLAW 1250.20, TO REGULATE THE SUPPLY AND USE OF WATER,  
WASTEWATER, AND STORMWATER UTILITIES FOR THE TOWN OF BLACKFALDS**

---

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, being Chapter M 26.1 of the Revised Statutes of Alberta, 2000 and amendments thereto, for the purpose of providing for the supply and use of water, wastewater, and stormwater utilities in the Town of Blackfalds:

**WHEREAS** Part 1, Section 3 of the *Municipal Government Act*, RSA 2000, c. M-26, provides that one purpose of a municipality is to provide services, facilities or other things that are necessary or desirable for all or part of the municipality;

**WHEREAS** Part 2, Division 1, Section 7 of the *Municipal Government Act*, RSA 2000, c. M-26 provides a Municipal Council with the authority to pass bylaws respecting the safety, health and welfare of people and protection of people and property, services provided by, or on behalf of, the municipality, public utilities and enforcement of bylaws;

**WHEREAS** Part 2, Division 1, Section 8 of the *Municipal Government Act*, RSA 2000, c. M-26 provides a Municipal Council with the authority to regulate or prohibit and provide for a system of licenses, permits and approvals;

**NOW THEREFORE**, the Municipal Council of the Town of Blackfalds duly assembled hereby enacts:

**PART 1 – TITLE AND PREAMBLE**

- 1.1 That this Bylaw shall be cited as “**Schedule “B” 2026 Water and Wastewater Rates**”
- 1.2 The Schedule “B” attached to this Bylaw forms part of this Bylaw.

**PART 2 - REPEAL**

- 2.1 That Bylaw 1323.25 is hereby repealed upon this Bylaw coming into effect.

**PART 3 - DATE OF FORCE**

- 3.1 That this Bylaw shall come into effect, upon the date on which it is finally read and passed.

READ for the first time this 13<sup>th</sup> day of January, A.D. 2026.

(RES. 005/26)

\_\_\_\_\_  
**MAYOR LAURA SVAB**

\_\_\_\_\_  
**CAO KIM ISAAK**

READ for the second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

(RES.            )

\_\_\_\_\_  
**MAYOR LAURA SVAB**

\_\_\_\_\_  
**CAO KIM ISAAK**

---

READ for the third time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

(RES. \_\_\_\_\_ )

\_\_\_\_\_  
**MAYOR LAURA SVAB**

\_\_\_\_\_  
**CAO KIM ISAAK**

DRAFT

**SCHEDULE "B"**

**COMMERCIAL AND RESIDENTIAL WATER AND WASTEWATER RATES**  
(Rates Effective January 1, 2026)

**WATER RATES**

Each Owner shall pay for water services supplied to the Property owned by them, the aggregate of amounts determined as per below:

A. Minimum Rate: Fixed base rate as below:

The fixed base rate monthly charge shall be determined by the size of the meter supplied to each Owner as follows:

5/8" (16mm) and 3/4" (19 mm)	\$17.93 fixed rate
1" (25 mm)	Cost of 3/4" meter multiplied by 2.5
1 1/2" (38 mm)	Cost of 1' meter multiplied by 2.5
2" (50 mm)	Cost of 1 1/2' meter multiplied by 2.5
3" (75 mm)	Cost of 2' meter multiplied by 2.0
4" (100 mm)	Cost of 3' meter multiplied by 2.0
** For larger size service, multiplier to be determined by Administration.	

\*\* For larger size service, multiplier to be determined by Administration.

- B. Plus an Infrastructure rate: \$6.78
- C. Plus a Consumption rate: \$3.31 per cubic meter of water measured

**WASTEWATER RATES**

Each Owner shall pay for wastewater services supplied to them, the aggregate of amounts determined as per below:

- A. Minimum Rate: \$15.79
- B. Plus an Infrastructure rate: \$6.78
- C. Plus a Consumption rate: \$3.51 per cubic meter at 80% of water measured.

The above monthly minimum rates will apply to all properties in Town that have water and/or wastewater services available in the land abutting the property.

**GENERAL PROVISIONS**

A deposit of no greater than three months estimated billing may be required at the discretion of the CAO.

The decision to sell bulk water to contractors, developers and private companies shall be at the discretion of the CAO. If the Administration decides to sell bulk water, it will be at the rate of \$6.29 for every cubic meter. A minimum charge of \$150.00 per sale will apply to all bulk sales.

---

**BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO AMEND UTILITY BYLAW 1250.20, TO REGULATE THE SUPPLY AND USE OF WATER, WASTEWATER, AND STORMWATER UTILITIES FOR THE TOWN OF BLACKFALDS**

---

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, being Chapter M 26.1 of the Revised Statutes of Alberta, 2000 and amendments thereto, for the purpose of providing for the supply and use of water, wastewater, and stormwater utilities in the Town of Blackfalds:

**WHEREAS** Part 1, Section 3 of the *Municipal Government Act*, RSA 2000, c. M-26, provides that one purpose of a municipality is to provide services, facilities or other things that are necessary or desirable for all or part of the municipality;

**WHEREAS** Part 2, Division 1, Section 7 of the *Municipal Government Act*, RSA 2000, c. M-26 provides a Municipal Council with the authority to pass bylaws respecting the safety, health and welfare of people and protection of people and property, services provided by, or on behalf of, the municipality, public utilities and enforcement of bylaws;

**WHEREAS** Part 2, Division 1, Section 8 of the *Municipal Government Act*, RSA 2000, c. M-26 provides a Municipal Council with the authority to regulate or prohibit and provide for a system of licenses, permits and approvals;

**NOW THEREFORE**, the Municipal Council of the Town of Blackfalds duly assembled hereby enacts:

**PART 1 – TITLE AND PREAMBLE**

- 1.1 That this Bylaw shall be cited as “**Schedule “B” 2025 Water and Wastewater Rates**”
- 1.2 The Schedule “B” attached to this Bylaw forms part of this Bylaw.

**PART 2 - REPEAL**

- 2.1 That Bylaw 1297.24 is hereby repealed upon this Bylaw coming into effect.

**PART 3 - DATE OF FORCE**

- 3.1 That this Bylaw shall come into effect, upon the date on which it is finally read and passed.

READ for the first time this 14<sup>th</sup> day of January, A.D. 2025.

(RES. 004/25)

-Original Signed-

**MAYOR JAMIE HOOVER**

-Original Signed-

**CAO KIM ISAAK**

READ for the second time this 28<sup>th</sup> day of January, A.D. 2025.

(RES. 023/25)

-Original Signed-

**MAYOR JAMIE HOOVER**

-Original Signed-

**CAO KIM ISAAK**

---

READ for the third time this 28<sup>th</sup> day of January, A.D. 2025.

**(RES.024/25)**

-Original Signed-

---

**MAYOR JAMIE HOOVER**

-Original Signed-

---

**CAO KIM ISAAK**

UNCERTIFIED COPY

**SCHEDULE "B"**

**COMMERCIAL AND RESIDENTIAL WATER AND WASTEWATER RATES**  
(Rates Effective January 1, 2025)

**WATER RATES**

Each Owner shall pay for water services supplied to the Property owned by them, the aggregate of amounts determined as per below:

A. Minimum Rate: Fixed base rate as below:

The fixed base rate monthly charge shall be determined by the size of the meter supplied to each Owner as follows:

5/8" (16mm) and 3/4" (19 mm)	\$17.75 fixed rate
1" (25 mm)	Cost of 3/4" meter multiplied by 2.5
1 1/2" (38 mm)	Cost of 1' meter multiplied by 2.5
2" (50 mm)	Cost of 1 1/2' meter multiplied by 2.5
3" (75 mm)	Cost of 2' meter multiplied by 2.0
4" (100 mm)	Cost of 3' meter multiplied by 2.0
** For larger size service, multiplier to be determined by Administration.	

\*\* For larger size service, multiplier to be determined by Administration.

- B. Plus an Infrastructure rate: \$6.55
- C. Plus a Consumption rate: \$3.19 per cubic meter of water measured

**WASTEWATER RATES**

Each Owner shall pay for wastewater services supplied to them, the aggregate of amounts determined as per below:

- A. Minimum Rate: \$15.48
- B. Plus an Infrastructure rate: \$6.55
- C. Plus a Consumption rate: \$3.43 per cubic meter at 80% of water measured.

The above monthly minimum rates will apply to all properties in Town that have water and/or wastewater services available in the land abutting the property.

**GENERAL PROVISIONS**

A deposit of no greater than three months estimated billing may be required at the discretion of the CAO.

The decision to sell bulk water to contractors, developers and private companies shall be at the discretion of the CAO. If the Administration decides to sell bulk water, it will be at the rate of \$6.29 for every cubic meter. A minimum charge of \$150.00 per sale will apply to all bulk sales.

# Town of Blackfalds

## 2026 Financial Plan & Budget

### Financial Impacts of Utility Rate Changes

		2025			2026		
		Base Rate	Variable Rate	Capital Infrastructure	Base Rate	Variable Rate	Capital Infrastructure
Water							
Rates		\$ 17.75	\$ 3.19	\$ 6.55	\$ 17.93	\$ 3.31	\$ 6.78
Percentage Change					1.0%	3.8%	3.5%
Waste Water (80% of Water Volume)							
Rates		\$ 15.48	\$ 3.43	\$ 6.55	\$ 15.79	\$ 3.51	\$ 6.78
Percentage Change					2.0%	2.3%	3.5%
Solid Waste							
Rates - Residential		\$ 30.91			\$ 30.91		
Percentage Change					0.00%		
Total Billings							
Typical House		Monthly	Annually	Avg. %	Monthly	Annually	Avg. %
Water & Waste Water	18	\$ 153.14	\$ 1,837.70		\$ 157.40	\$ 1,888.85	2.78%
Solid Waste		\$ 30.91	\$ 370.92		\$ 30.91	\$ 370.92	0.00%
Total		\$ 184.05	\$ 2,208.62		\$ 188.31	\$ 2,259.77	2.32%
Low Consumption		Monthly	Annually	Avg. %	Monthly	Annually	Avg. %
Water & Waste Water	8	\$ 93.80	\$ 1,125.62		\$ 96.22	\$ 1,154.69	2.58%
Solid Waste		\$ 30.91	\$ 370.92		\$ 30.91	\$ 370.92	0.00%
Total		\$ 124.71	\$ 1,496.54		\$ 127.13	\$ 1,525.61	1.94%

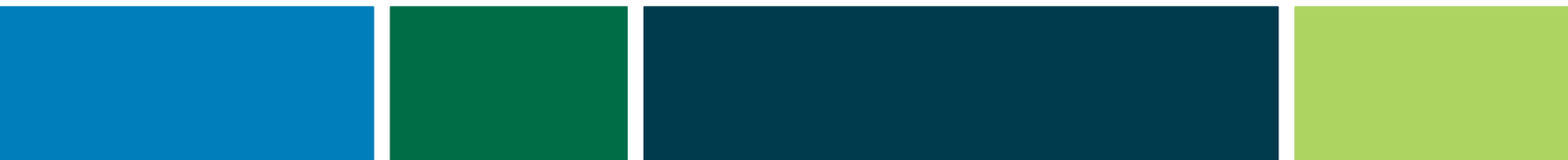


# Town of Blackfalds

## 2026 Financial Plan & Budget

### Financial Impacts of Utility Rate Changes

		2027			2028		
		Base Rate	Variable Rate	Capital Infrastructure	Base Rate	Variable Rate	Capital Infrastructure
Water							
Rates		\$ 18.11	\$ 3.35	\$ 7.02	\$ 18.29	\$ 3.43	\$ 7.26
Percentage Change		1.0%	1.2%	3.5%	1.0%	2.4%	3.4%
Waste Water (80% of Water Volume)							
Rates		\$ 16.11	\$ 3.57	\$ 7.02	\$ 16.43	\$ 3.64	\$ 7.26
Percentage Change		2.0%	1.7%	3.5%	2.0%	2.0%	3.4%
Solid Waste							
Rates - Residential		\$ 30.91			\$ 30.91		
Percentage Change		0.00%			0.00%		
Total Billings							
Typical House		Monthly	Annually	Avg. %	Monthly	Annually	Avg. %
Water & Waste Water	18	\$ 159.97	\$ 1,919.62	1.63%	\$ 163.40	\$ 1,960.75	2.14%
Solid Waste		\$ 30.91	\$ 370.92		\$ 30.91	\$ 370.92	0.00%
Total		\$ 190.88	\$ 2,290.54	1.36%	\$ 194.31	\$ 2,331.67	1.80%
Low Consumption		Monthly	Annually	Avg. %	Monthly	Annually	Avg. %
Water & Waste Water	8	\$ 97.91	\$ 1,174.90	1.75%	\$ 99.98	\$ 1,199.71	2.11%
Solid Waste		\$ 30.91	\$ 370.92		\$ 30.91	\$ 370.92	0.00%
Total		\$ 128.82	\$ 1,545.82	1.32%	\$ 130.89	\$ 1,570.63	1.61%





### **Utility Analysis Based on Inquiries**

1. What is the actual depreciated cost of water utility assets? What is the term assigned to said depreciation?

- The table below shows the cost base, annual depreciation, accumulated depreciation, and net book value of the Town's water and wastewater tangible capital assets
- Each asset is evaluated and assigned its own useful life when capitalized. The majority of assets that fall under Water and Wastewater systems are depreciated over 40 years.

	<b>Cost Base</b>	<b>Annual Depreciation</b>	<b>Accumulated Depreciation</b>	<b>Net Book Value</b>
<b>41 - Water</b>	28,654,512	642,817	13,299,064	15,355,448
<b>42 - Sanitary Sewer</b>	16,891,464	395,833	6,894,971	9,996,493

	<b>2026 Projected Contribution</b>	<b>2025 Ending Reserve Balance</b>
<b>Water Reserve</b>	499,799	6,716,908
<b>Wastewater Reserve</b>	782,871	2,270,286

- When comparing projected reserve contributions to annual depreciation:
  - Wastewater contributions are more than depreciation, bringing the reserve balance closer to the accumulated depreciation target annually
  - Water projected contributions are less than annual depreciation, and as a result, the gap between the accumulated depreciation and reserve balance is growing annually

2. How many more users, both residential and commercial, are expected to be contributing to utilities revenue over the depreciated term? Does this represent the windfall in funding vs the proposed increase in utility rate?

- The utility rate model is based on the population of the Town and projections regarding growth.
- The 2024 census resulted in a population of 11,415. A 2% growth from the 2024 population is projected for 2025 and 2026, then 3% growth through 2027 and 2028.
  - The population and land demand analysis update report will help refine these assumptions
- 2022 – 2024 water volumes billed to residential and commercial averaged approximately 170 Litres Per Person Per Day. This rate was used in the forward projections.
- The joint economic area is also taken into consideration and added to the projections based on actuals, anticipated growth, and new users in the area.
- This gives us the total volume of water expected to be billed to residential and commercial customers.

	2026 Forecast	2027 Forecast	2028 Forecast
<b>Population</b>	11,876	12,232	12,599
<b>Town Expected Volumes</b>	736,916	759,024	781,794
<b>JEA Expected Volumes</b>	289,416	292,311	295,234

- To give a better idea of residential vs commercial, here is a breakdown of the meter sizes

	Water Meter Sizes				Water Meter Base Rate Levies		
	2025 Actual	2026 Forecast	2027 Forecast	2028 Forecast	2026 Forecast	2027 Forecast	2028 Forecast
<b>5/8 inch and 3/4 inch Meters</b>	4,193	4,277	4,405	4,537	\$17.93	\$18.11	\$18.29
<b>1 Inch Meter</b>	18	18	19	19	\$44.82	\$45.27	\$45.72
<b>1.5 inch Meter</b>	12	12	12	12	\$112.05	\$113.17	\$114.30
<b>2 inch Meter</b>	19	19	20	20	\$280.11	\$282.91	\$285.74
<b>3 inch Meter</b>	2	2	2	2	\$560.23	\$565.83	\$571.49
<b>4 inch Meter</b>	1	1	1	1	\$1,120.45	\$1,131.66	\$1,142.97
<b>Total</b>	<b>4,245</b>	<b>4,329</b>	<b>4,459</b>	<b>4,591</b>			

- The expected growth (both residential and commercial) of the Town is incorporated into the utility rate model projections. Any funding shortfalls would already take into account this growth.

3. In the report, the only usage statistics offered were for low use residential (citing 18m3/month). What are the added costs to high-use businesses in our town? What would the assumed increase in annual cost be to them?

- To clarify, the original report showed both average-use residential (18 m<sup>3</sup> per month) and low-use residential (8 m<sup>3</sup> per month)
- Below are the estimated impacts relating to commercial users:

High Consumption (Car Wash)		
	2025	2026
Average Monthly Water Consumption (m <sup>3</sup> )	335.43	335.43
Base Rate - Water	\$ 277.34	\$ 280.11
Consumption - Water	\$ 1,070.01	\$ 1,110.26
Infrastructure - Water	\$ 6.55	\$ 6.78
Base Rate - Wastewater	\$ 15.48	\$ 15.79
Consumption - Wastewater	\$ 920.41	\$ 941.88
Infrastructure - Wastewater	\$ 6.55	\$ 6.78
Average monthly bill	\$ 2,296.34	\$ 2,361.60
Percentage Change		2.84%

Moderate Consumption (Grocery Store)		
	2025	2026
Average Monthly Water Consumption (m <sup>3</sup> )	133.56	133.56
Base Rate - Water	\$ 110.94	\$ 112.05
Consumption - Water	\$ 426.07	\$ 442.10
Infrastructure - Water	\$ 6.55	\$ 6.78
Base Rate - Wastewater	\$ 15.48	\$ 15.79
Consumption - Wastewater	\$ 366.50	\$ 375.05
Infrastructure - Wastewater	\$ 6.55	\$ 6.78
Average monthly bill	\$ 932.08	\$ 958.54
Percentage Change		2.84%

Medium-Low Consumption (Restaurant)			
	2025		2026
Average Monthly Water Consumption (m <sup>3</sup> )		60.10	60.10
Base Rate - Water	\$	17.75	\$ 17.93
Consumption - Water	\$	191.72	\$ 198.94
Infrastructure - Water	\$	6.55	\$ 6.78
Base Rate - Wastewater	\$	15.48	\$ 15.79
Consumption - Wastewater	\$	164.92	\$ 168.77
Infrastructure - Wastewater	\$	6.55	\$ 6.78
Average monthly bill	\$	402.97	\$ 414.98
Percentage Change			2.98%

Low Consumption (Dental)			
	2025		2026
Average Monthly Water Consumption (m <sup>3</sup> )		2.69	2.69
Base Rate - Water	\$	17.75	\$ 17.93
Consumption - Water	\$	8.59	\$ 8.91
Infrastructure - Water	\$	6.55	\$ 6.78
Base Rate - Wastewater	\$	15.48	\$ 15.79
Consumption - Wastewater	\$	7.39	\$ 7.56
Infrastructure - Wastewater	\$	6.55	\$ 6.78
Average monthly bill	\$	62.31	\$ 63.75
Percentage Change			2.32%

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**MEETING DATE:** January 27, 2026

**PREPARED BY:** Justin de Bresser, Director of Corporate Services

**PRESENTED BY:** Justin de Bresser, Director of Corporate Services

**SUBJECT:** **Bylaw 1348.26 - McKay Ranch Lift Station Borrowing Bylaw**

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## **BACKGROUND**

The McKay Ranch Lift Station Project will provide sanitary servicing for the eastern side of Town. The 140 L/s lift station will also accept flows from future lift stations to the north, repumping these flows to the regional sewage station and ultimately to Red Deer for treatment. This project supports continued development in McKay Ranch and is essential for Phase 4 to proceed. The original tender from 2022 was withdrawn when the developer paused the project, but development has resumed as of late 2025.

At the January 13, 2026, Regular Council Meeting, Council passed the following motions:

**007/26** Councillor Hanson moved That Council authorize Administration to re-tender the McKay Ranch Lift Station project in February 2026, with construction to be undertaken in the spring of 2026.

**CARRIED UNANIMOUSLY**

**008/26** Councillor Hoyte moved That Council allocate capital funds of \$5,528,275.35 to build the McKay Ranch Lift Station Project.

**CARRIED UNANIMOUSLY**

## **DISCUSSION**

McKay Ranch Lift Station Borrowing Bylaw 1348.26 authorizes the Town to borrow up to \$5,600,000 to fund the construction of the McKay Ranch Lift Station. This borrowing is permitted under Section 258 of the *Municipal Government Act* (MGA). The Bylaw specifies that the funds may be borrowed through a debenture or bank loan, with repayment not exceeding 25 years and an interest rate not exceeding 8%.

The estimated lifetime of the lift station is 30+ years, exceeding the proposed term of the loan and meeting MGA borrowing parameters. The Town's outstanding debt as of December 31, 2025, is \$17,451,785, well within allowable municipal limits. As of the last audited financial statements (2024), the Town has used 40.1% of the total debt limit.

Advertising requirements also apply to borrowing bylaws, which must follow Section 606 of the *Municipal Government Act*. The Government of Alberta outlines that a borrowing bylaw advertised by electronic means must:

- Appear for two consecutive weeks, then
- Allow a 15-day petition period after the final advertisement (per Section 231(3) MGA).

Once these steps are completed, Administration will bring the Bylaw back for Second and Third Reading.

**FINANCIAL IMPLICATIONS**

The total estimated cost of the McKay Ranch Lift Station project is \$5,528,275.35, which includes all construction costs, engineering consulting services, force main installation, contingencies, technical testing, SCADA programming, and supporting infrastructure required to bring the lift station into service. This comprehensive estimate reflects the updated 2026 design review and incorporates price adjustments stemming from market conditions and project refinements.

To ensure the project can proceed without delay and support the development of McKay Ranch Phase 4, the Town will be required to borrow up to \$5,600,000. This borrowing amount aligns with the authorization outlined in McKay Ranch Lift Station Borrowing Bylaw 1348.26 and provides the necessary flexibility to accommodate tender pricing once bids are received.

The project will be funded through a combined approach utilizing both Off-Site Levy revenues and long-term borrowing. Off-Site Levies are the designated funding mechanism for growth-related sanitary infrastructure, and the lift station qualifies as a levy-supported project. However, the current balance in the sanitary Off-Site Levy reserve is approximately \$1.8 million, which is not sufficient to cover the full construction cost. Because levy revenue is collected incrementally as development proceeds, the Town must front the infrastructure investment at this time and recover costs over future years.

Importantly, this borrowing will not impact utility rates or municipal taxation levels, as the debt repayment will be funded entirely from future Off-Site Levy contributions. This approach is consistent with established municipal practice, where growth-related infrastructure is financed through borrowing when required, ensuring that development can continue while maintaining fairness and cost recovery from benefiting lands.

**ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:


1. That Council give First reading to Bylaw 1348.26 – McKay Ranch Lift Station Borrowing, as presented.

**ALTERNATIVES**

- a) The Council refer Bylaw 1348.26 – McKay Ranch Lift Station Borrowing Bylaw back to Administration for more information.

**ATTACHMENTS**

- *Bylaw 1348.26 – McKay Ranch Lift Station Borrowing Bylaw*

**APPROVALS**

Kim Isaak,  
Chief Administrative Officer



Director/Author

**BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO AUTHORIZE THE COUNCIL OF THE MUNICIPALITY TO INCUR INDEBTEDNESS BY THE ISSUANCE OF DEBENTURE(S) OR BANK LOAN FOR THE PURPOSE OF CONSTRUCTING THE MCKAY RANCH LIFT STATION.**

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, being Chapter M 26.1 of the Revised Statutes of Alberta, 2000 and amendments thereto, to incur indebtedness by the issuance of debenture(s) or bank loan in the amount of \$5,600,000 (Five million, six hundred thousand) for the purpose of constructing the McKay Ranch Lift Station.

**WHEREAS**, pursuant to Section 258 of the MGA, RSA 2000, Chapter M 26.1 and amendments thereto, the Municipal Council deems it necessary and expedient to issue a Bylaw to authorize the financing of the McKay Ranch Lift Station (hereinafter referred to as the “**Project**”) in the Town of Blackfalds;

**WHEREAS**, estimates have been established for the construction cost of the Project, which is \$5,600,000;

**WHEREAS**, the Council of the Municipality has estimated that the following grants and contributions will be applied to the Project:

Grants	\$ 0
Debenture(s) – Offsite Levy Supported	\$ 5,600,000
Total Cost	\$ 5,600,000

**WHEREAS**, in order to complete the Project, it will be necessary for the Municipality to borrow the sum of up to \$5,600,000 for a period not to exceed 25 years, from the Alberta Finance Authority or another authorized financial institution, by issuance of debenture(s) or bank loan and on the terms and conditions referred to in this Bylaw.

**WHEREAS**, the estimated lifetime of the Project financed under this Bylaw is equal to, or in excess of, 30 years.

**WHEREAS**, the principal amount of the outstanding debt of the Municipality as at December 31, 2025, is \$17,451,785.

**WHEREAS**, all required approvals for the project have been obtained, and the Project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW THEREFORE**, the Municipal Council of the Town of Blackfalds, duly assembled, hereby enacts:

**PART 1 - TITLE**

1.1 That this Bylaw be cited as the “**McKay Ranch Lift Station Borrowing Bylaw**”.

**PART 2 - PROVISIONS**

- 2.1 That for the purpose of constructing the McKay Ranch Lift Station, the sum of up to Five million, six hundred thousand (\$5,600,000) be borrowed from the Alberta Finance or another authorized financial institution by way of debenture(s) on the credit and security of the Municipality at large, of which the sum of up to \$5,600,000 is to be paid by the Town of Blackfalds at large.
- 2.2 The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this Bylaw, namely the expansion of the McKay Ranch Lift Station.
- 2.3 The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest instalments not to exceed TWENTY FIVE (25) years calculated at a rated not exceeding the interest rate fixed by an authorized financial institution on the day of the borrowing, and not to exceed eight (8%) percent.

2.4 The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.

2.5 The net amount borrowed under the Bylaw shall be applied only to the Project specified by this Bylaw.

**PART 3 - DATE OF FORCE**

3.1 That this Bylaw shall come into effect, upon the date on which it is finally read and passed.

READ for the first time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

(RES. \_\_\_\_\_ )

\_\_\_\_\_  
**MAYOR LAURA SVAB**

\_\_\_\_\_  
**CAO KIM ISAAK**

READ for the second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

(RES. \_\_\_\_\_ )

\_\_\_\_\_  
**MAYOR LAURA SVAB**

\_\_\_\_\_  
**CAO KIM ISAAK**

READ for the third time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

(RES. \_\_\_\_\_ )

\_\_\_\_\_  
**MAYOR LAURA SVAB**

\_\_\_\_\_  
**CAO KIM ISAAK**



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**MEETING DATE:** January 27, 2026  
**PREPARED BY:** Justin de Bresser, Director of Corporate Services  
**PRESENTED BY:** Justin de Bresser, Director of Corporate Services  
**SUBJECT:** **Council Policy CP 191.26 - Information Governance Framework**

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## **BACKGROUND**

Administration has discussed the implementation of framework policies within Town departments. Framework policies serve to guide direction and decision-making processes for the department. They establish a consistent foundation and allow for alignment with departmental programs, goals, and objectives.

## **DISCUSSION**

A draft copy of the Information Governance Framework Council Policy is attached. The Policy aims to establish a framework for approval of administrative policies, procedures and operational practices that fall under the Information Governance umbrella.

Key goals include recognizing the value of the Town's information assets as well as ensuring compliance with relevant legislation and industry best practices.

The Policy was presented at the January 19, 2026, Standing Committee meeting, where it was recommended for advancement to the next Regular Council meeting for approval.

## **FINANCIAL IMPLICATIONS**

None

## **ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

1. That Council adopt Council Policy CP 191.26 - Information Governance Framework, as presented, effective immediately.

## **ALTERNATIVES**

- a) That Council recommend amendments to Council Policy CP 191.26 – Information Governance Framework and refer the draft policy back to Administration for revision.

## **ATTACHMENTS**

- Draft – Council Policy CP 191.26 - Information Governance Framework

## **APPROVALS**



Kim Isaak,  
Chief Administrative Officer



Department Director/Author

## INFORMATION GOVERNANCE FRAMEWORK

<b>POLICY NO</b>	CP 191.26
<b>DIVISION DEPARTMENT</b>	Corporate Services – Information Technology
<b>REVIEW PERIOD</b>	Every 3 Years or Upon Legislative Change

### 1. POLICY PURPOSE

- 1.1. To establish a framework for the development and implementation of Administrative Policies, Administrative Procedures and operational practices for the Town of Blackfalds pertaining to Information Governance (access and privacy as well as records and information management).

### 2. POLICY STATEMENT

- 2.1. Council of the Town of Blackfalds recognizes the value of the Town's information assets and the importance of compliance with the *Access to Information Act*, the *Protection of Privacy Act* and records and information management best practice.

### 3. DEFINITIONS

- 3.1 **"Administrative Policy"** means a policy regarding operational matters of the Town of Blackfalds which does not require Council approval.
- 3.2 **"Administrative Procedure"** means a documented procedure that outlines a consistent approach to carrying out a specific policy in the day-to-day operations of the Town.
- 3.3 **"Chief Administrative Officer or CAO"** means the individual appointed by Council to the position of Chief Administrative Officer as per the *Municipal Government Act*.
- 3.4 **"Council"** means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act* of Alberta, as amended.
- 3.5 **"Council Policy"** means a policy regarding governance, public issues, and services to the public.
- 3.6 **"Information Governance"** means a comprehensive framework that manages information assets within an organization to support its business goals and mitigate risks.
- 3.7 **"Privacy Management Program"**, according to *Protection of Privacy Ministerial Regulation 143/25*, means a collection of policies and procedures that demonstrate the Town's compliance with the requirements of the *Protection of Privacy Act*.

3.8 “**Town**” means the municipality of the Town of Blackfalds

#### **4. AUTHORITY AND RESPONSIBILITIES**

4.1. Council to:

4.1.1. Adopt and support this Policy and any subsequent amendments by resolution.

4.1.2. Consider the allocation of resources for the successful implementation of this Policy in the annual budget process.

4.2. Chief Administrative Officer to:

4.2.1. Implement this Policy through the development and establishment of Information Governance Administrative Policies, Administrative Procedures and operational practices.

4.2.2. Ensure Policy review occurs and verify the implementation of this Policy.

#### **5. POLICY**

5.1. The Chief Administrative Officer shall develop Administrative Policies, Administrative Procedures and operational practices which guide the management of the Town’s information assets, while remaining compliant with relevant legislation, and which reflect current industry standards and best practice.

#### **6. RELATED DOCUMENTS**

6.1. Chief Administrative Officer Bylaw

6.2. Information Governance Administrative Policies and Procedures

#### **7. END OF POLICY**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**POLICY RECORD HISTORY**

	<b>Resolution No:</b>	<b>Date</b>
Policy Adopted		
Policy Reviewed		
Policy Revised		

**ADMINISTRATIVE REVISIONS**

<b>Date</b>	<b>Description</b>

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**MEETING DATE:** January 27, 2026

**PREPARED BY:** Jeff Heindel, Parks and Facilities Manager

**PRESENTED BY:** Jeff Heindel, Parks and Facilities Manager

**SUBJECT:** Town of Blackfalds Playgrounds Information

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## **BACKGROUND**

At the January 13, 2026, Regular Council Meeting, Mayor Svab brought forward a Notice of Motion for Administration to provide a report on the age categories on all Town of Blackfalds playgrounds, information regarding safety and liability, and information about the availability of playground equipment for ages zero to five years.

## **DISCUSSION**

The Town of Blackfalds owns and manages twelve playgrounds. The Town also supports limited maintenance at the Iron Ridge Intermediate Campus/St Gregory the Great shared playground. This playground is managed and inspected by the facilities teams from each school and the Parks Department supports when a warranty issue arises. The Town does not perform inspections or maintenance at the Iron Ridge Junior Campus or the Iron Ridge Elementary Campus playgrounds.

All Town of Blackfalds playgrounds meet Canadian Standards Association (CSA) Playground Standards and are inspected annually by a contracted licensed playground inspector. The Town of Blackfalds Parks Department also has a staff member with the playground inspector certification. The Parks Department's current practice is to contract out the annual inspections to a licensed inspector and have the weekly and monthly inspections conducted by the Parks staff.

The Town of Blackfalds currently has nine playgrounds that are CSA rated for ages 5 years to 12 years. The other three playgrounds are CSA rated for ages 18 months to 12 years. These three playgrounds have a component of the playground that is rated for ages 18 months to 5 years, with this equipment either separate or attached to the 5 years to 12 years rated equipment. If the equipment is separate, the Town of Blackfalds has signage on the equipment identifying it as 18 months to 5 years. If the playground equipment is attached (or connected), the signage will indicate 18 months to 12 years.

All Town of Blackfalds playground purchases have been reviewed by the public, Recreation, Culture, and Parks Board (RCP), and Council. When a Request for Proposal (RFP) is posted, it will specify the playground equipment ages that are required, and usually the RFP asks for ages 5 years to 12 years, for the following reasons:

1. Size of the site - can the site accommodate a separate 18 month to 5 year structure and a 5 year to 12 year structure

**2. How will a 18 month – 5 year structure impact the budget**

- a. including a 18 month to 5 year separate structure in a playground budget will add an average of \$50,000.00.

During the public open houses and at the RCP Board meetings, there are discussions about having a 18 month - 5 year structures included and much of the discussion revolves around what will provide the best value to the Town of Blackfalds and which structure will provide the most playability to the majority of children.

The CSA age rating does not prevent children from playing on any equipment. The age category is based on many factors from the CSA but primarily these age categories help ensure equipment is developmentally appropriate, challenging, and safe for different physical and cognitive stages, minimizing serious injuries.

**FINANCIAL IMPLICATIONS**

No financial implications are identified at this time as this report is for information.

**ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

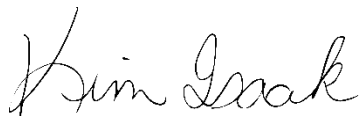
1. That Council accept the Town of Blackfalds Playgrounds Information report as information, pursuant to Council's direction under Resolution 003/26.

**ALTERNATIVES**

- a) That Council refer the Town of Blackfalds Playgrounds Information report to Administration for further information.

**ATTACHMENTS**

- *CSA Z614 Reference*
- *Playground Map with Descriptions*

**APPROVALS**

Kim Isaak,  
Chief Administrative Officer



Department Director/Author

**0 Introduction**

Playgrounds that comply with this Standard will not prevent all injuries; a shared responsibility exists among users, owners/operators, and manufacturers. Well-designed and well-constructed playgrounds in compliance with the requirements of this Standard can help improve safety. However, supervision of children is still vital to safe play. Similarly, proper maintenance of the playground, equipment, and appropriate protective surfacing materials will further reduce injuries.

**1 Scope****1.1**

This Standard provides requirements for public-use playground equipment intended for use by children aged 18 months to 12 years, with anthropometric limits based on the 95th percentile.

**Notes:**

- 1) *The level of challenge required and desired by children varies enormously with age, physical development, and emotional development; therefore, it is almost impossible to design a piece of playground equipment that meets the needs of all children. Children younger than 18 months and children aged 13 years and older do not usually use the equipment covered in this Standard.*
- 2) *The sixth year of a child's life (when the child is five years old) is accepted as a transitional year. Consequently, the requirements in this Standard are split into two age groupings: 18 months to 5 years and 5 years to 12 years. The overlap of the 5-year-old child is deliberate and acknowledges the transitional nature of the sixth year of life.*

**1.2**

This Standard takes into account the physical size, special characteristics, and developmental needs of children so that appropriate and challenging play experiences are provided.

**1.3**

This Standard applies to outdoor public-use playground equipment found at schools, parks, childcare facilities, institutions, multiple-family dwellings, private resorts and recreation developments, restaurants, and other areas of public use. See Clause 3.

**1.4**

This Standard contains recommendations on technical requirements and practices applicable to the design, manufacture/construction, installation, maintenance, and inspection of public-use playground equipment and its related spaces. The provider of each of these areas is responsible for meeting the applicable requirements and recommendations of each, but it is the owner/operator's responsibility to confirm if the requirements and recommendations of this Standard are followed.

## 1.5

This Standard is intended to promote and encourage the provision and use of playgrounds that are well designed, well maintained, innovative, and challenging and, in so doing, contribute to the development of healthy children.

## 1.6

The requirements of this Standard are intended to minimize the likelihood of life-threatening or serious injuries by mitigating the identified hazards typically presented in various types of playground environments and play components.

**Note:** *Annex J provides references for learning more about hazard identification and risk/benefit assessments and examples of playground-focused applications.*

## 1.7

This Standard applies to:

- a) public-use playgrounds built, protective surfacing installed, and public-use playground equipment manufactured after the date of publication of this edition; and
- b) additions to, and replacement parts for, public-use playgrounds installed after the date of publication of this edition.

## 1.8

This Standard provides requirements for outdoor public-use playground equipment in a playground that is provided for children for play, although, in some cases, this playground equipment was not originally produced for that purpose. Other objects or furnishings not primarily intended for play, such as fences, benches, tables, landscape elements, independent shade structures, borders intended to contain protective surfacing, and plant and natural materials, are not covered. Loose play materials are also not covered.

**Note:** *The equipment configurations shown in the figures in this Standard are examples only. Configurations other than those shown can be designed and built to meet the requirements specified in the clauses of this Standard.*

## 1.9

This Standard does not apply to the following:

- a) sport, fitness, or gymnasium environments;
- b) slides that end in water;
- c) soft, contained play equipment that has controlled public access, such as that provided in commercial establishments (e.g., restaurants and department stores);
- d) play equipment intended for backyard use;
- e) amusement rides;
- f) family daycare as defined by provincial/territorial childcare regulations; and
- g) adventure playgrounds as defined in the following note.

**Note:** *Adventure playgrounds are a specific type of non-commercial area for play. They are fenced and secured and have constant supervision during use by “playworkers”. They are characterized by a developmental approach supporting free play; the absence of*



*adult-built playground equipment; and the provision of construction materials, tools, and loose parts.*

## **4 User age groups**

### **4.1**

Equipment designed for a specific age group (18 months to 5 years, 5 years to 12 years, and 18 months to 12 years) shall meet the requirements for the designated age group.

### **4.2**

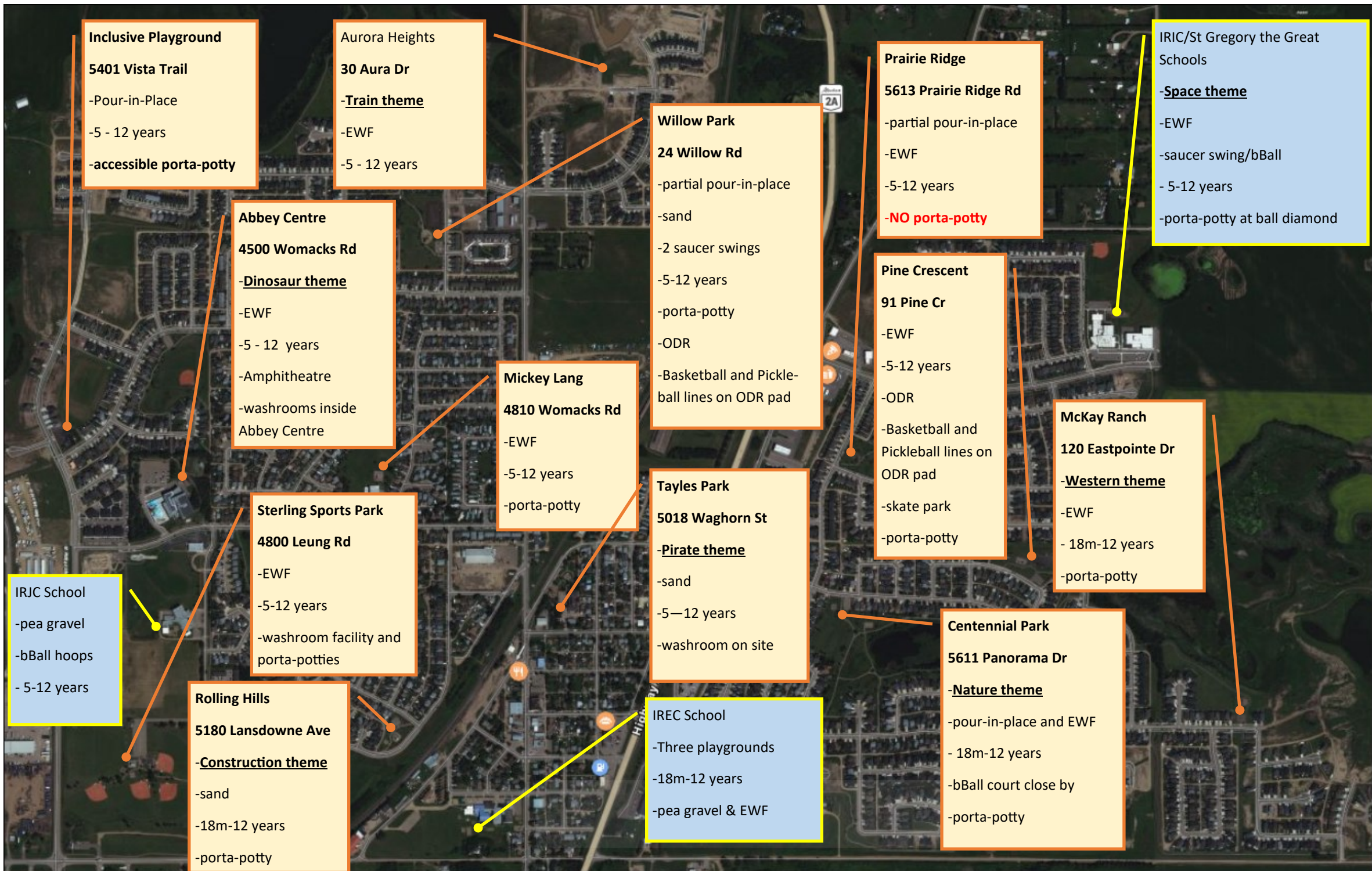
For the owner operator, taking into account the playground equipment used, the needs and abilities of the children, and the level of supervision, the user age groups are intended as guidelines only.

#### **Notes:**

- 1) Playgrounds play an important role in meeting the interwoven developmental needs of all children—physical, social, cognitive, and emotional. Playground equipment allows children to move their bodies in new and challenging ways—up and down, over and under, balancing, using upper body strength, rocking, rotating, sliding, swinging—developing strength, coordination, confidence, and activity patterns that can last a lifetime. Playgrounds create a special place that invite children to explore new ideas, social skills, and friendships.*
- 2) Early childhood is a time of rapid development because young children explore the world with great curiosity and intensity. During that period, both gross and fine motor movements change from awkward to agile.*
- 3) Play patterns move from solitary to group play.*
- 4) The challenge and opportunity for playground equipment is to provide play experiences that are appropriate and challenging across the wide range of ages, sizes, and developmental and play needs of children between 18 months and 12 years.*
- 5) See Annex A for more information on playgrounds, playground equipment, children's development and supervised play.*

## **5 Levels of supervision**

Children should be appropriately supervised based on their age, development, and abilities. Different playground settings could offer different levels of supervision to support and enhance play opportunities. Active supervision can address inappropriate behaviours and reduce the likelihood of injuries.



**Inclusive Playground**

**5401 Vista Trail**

- Pour-in-Place
- 5 - 12 years
- accessible porta-potty

Aurora Heights

**30 Aura Dr**

- Train theme
- EWF
- 5 - 12 years

**Abbey Centre**

**4500 Womacks Rd**

- Dinosaur theme
- EWF
- 5 - 12 years
- Amphitheatre
- washrooms inside Abbey Centre

**Sterling Sports Park**

**4800 Leung Rd**

- EWF
- 5-12 years
- washroom facility and porta-potties

**Rolling Hills**

**5180 Lansdowne Ave**

- Construction theme
- sand
- 18m-12 years
- porta-potty

**Mickey Lang**

**4810 Womacks Rd**

- EWF
- 5-12 years
- porta-potty

**Willow Park**

**24 Willow Rd**

- partial pour-in-place
- sand
- 2 saucer swings
- 5-12 years
- porta-potty
- ODR
- Basketball and Pickleball lines on ODR pad

**Tayles Park**

**5018 Waghorn St**

- Pirate theme
- sand
- 5—12 years
- washroom on site

**IREC School**

- Three playgrounds
- 18m-12 years
- pea gravel & EWF

**Prairie Ridge**

**5613 Prairie Ridge Rd**

- partial pour-in-place
- EWF
- 5-12 years
- NO porta-potty**

**Pine Crescent**

**91 Pine Cr**

- EWF
- 5-12 years
- ODR
- Basketball and Pickleball lines on ODR pad
- skate park
- porta-potty

**Centennial Park**

**5611 Panorama Dr**

- Nature theme
- pour-in-place and EWF
- 18m-12 years
- bBall court close by
- porta-potty

**IRIC/St Gregory the Great Schools**

- Space theme
- EWF
- saucer swing/bBall
- 5-12 years
- porta-potty at ball diamond

**McKay Ranch**

**120 Eastpointe Dr**

- Western theme
- EWF
- 18m-12 years
- porta-potty

**IRJC School**

- pea gravel
- bBall hoops
- 5-12 years

**MEETING DATE:** January 27, 2026

**PREPARED BY:** Rick Kreklewich, Director of Community Services

**PRESENTED BY:** Rick Kreklewich, Director of Community Services

**SUBJECT:** **Eagle Builders Centre Parking**

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## **BACKGROUND**

At the January 13, 2026, Regular Council Meeting, Councillor Brown brought forward a Notice of Motion requesting that Administration provide a report outlining the Eagle Builders Centre (EBC) parking options that were previously presented to Council, along with the details and history for why the proposed project was not advanced by Council at that time.

## **DISCUSSION**

Administration presented parking expansion options to the previous Council on two separate occasions, with the first being at the March 20, 2023, Standing Committee of Council Meeting. An Open House was held on April 12, 2023, and a survey was developed to gather feedback from residents. The survey results and additional renderings were presented at the May 15, 2023, Standing Committee of Council Meeting.

Additional options were provided to Council at the June 17, 2024, Standing Committee of Council Meeting. At that meeting, Council made a motion to hold an Open House, which occurred on July 25, 2024 and a survey was conducted. The survey results and options were discussed at the 2025 Budget Workshop (November 1, 2024), and they were presented and accepted as information at the November 18, 2024, Standing Committee of Council Meeting. A copy of the parking options for the Eagle Builders Centre that were presented to Council in 2024 has been included in this report along with the survey results. A total of 112 votes were cast by 78 people responding as multiple options could be voted on by each respondent. The majority of people (51.79%) voted in support of Option 5 – a designated Public Facility District north of 5401 Broadway Avenue. At that time, Council decided not to include the Eagle Builders Centre parking expansion in the 2025 Budget. The parking expansion is currently included in the capital budget for 2027.

The Municipal Planning Commission (MPC) had granted a variance of 18%, which brought the total number of stalls required in our bylaw from 428 stalls to 349 stalls. When this item was brought forward to MPC, the Civic Centre parking lot was agreed to be utilized in the totals due to the pedestrian railcrossing. We currently have a total of 298 stalls available between the two parking lots, bringing our deficiency to 51 stalls.

## **FINANCIAL IMPLICATIONS**

No financial implications are identified at this time, as this report is for information.

**ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

1. That Council accept the Eagle Builders Centre Parking Report as information, pursuant to Council's direction under Resolution 004/26.

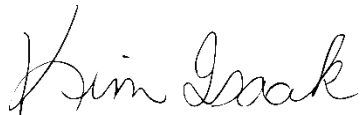
**ALTERNATIVES**

- a) That Council refer the Eagle Builders Centre Parking report to Administration for further information.

**ATTACHMENTS**

- *Eagle Builders Centre Parking Open House Display Boards*
- *Open House & Survey Responses*

**APPROVALS**



Kim Isaak,  
Chief Administrative Officer



Department Director/Author



# TOWN OF BLACKFALDS OPEN HOUSE

## WELCOME!

Thank you for attending tonight's open house!

Please review the display boards and potential options, and provide comments on what you like or would change about them. Your feedback will be shared with Town Council!

Feel free to discuss with Town Staff who are here tonight.

**Your input is important to us, here's how you can provide it:**

**Comment Sheets:** Available at the front table with sign in sheets, and on the Eagle Builders Centre page of the Town's website ([www.blackfalds.ca/EBC](http://www.blackfalds.ca/EBC)). Please have them returned to us by

**Tuesday, August 6, 2024.**



# OPTION 1

## EBC PARKING

### 5309 Broadway Avenue (Ave) Property (i.e. full parking lot build out)

Option 1 involves fully expanding the parking lot into the 5309 Broadway Ave property. Here's what needs to happen:

1. Purchase the 5309 Broadway Ave property.
2. Remove the house, trees, and existing fencing on the property.
3. Move a nearby light and add more lights for the expanded parking lot.
4. Replace the old fencing with new fencing around the parking lot.
5. Keep the existing overhead power and telecom lines on the west side of the lot.

### Option 1

Total Cost: \$1,180,000.00

Parking Stalls Gained: 33

Cost Per Stall: \$36,000.00





# OPTION 2 (A)

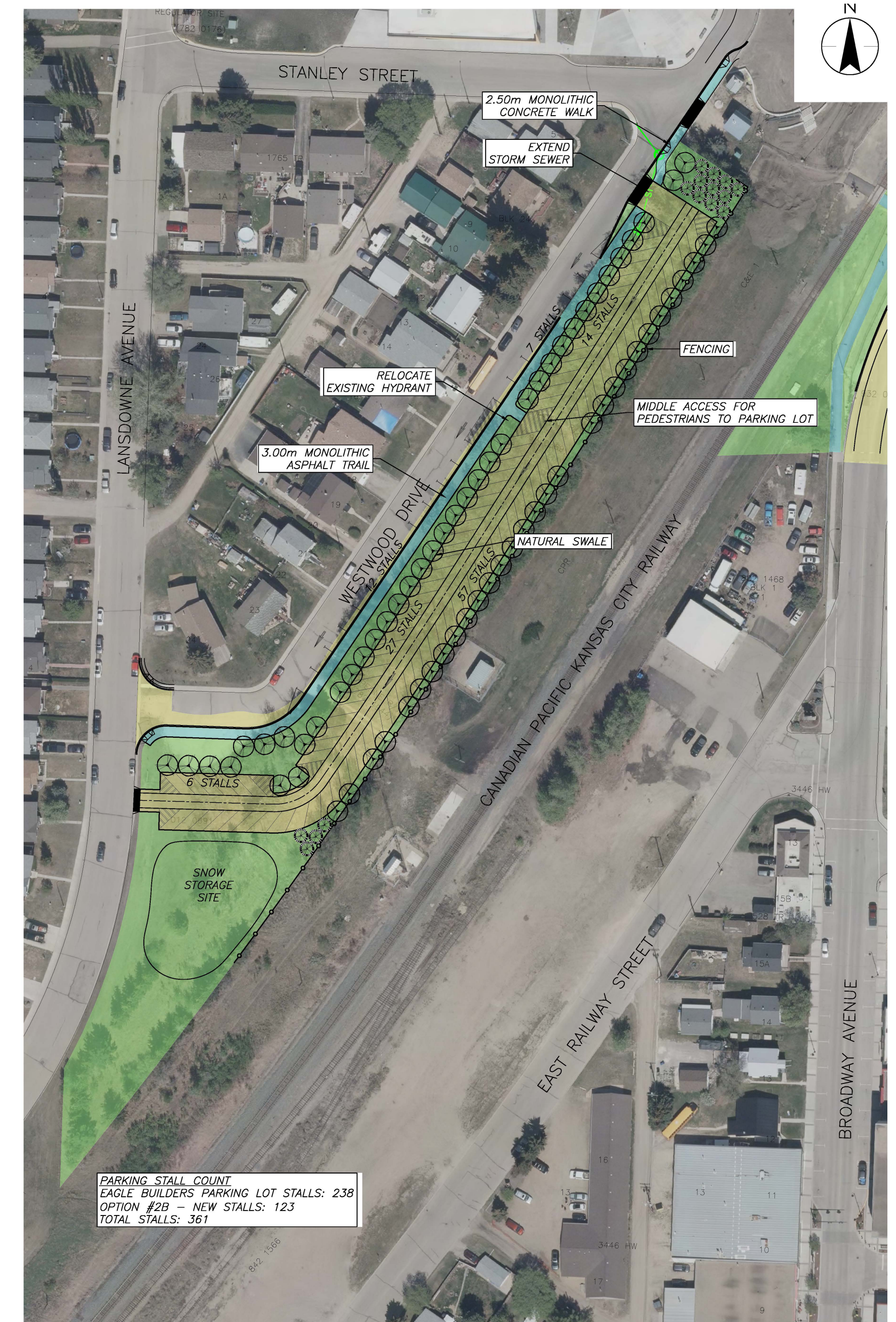
## EBC PARKING

### Parking between Westwood Drive (Dr) and CPKC (previously reviewed)

Option 2 involves the following changes:

1. Westwood Dr will stay a two-way road, with parallel parking only on the west side.
2. The east side of Westwood Dr will get a new curb, gutter, and a continuous trail.
3. A new intersection at Lansdowne Ave and Westwood Dr will be created.
4. Existing trees between Westwood Dr and CPKC will be removed for a new parking lot with two rows of angled parking.
5. The parking lot will have one-way traffic: enter from Westwood Dr (just south of the lift station) and exit onto Lansdowne Ave.
6. Fencing will be added along CPKC, and trees/shrubs will be planted throughout the area.

**Option 2 (A)**  
**Total Cost:**  
**\$1,440,000.00**  
**Parking Stalls**  
**Gained: 104-123**  
**Cost Per Stall:**  
**\$12,000.00 -**  
**\$14,000.00**





# OPTION 2 (B)

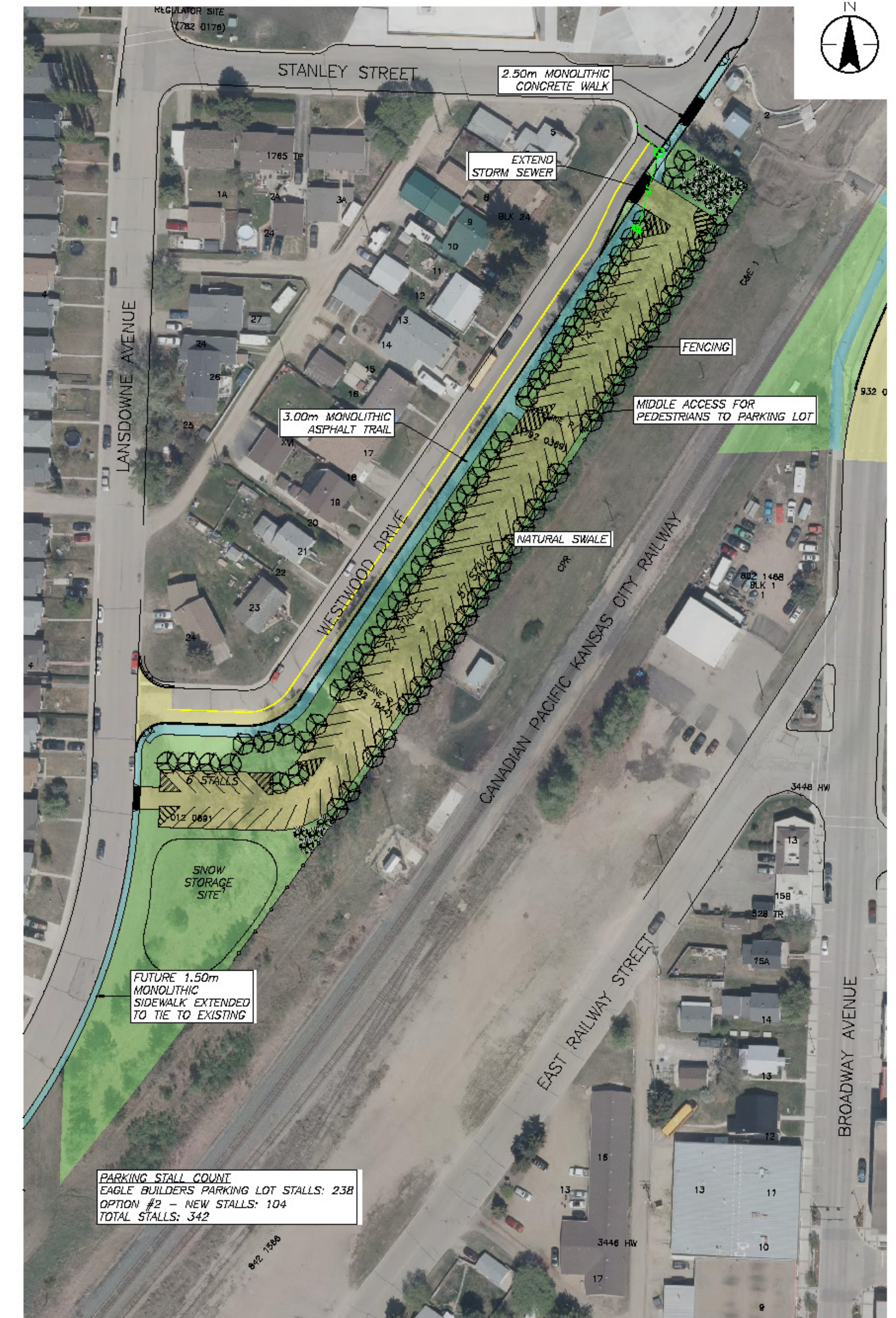
## EBC PARKING

**Parking between Westwood Drive and CPKC, and convert Westwood Drive into a one-way with parallel parking on both side**

Option 2 (B) will carry several similar features of Option 2 (A), with the only difference being point #1.

1. Westwood Dr will become a one-way road, with parallel parking on both sides of the road.
2. The east side of Westwood Dr will get a new curb, gutter, and a continuous trail.
3. A new intersection at Lansdowne Ave and Westwood Dr will be created.
4. Existing trees between Westwood Dr and CPKC will be removed for a new parking lot with two rows of angled parking.
5. The parking lot will have one-way traffic: enter from Westwood Dr (just south of the lift station) and exit onto Lansdowne Ave.
6. Fencing will be added along CPKC, and trees/shrubs will be planted throughout the area.

**Option 2 (B)**  
**Total Cost:**  
**\$1,440,000.00**  
**Parking Stalls**  
**Gained: 104-123**  
**Cost Per Stall:**  
**\$12,000.00 -**  
**\$14,000.00**





# OPTION 3 (A)

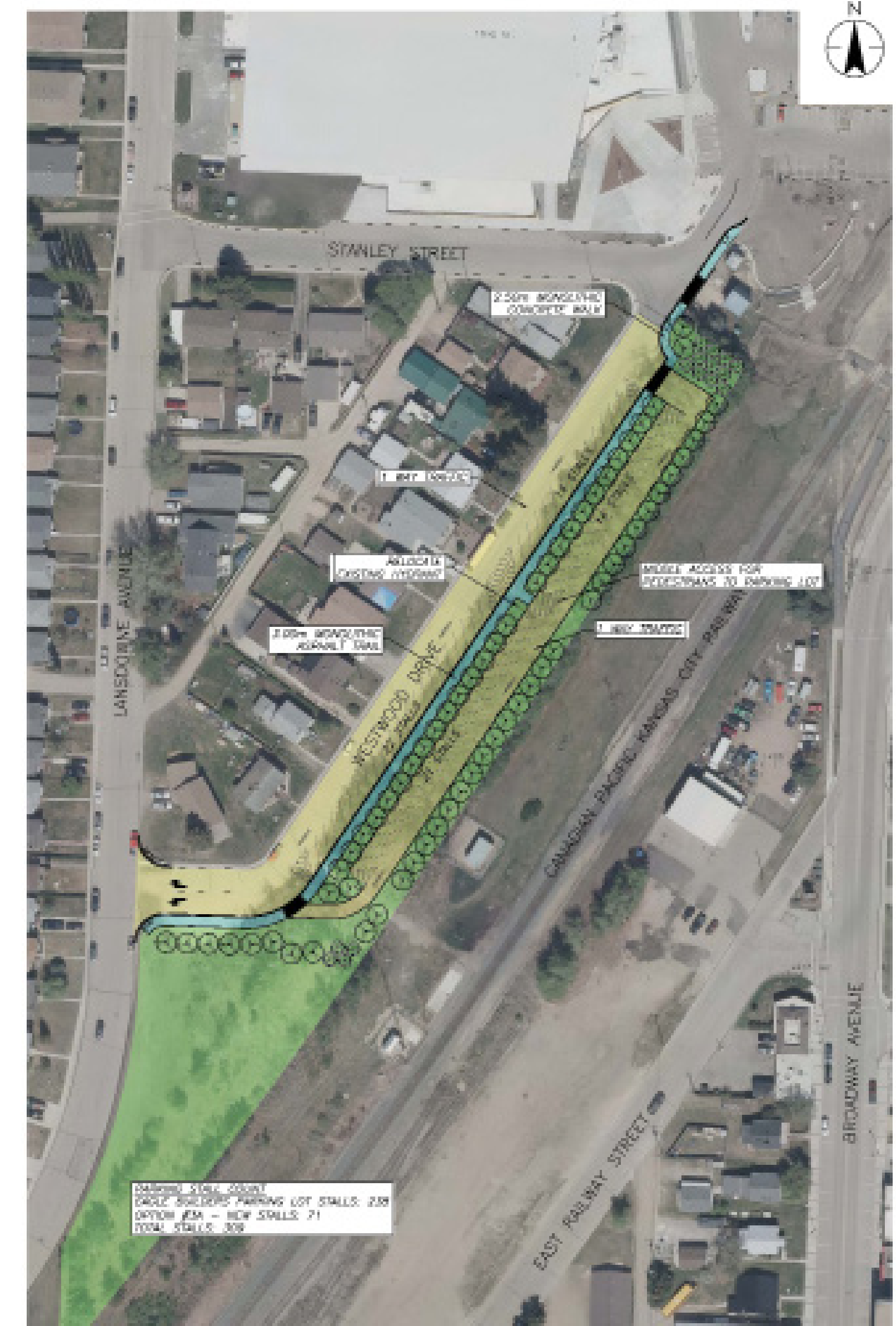
## EBC PARKING

**Convert Westwood Drive into a single lane roadway and implement angle parking on the east side including a parking lot between Westwood Drive and CPKC;**

Option 3 has two versions (3A and 3B) and includes these changes:

1. Westwood Dr becomes a one-way road with parallel parking on the west side and angled parking on the east side.
2. A new intersection at Lansdowne Ave and Westwood Dr will be opened, with a new curb, gutter, and asphalt trail on the east side.
3. Trees between Westwood Dr and CPKC will be removed for a new parking lot with one row of angled parking.
4. The parking lot will have angle parking and a single drive lane.
5. The town can choose to only build 36 angled parking stalls and the trail on the east side for a lower cost.
6. In Option 3A, the angled stalls face Westwood Dr; in Option 3B, they face the CPKC railway.

**Option 3A**  
**Total Cost:**  
**\$1,280,000.00**  
**Parking Stalls**  
**Gained: 71**  
**Cost Per Stall:**  
**\$19,000.00**



7. Both parking lots will connect to Westwood Dr just east of the Lansdowne Ave intersection.
8. Fencing and/or trees and shrubs can be added along CPKC and between the parking lot and trail.



# OPTION 3 (B)

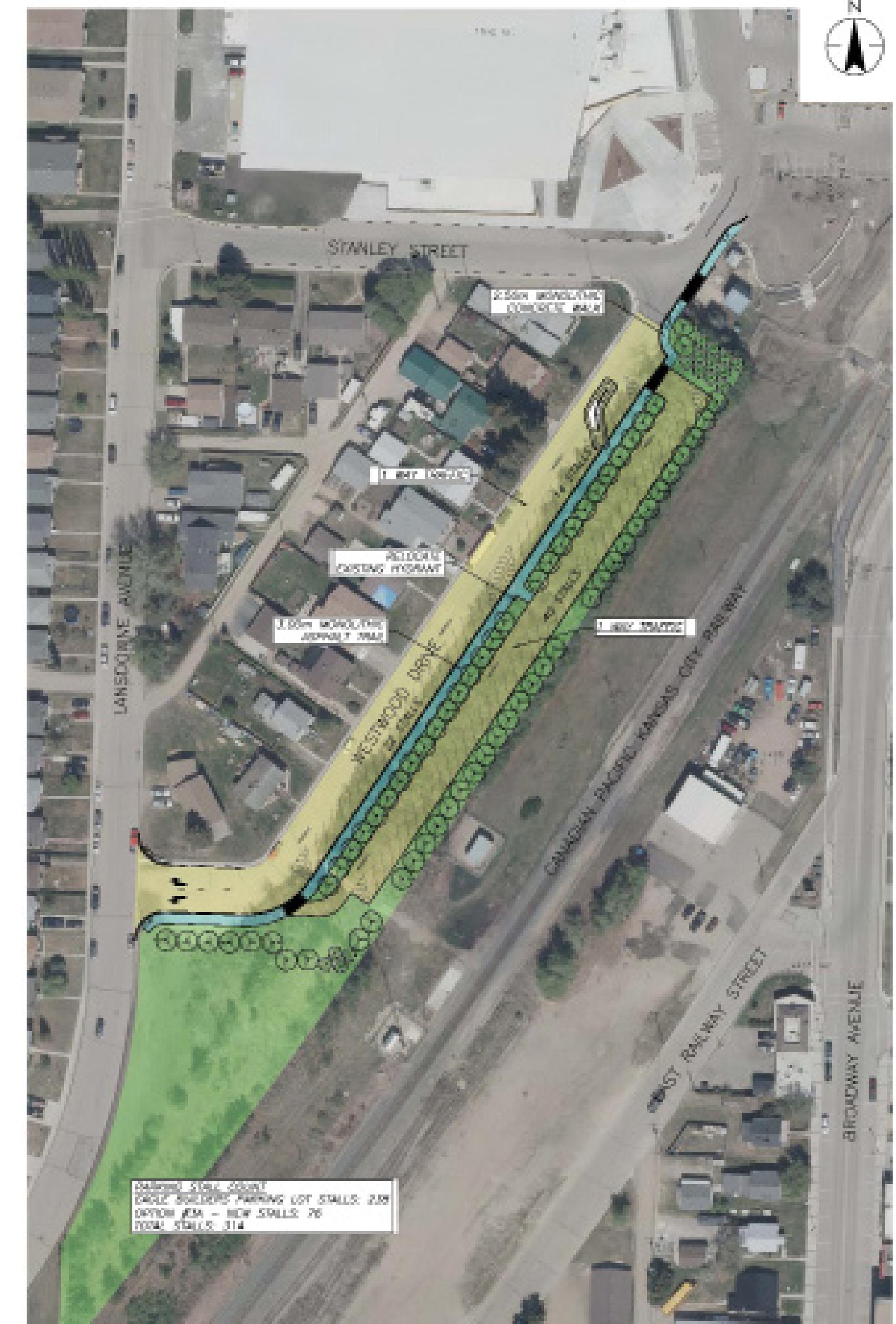
## EBC PARKING

**Convert Westwood Drive into a single lane roadway and implement angle parking on the east side including a parking lot between Westwood Drive and CPKC;**

Option 3 has two versions (3A and 3B) and includes these changes:

1. Westwood Dr becomes a one-way road with parallel parking on the west side and angled parking on the east side.
2. A new intersection at Lansdowne Ave and Westwood Dr will be opened, with a new curb, gutter, and asphalt trail on the east side.
3. Trees between Westwood Dr and CPKC will be removed for a new parking lot with one row of angled parking.
4. The parking lot will have angle parking and a single drive lane.
5. The town can choose to only build 36 angled parking stalls and the trail on the east side for a lower cost.
6. In Option 3A, the angled stalls face Westwood Dr; in Option 3B, they face the CPKC railway.

**Option 3B**  
**Total Cost:**  
**\$1,280,000.00**  
**Parking Stalls**  
**Gained: 76**  
**Cost Per Stall:**  
**\$17,000.00**



7. Both parking lots will connect to Westwood Dr just east of the Lansdowne Ave intersection.
8. Fencing and/or trees and shrubs can be added along CPKC and between the parking lot and trail.



# OPTION 4

## EBC PARKING

### Full build out of Grigg Way from Waghorn Street (St) to Womacks Road

Option 4 considers building Grigg Way to its ultimate design cross section, a four-lane roadway from the Waghorn St intersection to approximately the Grigg Way north limit recently constructed.

Although proposed to be constructed as four-lanes, the outermost lanes would be painted to convert them into temporary parallel parking stall in the short term.

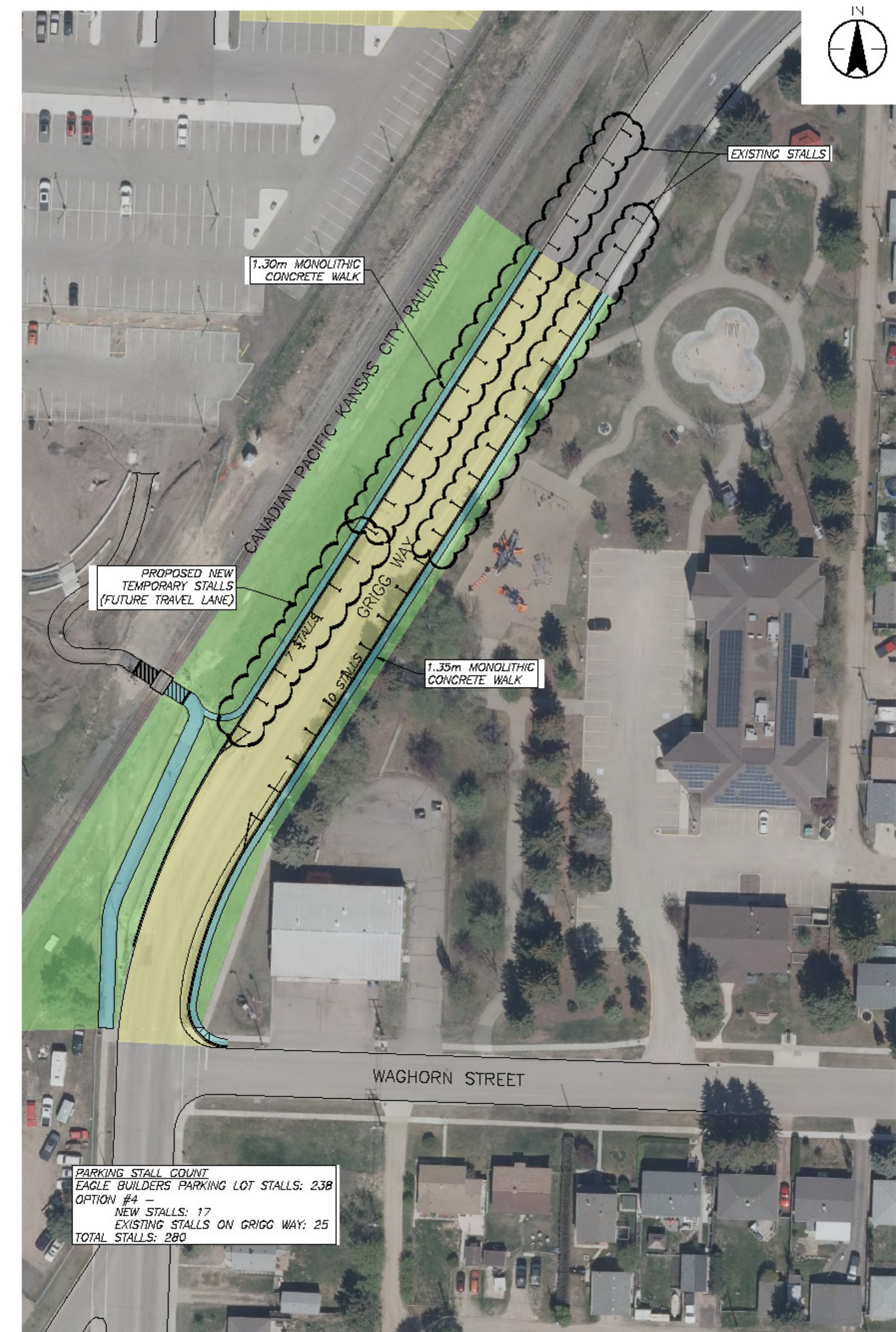
A new sidewalk would be added on west side and the east side would be raised up to be beside the road.

### Option 4

Total Cost: \$1,070,000.00

Parking Stalls Gained: 17

Cost Per Stall: \$63,000.00





# OPTION 5

## EBC PARKING

**The Town's municipal reserve property that is to the north of 5401 Broadway Avenue**

Option 5 involves the following:

1. Build a parking lot on the town's property at the northwest quadrant of Broadway Ave and Womacks Rd, north of 5401 Broadway Ave.
2. Remove topsoil and do minor grading to prepare the site.
3. Remove the existing berm on the south side of the property.
4. Create a looped one-way parking lot with angled parking stalls, connecting to Broadway Ave at two points.
5. Manage site drainage by extending the storm sewer and using catch basins.
6. Keep existing utilities (like transformers) in the southwest corner.

### Option 5

**Total Cost: \$1,040,000.00**

**Parking Stalls Gained: 105**

**Cost Per Stall: \$10,000.00**





# OPTION 6

## EBC PARKING

### Along the north side of the arena in alley.

Option 6 involves improving parking on the north side of the EBC, next to the alley:

1. Create dedicated parking stalls to optimize the existing parking area.
2. Accommodate existing roof drains with swales.
3. To maximize the number of stalls, consult with utility companies to move overhead power and communication lines.
4. Alternatively, leave the utilities in place but have fewer parking stalls available.

### Option 6

#### Total Cost:

**\$200,000 - \$550,000.00**

**Parking Stalls Gained: 20 - 30**

#### Cost Per Stall:

**\$10,000 - \$19,000.00**





# EBC Parking Open House Responses

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*The following data was collected via the Open House on July 25, as well as the online form that was available until August 6.*

*78 responses were collected.*

## Option 1 : 11 votes

( Comments )
<b>Option 1</b> is just the right thing to do.
<b>Option 1</b> would be ideal to do as the visibility of the street is a major concern for safety.
<b>Option 1</b> makes most common sense but costs a lot.
<b>Option 1</b> should not even be presented, totally ridiculous.
<b>Option 1</b> along with option 5 modified (addition of the property just south of the proposed lot 5) south should be considered. Option 1 should have been dealt with properly from the start. Get it done, sooner then later.
I feel <b>Option 1</b> is very expensive for the total number of parking spots it is best for the town. It will drastically improve the appearance of the town as the house is very old a oddly placed currently with a parking lot surrounding it.
I feel like these option would create adequate parking spaces without congesting and already congested intersection.
<b>Option 1</b> should have already been done. The Town needs to be fair with compensation of this family's home. I'm sure the value of the home has dropped since the current parking lot was put, and I think the Town needs to consider that when negotiating. The street light situation will need to be addressed as well. It gets quite dark at that corner. Consider peace officers directing traffic after event?
<b>Option 1</b> should not even be presented, totally ridiculous.
<b>Option 1</b> is an utter joke and the town did a huge disservice to everyone by not appropriating the land previously. This situation is going to haunt us citizens for a long time.
<b>Option 1:</b> The landowners there held out looking for a pay day from my tax dollars, I'm not keen on rewarding that kind of community spirit. Especially because I work hard and pay a lot in land taxes, and don't care too much for freeloaders.

## Option 2A : 13 votes

( Comments )
Best option for the most parking and traffic flow.
<b>Option 2a+b</b> proximity is ideal and # of stalls.
<p>We feel <b>Option 2a</b> would be the best for it will have the most parking stalls and be the least disruptive to the residents that live on Westwood Drive. The trees along there should be removed because they are cotton wood or whatever that is called, and they shed cotton every spring.</p> <p>Only other suggestion would be to move the snow storage to the property at <b>Option 5</b>, and add additional parking to <b>Option 2a</b>.</p>
Totally opposed to <b>2A/B</b> or 3 A/B.
<p>I think the <b>Option 2s</b> placement is logical with addition parking, although I sympathize for the resident who live near and oppose this option. <b>Option 5</b> would be a viable alternative, though I would imagine that it would be used less – although it is the same distance away from the EBC, it is more visually removed &amp; people would likely park on surrounding streets first.</p>
<b>Option 2a</b> is significantly safer for children to walk to the building with significantly less traffic, as well as it connects more seamlessly to the EBC existing parking.
<p>I think having the new parking lot right by Westwood is the smart thing to do. It was part of the plan years ago where council at the time purchased the land for developing extra parking spaces for the twinning of the arena. The people in that area do not own that land. The drawings show that you can beautify the area and would make the values of the land go up.</p>
<b>Option 2A</b> is significantly safer for children to walk to the building, with significantly less traffic, as well as it connects more seamlessly to the eagle builders existing parking.
I don't like the idea of cutting down trees, destroying homes of local deer and rabbits like in <b>Options 2 and 3</b> .
<p>The trees are natural barrier to the train noise. They are also a habitat for deer, skunk, fox and moose, as well as many species of birds. Opening Westwood to Lansdowne would create traffic issues.</p>
<p>Please do not remove the trees there is wildlife living in the trees. Also Saskatoon berry bushes growing down there. With the playground in that area it may not be safe for the kids!</p>
<p>Leave the trees alone on Westwood drive! Buy both houses on the Womacks-Broadway intersection and rework the intersection for traffic flow i.e. lights, roundabout.</p>
<p>I am a Westwood drive resident and highly disagree with any option of putting a parking lot across from our houses!!!!</p>



## Option 2B : 18 votes

### ( Comments )

I think the option is good. It would offer safety with the fenced off area to stop crossing the train tracks. It would also be esthetically pleasing by removing the scrub trees.

**2b** is most likely the best proposal. It's the safest option for people to go from their cars to the arena and back without having to cross a major street in town. Safety of pedestrian should be the concern with any of the ideas and **2b** is also cost effective.

It creates a large number of new parking stalls for one of the cheapest prices per stall. I don't feel that people will walk for option 5 and it will still create congestion. The way the parking stalls are angled for **2B**, it makes the most sense to have a one way street. Perhaps parking passes for residents to clear up parking congestion in front of nearby homes on game days as well.

To me, option **2b** makes the most sense, town no longer has to fight with the owner of the house on the corner and it gains the most parking stalls...getting rid of the trees there makes sense well cause the train starts green space fire every year.

I think the option **2s** placement is logical with addition parking although I sympathize for the resident who live near and oppose this option.

**2b** is most likely the best proposal. It's the safest option for people to go from their cars to the arena and back without having to cross a major street in town. Safety of pedestrian should be the concern with any of the ideas and **2b** is also cost effective.

First and foremost, safety needs to be the most important factor in the parking expansion option. **Option 2 (B)** seems to be a better option for that. Essentially expanding the existing parking lot by turning Westwood Dr into a one-way could take much of the congestion away from the Broadway Ave and Womacks RD intersection. We have lived in Blackfalds for 30+ years so have seen a lot of change but quite honestly, Womacks RD now has multiple dangerous intersections no matter whether you are pedestrian traffic or vehicle traffic and a combination of both. Therefore, adding both types of traffic to this intersection is not ideal. **Option 2 (B)** will at least help move traffic out of the area to the south. What would make this even more optimal would be the Westridge Drive to South Street connector being built. As residents in the part of town to the north of Womacks RD, we deal with these unfavorable intersections at Womacks and Sunridge Ave, Womacks and Broadway Ave and Womacks and Gregg St on a daily basis. Many of the options will add to higher traffic flow in this area and increased risks to motorists and especially pedestrians. We have already experienced close calls with other motorist particularly at Broadway and Womacks. Not adding to these issues would be the best decision.

**Option 2** also adds the most parking spaces and reality is, there are going to more events taking place at EBC going forward which means increased regular traffic in the area.

**Option 2 & 3:** The Westwood parking options are the smart options, the Town already purchased the property and planned to put the required additional parking there. The trees do not block the sounds of the train, and adding additional parking farther away will not prevent people from parking on Westwood or Lansdowne.

If 11 properties on Westwood (in a community of nearly 12,000) are able to tell Council and Administration what is best for the entire community, there is an issue. It becomes even worse when a member of Town Council lives in the affected area. That councillor should recuse themselves in order to not influence the public and other council members. When it was put to a public vote in 2023, the Westwood option won easily. On that same public vote was the urban hens and train whistle cessation, both those projects have actions taken based off the poll's results. But the EBC parking poll which had adding additional parking on Westwood as the clear winner, has seen nothing happen except more options provided.

Adding parking across from the Westwood properties will increase the property values of all 11 owners - they don't seem to realize that, but Realtors have said it will not decrease their property value. The trees on the east side of Westwood are dying, they are a fire hazard, and provide a visual barrier for youth to do nefarious activities. Trees do not provide a sound barrier from the train horn, the train horn is heard all over town, Westwood properties are 160 feet from the train tracks and the train horn is 130 decibels. I can clearly hear the train coming through town from over 1200 feet away with 4 blocks of houses in between. When Westwood residents say they live on a quiet street, they are referring to minimal traffic. I understand they do not want to change from a dead-end street, their concern is it would be a potential short cut from Womacks/Broadway intersection to Lansdowne Ave. That concern is legitimate and fair, so traffic direction and control is the real important part for them to see the benefits. Options 3A or 3B are the best options because of that, and traffic through the current EBC parking lot would only increase safety risks in the parking lot of the library and arena 1 & 2 users.

### **Option 3A: 3 votes**

#### **( Comments )**

### **Option 3B : 3 votes**

#### **( Comments )**

As someone who frequently attends minor hockey practices and games and bulldogs hockey games, I believe that any of the Westwood options is the best option.

## Option 4 : 2 votes

### ( Comments )

The most materially affected are the homeowners along Westwood Drive because of the removal of the existing trees blocking their view of the railway, to some extent lessen the noise from the train horns by retaining the existing forest of trees, not have to deal with the unnecessary traffic during events at the EBC. Consider that the bank of trees along (market value). I support the Westwood Drive homeowners in significantly opposing all options related to the Westwood Drive (**Option 2A, 2B, 3A and 3B**).

**Options 2-4,6** will all create more traffic flow problems.

## Option 5 : 58 votes

### ( Comments )

**Option 5** is the only option that allows for event parking expansion. The field can be used for extra parking on the grass in the event of it need be for something, like the centennial cup BCHL all star game

**Option 5** would be the most logical. Move crosswalk further down Broadway. Larger sign for crossing and flashing lights!

I feel **option five** will create increased traffic congestion and also be significantly more dangerous for children and pedestrians to cross Womacks, especially with all the eagle builders centre parking existing out onto Womacks. The train already creates congestion at that intersection, I feel adding the parking lot down the street will only create further issues.

Lowest cost, room to buy more land for future parking lot expansion. Least impact on residents when EBC was built parking lot stalls were relaxed – now town is trying to solve problem

**Option 5** would be top of the list for me. It allows a large number of stalls, less than 1 block from the EBC, with only the acreage affected – and they have trees to block (suggest buy + move this house! It would improve the intersection).  
For cost and saving consider leaving option 5 lot gravel for now, and in future if it receives high usage, pave it then.

**Option 5** would be the least disturbance to the neighborhoods around the arena. We support the arena however the options in regards to parking are limited. Opening Lansdowne will create more traffic. Removing trees is an eyesore for the neighborhood.  
**Option 5** is an empty lot. It is the one that will not disturb as many residents. This should be a decision made by a plebiscite not just town council!!!

**Option 5** would be the best option to include as it creates a large amount of parking stalls for a cheaper price.

**Option 5** Should be started even if it is gravel for the next while as suggested by a citizen. Then we should also acquire the property to the south of this lot. Then we have a large, sizable area for parking for now and into future events. Then when the money comes around, we can pave that lot. Set it up into phases and put it into a 5-year total plan. But purchasing those two properties should be considered first.

Turning roads into parking lots is going to turn traffic flow into chaos in order for people to get in and out of the parking lot. Not to mention the proposed ideas make the town look like we are completely incompetent in providing services that are both aesthetically pleasing but are also efficient to use and actually functional. I can't even believe you would consider **Options 2,3,4, and 6** without considering how it would be used. The only logical solution is **Option 5**. No one wants to give the family in the house in **Option 1** a payday because they held out first time around. So **Option 1** should be eliminated. It's also clear you never considered how this civil engineering disaster would effect residents living in the effected areas. We really need to plan better to prevent losing or degrading the value of their communities. I would plan for lights or a traffic circle at the terribly engineered intersection at Womacks road and Broadway avenue. You are going to need it. This whole Eagle Builders Centre is in either the wrong location or completely incompetent personnel planned the project out. Now we have to deal with it and I believe this is the best foot forward.

**Option 5** is the cheapest and makes the most sense. Yes, people have to walk to the centre. Good! Promotes good health. Just fix that intersection!

- I recently purchased my home just over a year ago and I would be absolutely devastated if I saw all the forestry cut down in front of my house and turned into a parking lot. The trees currently act as a sound barrier to the train constantly going through town. Having the trees removed would increase the noise and brightness of the train lights during all hours of the day. There is a lot of wildlife to be found living in this area. Removing the trees can cause significant damage to the eco system. I have many concerns about this project going forward on Westwood Drive along with my fellow neighbors. We risk a change of the values of our homes decreasing. We risk the chance of higher traffic near young children playing in their homes. Most importantly we risk the chance of destroying the eco system. My concern and option in that **Option 5** would be the best choice moving forward. It allows for more expansion down the road. The parking lot would be away from other households. Less risk of any safety concerns. It would decrease the sound from the train. With multiple derailments over the past years from the trains. The trees would act as a secondary precaution. Most importantly would remove the risk of damaging any eco systems that have been created in the trees along Westwood Drive. I please ask for strong consideration in the expansion as this will impact many lives moving forward. My home is very important to me and I chose to live here because I love this town and hockey. I attend many games throughout the year and will continue. I have had no concerns of anyone parking in front of my house during games. The road currently is very sufficient for parking. Vehicle park on both sides of the road and never block any driveways. I appreciate the town of Blackfalds and Members of Council for taking this time to hear concern.

The 5 adults at our residence are voting for parking **Option 5** as it is the least disruptive and fiscally responsible option – not to mention it also has the option for expansion. We feel the EBC building is beautiful but could have been built elsewhere at a much better cost with MUCH better planning. This has been a gong show from day one and I am hopeful that the new town council will NOT make the same errors that the previous council did.

**Option 5** is very low cost and provides a good number of spots. It really has little to no negative points!

I have read many things about the EBC. As a resident of 18 years, I admit I have not involved myself which municipal decisions making as much as I could have. Trusted that elected officials had the community's best interests at heart. My vote is for **Option 5**, it is the best choice but from what I understand It is not the councils first choice and I only wonder why that is..

After looking at all the options, my vote would be for **Option #5**. Every other option puts members of the community at risk! Parking lot issues should have been looked at before the EBC was even constructed.

As someone who frequently attends minor hockey practices and games and bulldogs hockey games, I believe that any of the Westwood options is the best option. Option 5 is the next best option, but it would not be a safe option. Imagine people walking to the bulldogs game, crossing the busy intersection of Womacks and Broadway at night, holding up traffic either trying to find parking, or just traveling through. It would be a very unsafe intersection. Also, people won't park there because it's too far from the rink, the would park around Westwood and Lansdowne still because it is closer, so in my opinion, it defeats the purpose of having parking at **Option 5**. And because the parking lot is behind a house, most people wouldn't even see it as an option. They wouldn't know it is there.

**Option 5** is way to far from the arena and no one will park there maybe a handful of vehicles and that's it. Plus the safety of the pedestrians crossing in mid street - like WHAT?

**5** although sounds easy and makes sense it alone adding 100 cars to the intersection of womacks and Broadway during events is a terrible idea. Womacks and Broadway is already the most dangerous intersection in town. It's unsafe to make left hand turns from Broadway onto womacks already without adding 100 cars coming out of a parking lot all wanting to turn left or right onto womacks. Furthermore people are gonna get stuck on the train tracks while 45 cars in front of them are slowly entering this parking lot .Both Broadway and womacks would need to be widened to have turn lanes so people not attending the event can continue on their way . Now to the people that have to walk to the arena from their car they have to cross both Broadway and womacks at some point in their walk, 2 roads that are very busy as is.

How are these people going to cross womacks? Having every car stop and wait for 200 people to cross the street ? Intersection of womacks and Broadway as bad enough without adding 200 people to it trying to get to the arena relying on people in their cars to see them in the dark cause it's gonna be winter and stop for them. Again someone well get stuck on the train tracks waiting for the cars up front to move while they are waiting for people to cross the street and someone is gonna get hit by a train. People aren't patient have me first attitudes and that well be a disaster putting the parking there.



While **Option 5** is chosen with great hesitancy. IF, and again I say this with great hesitancy, if this is the option chosen, how exactly is traffic going to be handled. Above comments apply to this scenario as well.

First comment is that only Blackfalds citizens that will be materially affected by the EBC Parking issue be taken into consideration by the final decision of our elected council. That is only fair to the residents that have homes along Westwood Drive and other streets in the vicinity ie. Stanley St, Lansdowne Ave, Womacks Road, and Broadway Avenue. The most materially affected are the homeowners along Westwood Drive because of the removal of the existing trees blocking their view of the railway, to some extent lessen the noise from the train horns by retaining the existing forest of trees, not have to deal with the unnecessary traffic during events at the EBC. Consider that the bank of trees along (market value). I support the Westwood Drive homeowners in significantly opposing all options related to the Westwood Drive (**Option 2A, 2B, 3A and 3B**).

Secondly, citizens from outside of Blackfalds ie. Red Deer, Lacombe, Sylvan, and rural communities do not pay taxes to Blackfalds and therefore any comments or options selected regarding the EBC Parking issue by these citizens must not be considered by our elected council. It is only fair to the tax payers of Blackfalds.

**Option 5** is the only logical option. Except for Option 6, all the other options are more expensive than **Option 5**. As started in the tackle of pros and cons for the various options, **Option 5** is the easiest area to convert into a parking lot and allows for future parking expansion. And Option 5 parking lot to the EBC. But it is probably no worse than walking the distance from the Rogers Centre in Edmonton or the Saddledome in Calgary.

As taxpayers for Blackfalds we need to cognizant of what we are all ready paying for the +30 million facility.

**Option 5** seems like the best option and impacts the least amount of people. All the other options seem inconsiderate of the people who live right near the train. I live on Stanley Street and my road is busy enough as it is and people are always blocking my driveway. I fear that with more parking close by the problem will only escalate. Having the parking lot on the other side seems like the best shot at helping so that we don't feel like we live in a parking lot.

- I am in favour of **Option 5** - with a couple of conditions. I would like to see it done with gravel/crush, and not paved. This way, we can see how well it is used, and if it will remain a parking lot for the long term. The other condition is the intersection at Womacks and the EBC. This needs to be adjusted, and fast. We cannot wait until we are at 20K+ population. Ideally, a roundabout, but if that doesn't fit, then at minimum a 4 way stop with lights, although I'm not sure how well that will work with the Railway crossing so close by.

**Option 5** has the least impact on residents and has the potential to add on and expand.

Below is my feedback

**Option 5** provides the greatest value to Blackfalds residents.

1. **Option 5** is the same distance to the EBC as any of the four Westwood Dr. **Options 2(A), 2(B), 3(A) & 3(B)**].

2. **Option 5** provides the greatest number of additional EBC parking stalls for a lower overall cost to our community.

3. **Option 5** has the lowest average cost per stall.

4. **Option 5** is the least destructive to Blackfalds residents' home values.

5. **Option 5** is the least destructive to the natural environment that is home to wildlife and provides beauty to our community.

6. **Option 5** does not remove a natural sound barrier to the train for residents of our community.

7. **Option 5** allows the only opportunity for future parking expansion, whether regularly required or event specific.

There are more benefits to **Option 5** than one can list and few, if any, drawbacks. The one concern raised is increased pedestrian traffic at the intersection of Broadway Ave. N. And Womacks Rd. To help alleviate this problem, I propose a crosswalk with pedestrian lights on Broadway further back from the intersection directing pedestrian traffic across to Broadway to the West side where there is already a crosswalk with pedestrian lights at Broadway and Womacks. (See attached markup in green.)

I was told by the Director of Infrastructure that mid-road crosswalks don't meet "community standards". Well, there are already multiple in Blackfalds (Park St. East of the Shell service station to name one) and while not ideal, unfortunately not ideal is all we are left with at this point. "Community standards" is the excuse whenever Director Weran does not want to do something. There are plenty of cases around Town that indicate Preston only cites "community standards" when it is convenient and suits him.

I cannot believe the Town of Blackfalds paid Stantec for FOUR different design options of the one Westwood Dr. Parking lot. Being that had it not been for residents raising their voices, this was originally the ONLY plan the Town of Blackfalds had, it is a clear indication of a concerted effort by a few in our municipal government to force it through.

Additionally, most can't understand how **Options 1, 4 and 6** were not a part of the initial construction. This is a real failure between the Director of Infrastructure and Stantec. This is a common theme with issues in our community.

Alternatively, at the Open House residents proposed to the mayor and Director of Infrastructure a phased solution to this EBC parking issue.

Phase 1: (Year 1-2) Over the next year fairly negotiate the parking lot house on the SE corner of the Broadway/Womacks intersection (**Option 1**), expropriate the land and fix that issue. While this is a costly option if we are looking 50 years into the future and planning on hosting large-scale events, we need to right this wrong.

Phase 2: (Year 2-3) Proceed with **Option 5** the following year. One resident who I just met last night pointed out, why not just gravel this overflow parking lot to save money as is done in other communities. To which many residents remarked good idea. However, when the Town doesn't want to do something, again we have "community standards" but you can point to many instances where these "community standards" are overlooked to the Town benefit, when convenient.

Apparently, the community standard is asphalt which we can all agree would be better. Keep reading and see Phase 4.

Phase 3: (Year 3-4) While negotiating for this house, explore the expropriation of the house on the NE corner of the Broadway/Womacks intersection (unofficial Option 7). The fence that was added to this house due to the road realignment has created dangerous sight-lines. Expropriating this property would help alleviate some of the concerns with this intersection and help with the increased foot traffic from **Option 5**.

Once the property is expropriated, expand **option 5** out to Womacks and make the parking lot visible so people, residents and visitors know to use it. Think of the Red Deer Farmer's Market at the downtown arena. We could host large markets in the EBC parking lot and have plenty of parking across the street like the Red Deer Farmer's market had with the Tennis Club at the Servus Arena.

No one wants to take anyone’s home but unfortunately sometimes it must be done for the growth of a community which is why the province has measures like the Expropriation Act to ensure it is done fairly. It’s time to start being fair and we were told the Town did personally notify both property owners of the Open House. That’s a start and better late than never as it was previously.

Phase 4: (Year 4-5) Asphalt the gravel parking lot that is **Option 5** and 7. We do want to have a “community standard” and if we have a plan and stick with it, we will get there. It doesn’t all have to be done at once, but it does need to get done for the future of our community. There is a very valid concern about foot traffic across the busy road however with a more open intersection pedestrian crossing lights we can help minimize the effects of crossing the road. Councillor Dennis even discussed a traffic officer for events at the intersection. An excellent option and we can use existing on duty Bylaw Enforcement Officers for an hour before and after events. It’s that or they’re ticketing and towing vehicles, I’d prefer they were given the opportunity to positively engage with the community.

At this point there are no ideal options, it’s about the best path forward. This path provides the only way to expand for an event like the Centennial Cup (I know that’s no longer possible), the BCHL All-Star Game or any other event.

By the end of the Open House, we did hear from the mayor and Director of Infrastructure that they would consider this..... That’s a start.

The bottom-line is that any of the FOUR Westwood Dr. Options are the worst options. Any Westwood Dr. Parking lot would be further detrimental to our community, degrade more residents home investments, destroy a natural area (home to wildlife as well as a sound and visual barrier to the train) and it does not allow for any future growth opportunity, whether required or for special events.

Thank you for your time.

**Option 6 : 4 votes**

( Comments )
<p><b>Option 6</b> would only amplify the current issues we are experiencing. No matter what option you move forward with, please consider taking action to reduce the impact on residents in the immediate vicinity. We would love to see permit holder only parking implemented within a 2 block radius of residential streets.</p> <p>Note* Option 6 – for the love of god, no!</p>
<p><b>Option 6</b> is preferred because ,honestly, I don’t think any more money should be spent on this situation.</p>



I am also in favour of **Option 6**. Again, I feel this could be accomplished with crush or gravel, the same as the back alley. This will clean up that back area, and although it's not a lot of spots - it's enough for the cost that it makes sense to move forward with it. I do not feel we should be pursuing any options that require us to purchase land at this point, as we will need to move quickly to have something completed by the start of this hockey season.

## GENERAL COMMENTS

### ( Comments )

This parking issue should have been taken care of at the time of build. No need to spend + go over budget. The arena is one of the most fancy facilities in AB, and a parking issue which should have been all taken cared in the first place.

As we near year six of voicing concerns for the available parking at EBC we certainly need to find a resolution. As none of the presented build options have been decided or budgeted, there is a previously presented option for neighboring resident parking permits. These permits need to be implemented asap, along with actual enforcement during busy events that will then encourage use of the identified off-site parking lots. The newest options presented still fall short of the required stalls. The relaxation from 428 stalls required to 329 stalls proposed should have never been approved! As we hope to capitalize on the expense we have put out to build the EBC and attract big events we need to have at minimum 428 stalls, however more will never hurt. The key to achieve this goal is a combination of developing four lots, how can the development potential of these 4 lots be overlooked once again? Lot 5309, 5401, 5405 (town owned) and 5409 are clearly the most logical solutions. Administration knew from the start they needed 5309, they had to of! I believe the town owned 5317 & 5321 for several years and rented the properties until their removal was required. 5401 should have been clearly identified as required for the full implementation of the Womacks/Gregg Street realignment project that has been in the master plan for many years! Instead they butchered that master plan and attempted to cover it up with a cheap bandaid that has proven to be ineffective. On top of that a building permit must have been approved for 5401 to build an addition and full renovation of the property. Town owned 5405, **Option #5** is simply a piece of the puzzle that should be included in a greater project development that would finalize the parking fiasco as we near year 6. Is developing **option #5** as it is presented financially responsible? Or would it be best to complete the puzzle at the same time? 5409 has been advertised as development land for many years, the town should purchase and include in the parking lot puzzle as well.

As for 5101 Westwood Drive, I still question the legality and how the lot was changed from residential to public facility? That is something that needs to be answered. As a homeowner that will be directly affected with the development of 5101 Westwood Drive, I have voiced my objections and will continue to do so!

Turning roads into parking lots is going to turn traffic flow into chaos in order for people to get in and out of the parking lot. Not to mention the proposed ideas make the town look like we are completely incompetent in providing services that are both aesthetically pleasing but are also efficient to use and actually functional. I can't even believe you would consider **options 2,3,4, and 6** without considering how it would be used.

Whatever the town decided, I please hope you consider that already negative impact the parking, road realignment and influx in traffic has had on residents in the immediate vicinity. There are ongoing problems with parking, people speeding, people blocking alleyways and driveways and so on. I ask that the town please seriously considers this, and takes steps to reduce this impact on home owners who raised these same concerns before the twinning arena. Please think about making the residential within 2 block radius permit holder parking only. This strategy is used in towns like sylvan, or other cities to limit impact on residents of sporting events and tourist draws. I believe it is the only solution that would fix some of the problems we have been experiencing due to the increased traffic in the area and visitor who do not respect property, bylaws, and those who live there.

I do not support any new parking lot construction. This should have been thought out the original build. The cost per parking stall is outrageous. If overflow parking is needed, then make some gravel areas. We don't need paved parking.

Would really like to see some number regarding the amount of stalls being utilized currently at the waterpark/town hall/civic centre during events. I have personally driven through on event days and have not seen these options being utilized at all. Spending unnecessary money for a parking lot is not favourable. I believe that traffic at the intersection is already a nightmare and perhaps having flaggers or a bylaw officer to not only direct traffic through the intersection but to direct vehicles where to go when the lot is full. We have many very good options that I do not believe have been fully utilized or explored. The "plow ahead" methodology that has been previously demonstrated by the town is not serving the citizens well at all. The fact that FOUR options clearly state what the towns preference is, it doesn't feel that you are listening at all.

Personally, none of the options are appealing. The arena never should have been built in the current location in the first place. Whomever decided not to pay the last standing home owner the little bit extra he wanted should be roasted. Now you want to pay him out at an exorbitant cost to tax payers. No thanks you. Next, you should not be removing any trees along the tracks as they are not only there as a sound barrier, but provide a clean air scrubber for pollution and are a green space and wildlife corridor. So NONE of those trees should be touched AT ALL. The dumb idea to block off Broadway AVE was also a dumb idea. That should be returned to a thoroughfare with a 4-way stop at Broadway and Womacks, block off the entrance at Waghorn and Gregg st, widen that and turn that into a parking lot probably gaining 50+ stalls, which would also be safer for families using Tayles park. Allow parking on the useless baseless "gathering area" by the track SE of the arena by the old dump station. Lastly offer shuttle rides to further overflow parking areas around town. Once again why should Blackfalds tax payers suffer increased taxes for poor decisions and planning from planning committees that would not listen to tax payers in the first place

Fix the traffic flow problem created by the original parking configuration at the intersection of womacks and Broadway. Maybe make it a four way stop or add lights. I'm not happy with the civil engineering we are hiring here, seems like they are not through and wasteful with money. Maybe hire someone who didn't get there degree by thinking D is for diploma

**Option 1:** The Town tried already with the house in the parking lot, can't imagine that price would have come down. Administration and Council won't likely want to go through that process again, it would create quite a buzz on social media. Seems strange to think it is unacceptable to make Westwood houses face a parking lot (with new healthy trees landscaped in and a walking trail connecting to bark park), but forcing the families in the parking lot house and the house to the north of it, to lose their homes for more parking is acceptable to them.

**Option 4 & 5:** Vehicles will park as close to the EBC as they can, Lansdowne and Westwood will continue to always have vehicles parking on those streets for larger events. Those people will not stop parking there because there is additional parking which options 4 & 5 provide. Pedestrian crossing Womacks at night in the dark in the winter to attend EBC events from parking options 5 is the least safe of the options. Option 4 requires crossing at Womacks or the EBC Plaza, both of which are far walking distances when compared to other parking options.

**Option 6:** Not enough spaces and the alley is already very tight for current homeowners.

**Option 7:** It makes no sense to add additional parking for the amount you want to spend. This arena is a headache and has caused the town taxes to increase. You should have put a parkade in the parking lot originally. So, I know that Eagle Builders built the hospital parking lot parkade. Here is what I propose:

Option 7: Build a 2-story parkade. Have it "donated" by the company whose name is on the building or have a discount since you want to spend over a million dollars anyway.

PROS:

- More parking space,
- less likely to make the community mad,
- will never have to worry about needing more parking space than an additional 100+ parking stalls,
- the cost is less over time,
- saves taxpayers dollars in the future,
- all Blackfalds citizens remain happy.

CONS: None because the other options are garbage and a waste of money.

Use the closest open space to the parking lot for more parking obviously. Why put it somewhere else farther away and make people park further away and walk longer. Parking at the arena needs more space. I don't like cutting trees down, so could the same number cut down be replaced in [town]? Is there a plan for that treed space to be developed into something? Could a new pub or restaurant move in there, they would do well when there are bigger events.

How does any of these parking options keep people from parking in front of my house? I live behind the arena and on busy nights I have nowhere to park in front of my house. Unless my roommate parks in front of our house early before the weekend hockey parents take it, then we only have one back-alley parking spot for the two of us. When I come home from work on Saturdays, I have to find a parking spot way down the road. On Sundays, when I'm on days off, I have to walk past some open parking spaces on my street to get my car. Can't there be a better solution?

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**MEETING DATE:** January 27, 2026

**PREPARED BY:** Aws Al Sammarraie, Engineering Services Manager

**PRESENTED BY:** Preston Weran, Director of Infrastructure and Property Services

**SUBJECT:** **Womacks Road & Broadway Avenue Intersection Improvements**

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## **BACKGROUND**

This matter was brought to the November 18, 2024, Standing Committee of Council (SCC) Meeting seeking direction regarding 3 options for intersection improvements at Womacks Road and Broadway Avenue to address increasing traffic in the area, as well as sightline concerns. The current configuration of our roads and this intersection today is a result of the Womacks and Gregg St Realignment project. There have been increased traffic concerns and a reduced level of service at this intersection since this time.

The motion below was carried unanimously at the Standing Committee of Council Meeting on January 13, 2026.

**004/26** Councillor Twerdoclib moved That the Standing Committee of Council receive the Womacks Road & Broadway Avenue Intersection Improvements report for information and recommend that Council support the Operations Plan to revise the Womacks Road & Broadway Avenue Intersection, and to include signage indicating where the truck/dangerous goods route will be located.

**CARRIED UNANIMOUSLY**

## **DISCUSSION**

The Transportation Master Plan has been the Town's main planning document since the 90's. This plan is updated approximately every ten years; it studies short to medium term horizons. By doing this study every ten years, the town will be able to support growth and facility needs for access to and from the growth nodes as the Town grows. The figures contained in this plan are focusing on intersection and roadway improvements, but don't get into the details of land, functional design or detailed design. This future intersection was planned for traffic signals at a population of 12,000. These improvements are not automatic or fully necessary as that depends on Council and community priorities, funding, development contributions and other competing interests for tax dollars. However, with the future traffic loads and proximity to the railway, we have been considering a mini roundabout option through public consultation and modelling with the help of CIMA+ Engineers.

Until we determine the best path forward for improvements and a capital project is finalized, we have developed an interim plan to improve safety at the Broadway and Womacks intersection. In consultation with the engineers, a plan has been developed to reconfigure the lanes based upon the original Stop Option to help with sightlines and traffic calming in and out of this intersection.

Due to the concerns noted at this intersection, Administration recommends moving forward with this revision unless Council has any major concerns with this plan. These revisions are scheduled for implementation in the spring of 2026, using a modified two-way stop configuration as a temporary solution. This will include shifting the centre line on Womacks Road and the stop-bar for southbound

movements on Broadway Avenue further south. Along with a dedicated westbound right hand turning lane which will increase the overall capacity of the intersection and at the same time increasing the available gaps for southbound traffic to move through. . Temporary barriers will be installed to create a bulb-outs on both sides of the roadway, preventing westbound drivers from using both lanes for through movements. Most of the parking removed from the south side of the roadway will be reinstated on the north side of the roadway.

### **Public Engagement Strategy**

The Town will share a lane reconfiguration update social media that explains the purpose of the changes, includes the draft design, outlines the project timeline, identifies parking impacts and provides information for questions. A door hanger will be delivered to all properties within a 110 metre of the intersection.

Operations has confirmed that the truck route signage has been ordered and delivered to the Town. They will be installed within the next two weeks. All remaining work is scheduled for spring of 2026 once frost has fully thawed.

### **FINANCIAL IMPLICATIONS**

As the bulk of the work will be completed by Public Work staff the estimated cost including design drawing, supplies and materials of \$25,000. Funding for this will come out of project dollars previously approved by Council.

### **ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

1. That Council approve the plan to revise the Womacks Road & Broadway Avenue Intersection and to include signage indicating where the truck/dangerous goods route will be located.

### **ALTERNATIVES**

- a) That Council refers Womacks Road & Broadway Avenue Intersection Improvements back to Administration for more information.

### **ATTACHMENTS**

- Preliminary Design Drawing - December 29, 2025

### **APPROVALS**



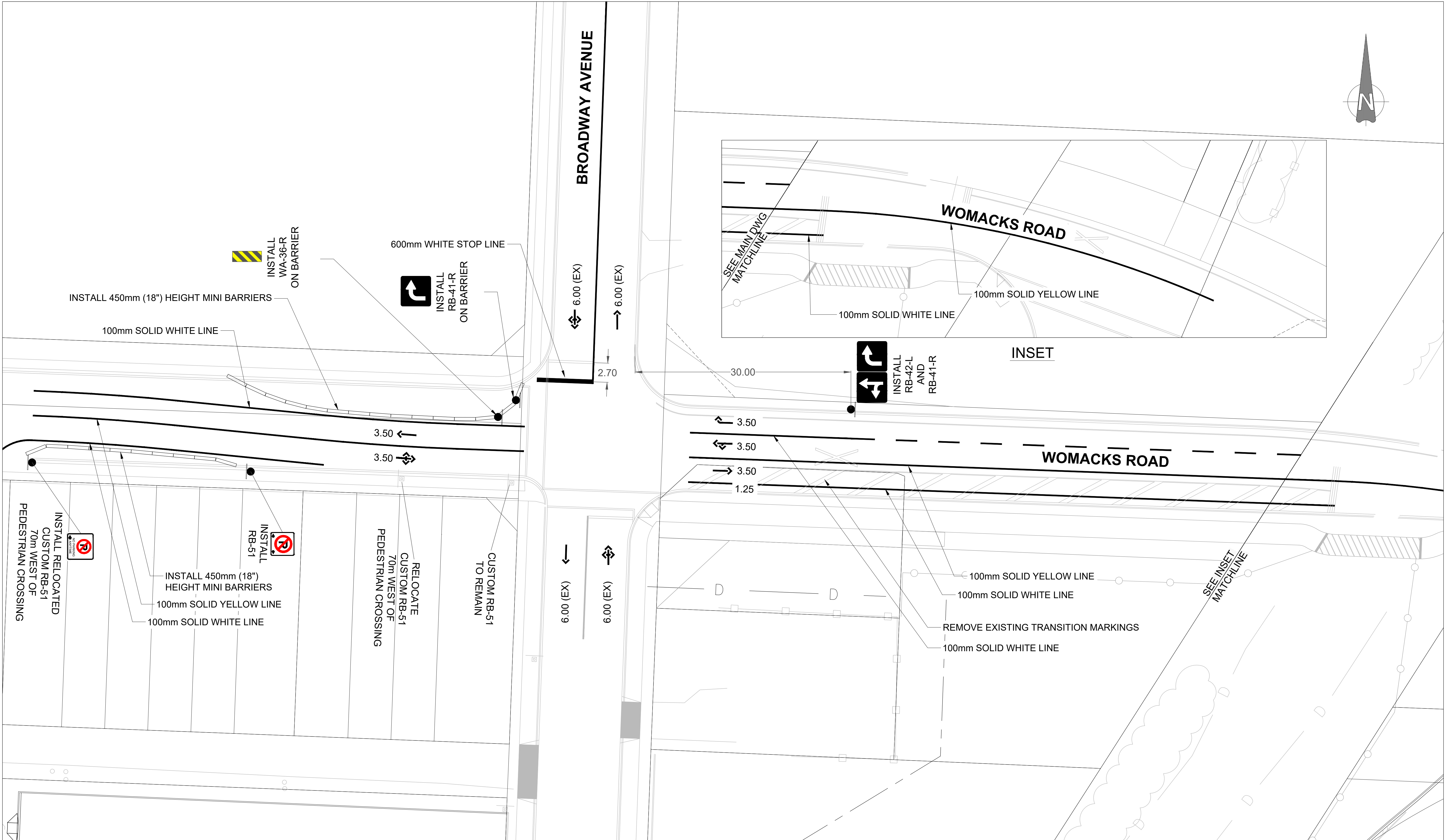
Kim Isaak,  
Chief Administrative Officer



Department Director/Author







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**MEETING DATE:** January 27, 2026

**PREPARED BY:** Danielle Nealon, Senior Legislative Advisor

**PRESENTED BY:** Danielle Nealon, Senior Legislative Advisor

**SUBJECT:** **Member at Large Resignations**

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## **BACKGROUND**

### **Policing Committee**

On December 10, 2025, a letter of resignation was received from Tom Tompkins, effective immediately, resigning from the Policing Committee. This resignation was received at the Police Committee Meeting on December 10, 2025.

In addition, on January 5, 2026, a letter of resignation was received from Michael Woykin, effective immediately, resigning from the Policing Committee. This resignation has not yet been received by the Policing Committee due to the timing of its meetings. The next Policing Committee Meeting is not scheduled until March 11, 2026, and to support effective recruitment, Administration recommends addressing these vacancies at the same time.

These resignations leave the Policing Committee with two (2) member vacancies and one (1) youth representative vacancy.

### **Library Board**

On December 12, 2025, Ann Siford resigned from the Library Board, effective immediately, verbally via phone with the Board's Chair. This resignation was received at the Library Board Meeting on January 6, 2026.

This resignation leaves the Library Board with one (1) member vacancy.

## **DISCUSSION**

To support the consideration of additional candidates after the Member at Large appointments are made, previously completed application forms are retained by Legislative Services for up to six (6) months for possible use if new vacancies arise.

Administration recommends that the Member at Large Review Panel consider and review previously submitted applications and make recommendations to Council for these vacant positions, as soon as practical, to ensure appropriate public representation and to support the Policing Committee and the Library Board in maintaining quorum.

## **ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motions:

1. That Council formally accept the resignation of Tom Tompkins from the Policing Committee, effective immediately, with regret.



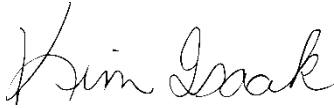
2. That Council formally accept the resignation of Michael Woykin from the Policing Committee, effective immediately, with regret.
3. That Council formally accept the resignation of Ann Siford from the Library Board, effective immediately, with regret.
4. That Council direct the Member at Large Review Panel consider and review previously submitted applications and make recommendations to Council for the vacant member at large positions.

**ALTERNATIVES**

- a) That Council direct Administration to re-advertise for the member at large vacancies for the Member at Large Review Panel to consider, along with previously submitted applications, and make recommendations to Council for the vacant member at large positions.

**ATTACHMENTS**

None

**APPROVALS**

Kim Isaak,  
Chief Administrative Officer



Department Director/Author

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**Subject:**

Concern About Town Property Being Used for Political Events

**From:** Margaret Baker **ATIA Section 20(1)**

**Date:** January 22, 2026 at 7:46:02 PM MST

**To:** Laura Svab <[LSvab@blackfalds.ca](mailto:LSvab@blackfalds.ca)>

**Cc:** Ryan Brown <[RBrown@blackfalds.ca](mailto:RBrown@blackfalds.ca)>, Brenda Dennis <[BDennis@blackfalds.ca](mailto:BDennis@blackfalds.ca)>, Shane Hanson <[SHanson@blackfalds.ca](mailto:SHanson@blackfalds.ca)>, "Aaron J. Hoyte" <[AHoyte@blackfalds.ca](mailto:AHoyte@blackfalds.ca)>, Cory Twerdoclib <[CTwerdoclib@blackfalds.ca](mailto:CTwerdoclib@blackfalds.ca)>

**Subject: Concern About Town Property Being Used for Political Events**

Dear Mayor Svab and Members of Council,

I'm writing as a resident to share a concern about a recent decision to rent town-owned property to a group for political purposes.

I understand that these facilities are available for community use, but I feel strongly that town property should remain politically neutral. These spaces are paid for and maintained by residents with many different viewpoints, and using them for political organizing risks creating the impression that the town is endorsing one position over others.

My concern isn't about any specific group, but about the principle. Municipal spaces should bring people together, not create division or discomfort for residents who may feel excluded or unheard. I hope Council can reconsider this decision and take a closer look at the policy around political use of town facilities going forward.

Thank you for taking the time to read this and for the work you do on behalf of our community.

Sincerely,

Margaret Baker

Resident of Blackfalds AB

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**MEETING DATE:** January 27, 2026

**PRESENTED BY:** Councillor Shane Hanson

**SUBJECT:** **Eagle Builders Centre (EBC) Lighting**

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On the December 3, 2025, Recreation, Culture & Parks Board Meeting under Item 4.6 EBC & Sterling Industries Sports Park Update was Sports & Events Update November Highlights with the following information, "**Lighting Retrofit:** ACI Architecture has provided specifications for a retrofit project in Arena 1 to replace burnt-out fixtures." Through informal discussion, this was explained to Council as not a retrofit but rather the replacement of one or two lights.

On January 3, 2026, a high-level minor hockey game had to be cancelled and the BCHL Junior A game between the Blackfalds Bulldogs and the Prince George Spruce Kings had to be delayed for an hour due to at least one of the ice surface lights said to have had a burning smell when the lights were first turned on in the early in the afternoon. There has also been mention in the community that this sports lighting for the ice surface already had a wholesale change out early on in its installation due to inconsistent colour.

The purpose of this inquiry is that sports lighting for ice surfaces is extremely expensive compared to non-sports lighting. All lighting should have a 5-year warranty on the product. The EBC opened in the Fall of 2021 and would have had substantial completion at that time. This means the 5-year warranty period, which begins for the end-user at substantial completion, will end in the Fall of 2026.

The purpose of a spec project is that our project partners, those who spec products into a project, are supposed to lookout for the end user. I would like to ensure that the undue burden, of a product is failing numerous times during its warranty period, **does not** fall upon the residents and taxpayers of the Town of Blackfalds once the warranty period has ended.

Based on the above, I request that the following motion be considered at the February 10, 2026 Regular Meeting of Council.

"That Council direct Administration to prepare a presentation to council on the state of the sports lighting for the ice surface at the Eagle Builders Centre (EBC)."

Thank you,



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Shane Hanson, Councillor