

**MINUTES**

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A Regular Council Meeting for the Town of Blackfalds was held on May 13, 2025, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

**MEMBERS PRESENT**

Mayor Jamie Hoover  
Councillor Marina Appel  
Councillor Laura Svab  
Councillor Brenda Dennis  
Councillor Jim Sands

**ATTENDING**

Kim Isaak, Chief Administrative Officer  
Preston Weran, Director of Infrastructure & Planning Services  
Rick Kreklewich, Director of Community Services  
Ken Morrison, Director of Emergency Management & Protective Services  
Jolene Tejkl, Planning & Development Manager  
Sawyer Hick, FCSS Manager  
Marco Jadie, Information Technology Analyst  
Renan Bravo, IT Technician  
Danielle Nealon, Executive & Legislative Coordinator

**REGRETS**

Deputy Mayor Edna Coulter

**MEDIA**

None

**OTHERS PRESENT**

None

**WELCOME AND CALL TO ORDER**

Mayor Hoover welcomed everyone to the Regular Council Meeting of May 13, 2025, and called the meeting to order at 7:01 p.m. and indicated that Deputy Mayor Coulter sent her regrets.

**TREATY SIX LAND ACKNOWLEDGEMENT**

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

**ADOPTION OF AGENDAS**

Regular Agenda Business items 6.7 Request for Decision, Bylaw 1325.25 – 4409 South Street Redistricting and 6.8 Request for Decision, Bylaw 1306.24 – Municipal Development Plan, Map 2 Amendments were reversed in order.

**108/25** Councillor Svab moved That Council adopt the Regular Agenda for May 13, 2025, as amended.

**CARRIED UNANIMOUSLY**

**109/25** Councillor Sands moved That Council adopt the Consent Agenda for May 13, 2025, as presented, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
  - Regular Council Meeting Minutes - April 22, 2025

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- **Council Reports**  
None
- **Administrative Reports**
  - Report for Council, Enforcement & Protective Services Monthly Report - April 2025
  - Report for Council, Development & Building Monthly Report - April 2025
  - Report for Council, 2025 Blackfalds Community Events
- **Boards, Committee and Commission Minutes and/or Reports**
  - Lacombe Foundation Financial Statements 2024
- **Information**
  - STARS Town of Blackfalds Ally Impact Report 2024
  - Lacombe County Council Highlights - April 24, 2025
  - City of Lacombe Council Highlights - April 28, 2025
  - Special Event Permit 004.25 - Blackfalds Days Parade
  - Special Event Permit 005.25 - Blackfalds Days Fireworks
  - Special Event Permit 006.25 - Little of This Market Blackfalds Days 2025
- **Correspondence**  
None

**CARRIED UNANIMOUSLY**

**PUBLIC HEARING****Bylaw 1328.25 - McKay Ranch Phase 6A Redistricting**

Mayor Hoover declared the Public Hearing open at 7:04 p.m. for Bylaw 1328.25.

The purpose of Bylaw 1328.25 is to amend the Land Use Bylaw to redistrict a portion of Lot 1 Block 2 Plan 112 4253 from Urban Reserve District (UR) Residential High Density District (R-4).

First Reading was given to Bylaw 1328.25 on April 8, 2025.

Notice of this Public Hearing was advertised in accordance with Section 606 of the *Municipal Government Act* and the Town of Blackfalds' Public Notification Bylaw and Public Participation Policy:

- On the bulletin board in the Town's Civic Centre, upstairs outside of Council Chambers, commencing April 10, 2025.
- A hard copy of proposed Bylaw 1328.25 was available for viewing at the Town's Civic Centre Front Counter (upstairs) as of April 10, 2025.
- Via email to all local authorities and agencies on April 10, 2025.
- Via email to internal departments on April 10, 2025.
- On the Town's electronic sign commencing April 10, 2025 (Note only advertised on HWY 2A sign).
- April 2025 and May 2025 edition of "Talk of the Town".
- On the Town's website commencing on April 10, 2025.
- Circulation to adjacent landowners on April 10, 2025.
- Via email to the Municipal Planning Commission on April 9, 2025.
- In the May 1 and May 8, 2025 editions of the Lacombe Express.
- On the Town's social media channels in the weeks leading up to the Public Hearing.

The following written comments have been received to date:

- April 14, 2025, submission from Telus
- April 15, 2025, submission from Lacombe County
- April 17, 2025, submission from Rogers
- April 29, 2025, submission from Alberta Transportation and Economic Corridors
- April 29, 2025, submission from Fortis

There were no late submissions relating to the Bylaw.

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Those in Favour of the Bylaw

None came forward, and none attended virtually.

Those Opposed to the Bylaw

None came forward, and none attended virtually.

Any Person Deemed to be Affected by the Bylaw Who Wishes to be Heard

None came forward, and none attended virtually.

Comments from the Planning & Development Department

None

Mayor Hoover declared the Public Hearing for Bylaw 1328.25 closed at 7:06 p.m.

**DELEGATION**

None

**BUSINESS**

**Request for Decision, T15 Tandem Truck Replacement**

Director Weran brought forward a report regarding the replacement of the T15 Tandem Truck and requested Council's direction.

**110/25** Councillor Appel moved That Council instruct Administration to investigate the purchase of a new tandem truck and mounting of accessories as an emergency purchase.

**CARRIED UNANIMOUSLY**

**111/25** Councillor Sands moved That Council allocate \$340,000 to be drawn from the General Capital Reserve, to fund this fleet purchase.

**CARRIED UNANIMOUSLY**

**Request for Decision, Proclamation - National Public Works Week**

Director Weran presented a request for Council to proclaim Public Works Week.

**112/25** Councillor Sands moved That Council move to proclaim May 18 – 24, 2025, as Public Works Week in the Town of Blackfalds.

**CARRIED UNANIMOUSLY**

**Request for Decision, Aspen Lakes West Phase 2 - Shallow Utilities Project Award**

Director Weran presented an overview of the tender results for the Aspen Lakes West Phase 2 - Shallow Utilities Project and the recommendation for awarding the project.

**113/25** Councillor Svab moved Council award the Aspen Lakes West Ph 2 Shallow Utility Project to Charger Utility Services Ltd. for \$291,030.85 excluding GST.

**CARRIED UNANIMOUSLY**

**Request for Decision, Broadway Reservoir Expansion Contract 1 Tender Award**

Director Weran presented an overview of the tender results for the Broadway Reservoir Expansion Contract 1 and the recommendation for awarding the project.

**114/25** Councillor Appel moved That Council award the Broadway Reservoir Expansion Contract 1 Project to Timcon Construction Ltd. for \$6,475,241.40 excluding GST.

**CARRIED UNANIMOUSLY**

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**Request for Decision, Bylaw 1328.25 - McKay Ranch Phase 6A Redistricting**

Following the closing of the Public Hearing, Manager Tejkl brought forward Bylaw 1328.25, pertaining to McKay Ranch Phase 6A Redistricting for Council's consideration of Second and Third Reading.

- 115/25** Councillor Dennis moved That Council give Second Reading to Bylaw 1328.25, McKay Ranch Phase 6A Redistricting, as presented.

**CARRIED UNANIMOUSLY**

- 116/25** Councillor Sands moved That Council give Third Reading to Bylaw 1328.25, McKay Ranch Phase 6A Redistricting, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Subdivision File No. S-03-25, McKay Ranch Phase 6A**

Manager Tejkl brought forward Subdivision File No. S-03-25, pertaining to McKay Ranch Phase 6A Redistricting for Council's consideration.

- 117/25** Councillor Svab moved That That Council, being the designated Subdivision Authority for the Town of Blackfalds, is satisfied that the proposed subdivision meets the relevant considerations and moves to APPROVE the subdivision of a 2.17 hectare (5.36 acre) parcel out of Part of Lot 1, Block 2, Plan 112 4253 in SW 25-39-27-W4M, subject to the following conditions:

1. That the Plan of Subdivision shall be updated to remove the Temporary Turnaround R/W at the eastern portion of Eastpointe Drive.
2. That the Plan of Subdivision for McKay Ranch Phase 4 (our subdivision file no. S-06-24) be registered at the Land Titles Office prior to the registration of this subdivision for McKay Ranch Phase 6A (our file number S-03-25).
3. That pursuant to Section 84 of the *Land Titles Act*, the subdivision, as amended pursuant to Condition of Subdivision Approval 1, is registered by Plan of Survey.
4. That pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes are to be paid, or some other arrangements satisfactory to the Town of Blackfalds for payment thereof be made.
5. That pursuant to Section 655(1)(d) of the *Municipal Government Act*, the developer enters into a Development Agreement with the Town of Blackfalds concerning the servicing and development of the subdivision and the payment of off-site levies.

**CARRIED UNANIMOUSLY**

**Request for Decision, Bylaw 1306.24 - Municipal Development Plan, Map 2 Amendments (4409 South Street)**

Manager Tejkl brought forward Bylaw 1306.24 to amend Map 2 of the Municipal Development Plan for Council's consideration of Third Reading.

- 118/25** Councillor Appel moved That Council give Third Reading to Bylaw 1306.24, to amend 4409 South Street on Map 2 of the Municipal Development Plan to Residential.

**CARRIED UNANIMOUSLY**

**MINUTES****Request for Decision, Bylaw 1325.25 - 4409 South Street Redistricting**

Manager Tejkl brought forward Bylaw 1325.25 pertaining to the redistricting of 4409 South Street for Council's consideration of Third Reading.

- 119/25** Councillor Sands moved That Council give Third Reading to Bylaw 1325.25, to redistrict 4409 South Street to Direct Control District #5, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Bylaw 1329.25 - 5401 & 5403 South Street Redistricting**

Manager Tejkl brought forward Bylaw 1329.25, being a Bylaw to redistrict 5401 & 5403 South Street for Council's consideration and subsequent setting of a Public Hearing.

- 120/25** Councillor Svab moved That Council give First Reading to Bylaw 1329.25 – 5401 & 5403 South Street Redistricting, as presented.

**CARRIED UNANIMOUSLY**

- 121/25** Councillor Appel moved That a Public Hearing date be set for June 10, 2025, at 7:00 p.m. in Council Chambers.

**CARRIED UNANIMOUSLY**

**Request for Decision, 2025 FCSS Funding Allocation Recommendation**

Manager Hick brought forward the Family and Community Support Services Board's recommendation for allocating the FCSS funding.

- 122/25** Councillor Dennis moved That Council accept the FCSS Board recommendation to allocate FCSS grant funding in the amount of \$5,775 to Iron Ridge Elementary Campus, \$9,000 to Big Brothers Big Sisters Lacombe and District and \$9,000 to BGC of Wolf Creek Blackfalds.

**CARRIED UNANIMOUSLY**

**Request for Decision, Proclamation - Seniors' Week**

Manager Hick brought forward a request for Council to proclaim June 2 – 8, 2025, as Seniors' Week.

- 123/25** Councillor Svab moved That Council proclaim June 2 to June 8, 2025, as Seniors' Week in the Town of Blackfalds.

**CARRIED UNANIMOUSLY**

**Request for Decision, Community Initiatives Grant - Blackfalds Silverbacks Lacrosse Provincials**

Director Kreklewich brought forward Blackfalds Silverbacks Lacrosse's Community Grant Application for Council's consideration.

- 124/25** Councillor Appel moved That Council provide funding to the Blackfalds Silverbacks Lacrosse Team from the Community Initiatives Grant in the amount of \$2,500.

**CARRIED UNANIMOUSLY**

**Request for Decision, Appointments to Council Remuneration Review Committee Task Force**

CAO Isaak presented an overview of the purpose of the Council Remuneration Review Committee Task Force and requested Council establish the task force and make member appointments.

- 125/25** Councillor Svab moved That Council establish the Council Remuneration Review Committee Task Force for a term ending no later than December 31, 2025.

**CARRIED UNANIMOUSLY**

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- 126/25** Councillor Sands moved That the following individuals be appointed to the Council Remuneration Review Committee Task Force:
- Kevin Hallet
  - Richard Poole
  - Monique Johnson
  - Denise Sumner

**CARRIED UNANIMOUSLY**

**Request for Decision, Regional Collaboration Committee**

CAO Isaak requested Council's direction regarding the formation of a Regional Collaboration Committee and drafting of a Terms of Reference.

- 127/25** Councillor Appel moved That Council direct Administration to work with the City of Lacombe and Lacombe County on a draft Terms of Reference for a Regional Collaboration Committee and to refer the draft Terms of Reference to each respective Council for consideration.

**CARRIED UNANIMOUSLY**

**Request for Decision, Sylvan Lake 1913 Days Celebration Parade**

Coordinator Nealon brought forward the Sylvan Lake 1913 Days Celebration Parade invite for Council's consideration to designate a dignitary to attend.

- 128/25** Councillor Appel moved That Council designate Mayor Hoover to attend the Sylvan Lake 1913 Days Celebration Parade.

**CARRIED UNANIMOUSLY**

**Request for Decision, 1st Annual Stettler Canada Day Parade**

Coordinator Nealon brought forward the 1st Annual Stettler Canada Day Parade invite for Council's consideration to designate a dignitary to attend.

- 129/25** Councillor Appel moved That Council designate Councillor Sands to attend the 1st Annual Stettler Canada Day Parade.

**CARRIED UNANIMOUSLY**

**NOTICES OF MOTION**

None

**RECESS**

Mayor Hoover called for a five-minute recess at 8:26 p.m.

**REGULAR COUNCIL MEETING RETURNED TO ORDER**

Mayor Hoover called the Regular Council Meeting back to order at 8:32 p.m.

**CONFIDENTIAL**

- **Development Density – FOIP Section 24(1) Advice from Officials**

- 130/25** Councillor Sands moved That Council move to a closed session commencing at 8:32 p.m. in accordance with Section 197(2) of the *Municipal Government Act* to discuss matters exempt from disclosure under Section 24 of the *Freedom of Information and Protection of Privacy Act*.

**CARRIED UNANIMOUSLY**

**Closed Session Attendance:** Mayor Jamie Hoover, Councillor Marina Appel, Councillor Laura Svab, Councillor Brenda Dennis, Councillor Jim Sands, CAO Kim Isaak and Manager Jolene Tejkl.

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**131/25** Councillor Sands 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 Hoover called the Regular Council Meeting back to order at 8:59 p.m.

**Regular Council Meeting Attendance:** *Mayor Jamie Hoover, Councillor Marina Appel, Councillor Laura Svab, Councillor Brenda Dennis, Councillor Jim Sands, CAO Kim Isaak and Manager Jolene Tejkl.*

**ADJOURNMENT**

Mayor Hoover adjourned the Regular Council Meeting at 8:59 p.m.

-Original Signed-

\_\_\_\_\_  
Jamie Hoover, Mayor

-Original Signed-

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Kim Isaak, Chief Administrative Officer