

MINUTES

A Regular Council Meeting for the Town of Blackfalds was held on July 22, 2025, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

MEMBERS PRESENT

Mayor Jamie Hoover
Deputy Mayor Edna Coulter
Councillor Laura Svab
Councillor Brenda Dennis
Councillor Jim Sands

ATTENDING

Kim Isaak, Chief Administrative Officer
Justin de Bresser, Director of Corporate Services
Preston Weran, Director of Infrastructure and Planning Services
Rick Kreklewich, Director of Community Services
Jolene Tejkl, Planning & Development Manager
Peter McGee, Economic Development Officer
Renan Bravo, IT Technician
Danielle Nealon, Executive & Legislative Coordinator

REGRETS

Councillor Marina Appel

OTHERS PRESENT

Phil Weber, Consultant - CIMA Canada Inc. (*virtual*)

PUBLIC HEARING ATTENDANCE

Vince Spenst, Blackfalds Resident
Cy Spenst, Blackfalds Resident
Kenneth Kendall, Blackfalds Resident
Gordon Lau, Stantec

WELCOME AND CALL TO ORDER

Mayor Hoover welcomed everyone to the Regular Council Meeting of July 22, 2025, called the meeting to order at 7:00 p.m. and indicated that Councillor Appel has 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 item 6.6 Request for Decision, Womacks Road & Broadway Ave. Intersection Modelling and Analysis was moved to 6.2, and the remainder of the Business items were renumbered.

Addition of Regular Agenda Business items 6.7 Request for Decision, Letter of Support for Red Deer Ladies Fastball Association and 6.8 Request for Decision, Regular Council Meeting Cancellation Request.

Addition of Regular Agenda Confidential item 8.1 Aspen Lakes West School Site Development Agreement – *Access to Information Act* (ATIA) Section 32 Privileged Information.

MINUTES

192/25 Councillor Sands moved That Council adopt the Regular Agenda for July 22, 2025, as amended.

CARRIED UNANIMOUSLY

193/25 Deputy Mayor Coulter moved That Council adopt the Consent Agenda for July 22, 2025, as presented, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
 - Regular Council Meeting Minutes - July 8, 2025
- **Council Reports**
 - Mayor Hoover
 - Deputy Mayor Coulter
 - Councillor Appel
 - Councillor Svab
 - Councillor Dennis
 - Councillor Sands
- **Administrative Reports**
 - Report for Council, CAO Report - July 2025
 - Report for Council, BOLT KPI Monthly Report - July 2025
- **Boards, Committee and Commission Minutes and/or Reports**
None
- **Information**
 - Lacombe County Council Highlights - July 10, 2025
 - City of Lacombe Council Highlights - July 14, 2025
- **Correspondence**
 - Letter from T. Daroux, Commanding Officer Alberta RCMP - June 25, 2025

CARRIED UNANIMOUSLY

PUBLIC HEARING

Bylaw 1337.25 - Valley Ridge Estates Phase 6B Redistricting - PT. NW 27-39-27-W4M

Mayor Hoover declared the Public Hearing open at 7:04 p.m. for Bylaw 1337.25.

The purpose of Bylaw 1337.25 is to amend the Land Use Bylaw to re-district Pt. NW 27-39-27-W4M from Residential Single Dwelling Medium Lot District (R-1M) and Public Facility District (PF) to Residential High Density District (R-4) and Parks and Recreation District (PR).

First Reading was given to Bylaw 1337.25 on June 24, 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 June 27, 2025.
- A hard copy of proposed Bylaw 1337.25 was available for viewing at the Town's Civic Centre Front Counter (upstairs) as of June 27, 2025.
- Via email to all local authorities and agencies on June 26, 2025.
- Via email to internal departments on June 27, 2025.
- On the Town's HWY 2A electronic sign commencing June 26, 2025.
- On the Town's Broadway electronic sign commencing July 2, 2025.
- July 2025 edition of "Talk of the Town".
- On the Town's website commencing on June 27, 2025.
- Circulation to adjacent landowners on June 27, 2025.
- Via email to the Municipal Planning Commission on June 27, 2025.
- In the July 10, 2025 and July 17, 2025 editions of the Lacombe Express.
- On the Town's social media channels in the weeks leading up to the Public Hearing.

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The following written comments have been received to date:

- June 27, 2025, submission from Lacombe County
- July 8, 2025, submission from Nadine St. Denis
- July 9, 2025, submission from Alberta Transportation and Economic Corridors

There was one late submission relating to the Bylaw:

- July 18, 2025, submission from Alberta Health Services- Safe Healthy Environments with the following comments and observations with respect to the proposed development(s):
 - Alberta Health Services- Safe Healthy Environments has no objections to the approval of this application.

Those in Favour of the Bylaw

None came forward, and none attended virtually.

Those Opposed to the Bylaw

Vince Spenst a Blackfalds resident came forward to express concerns related to increase of traffic on Vista Trail.

Cy Spenst a Blackfalds resident came forward to express concerns related to de-valuing property and increase of traffic along Vista Trail.

Kenneth Kendall a Blackfalds resident on behalf of Nadine St. Denis, came forward to express the concerns in her submitted letter of July 8, 2025.

No one attended virtually.

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

Gordon Lau on behalf of Stantec and the Developer came to speak to the application and clarify what parcels will be re-zoned and confirm that this application does meet the Area Structure Plan for this area.

No one attended virtually.

Comments from the Planning & Development Department

None

Mayor Hoover declared the Public Hearing for Bylaw 1337.25 closed at 7:27 p.m.

DELEGATION

None

BUSINESS

Request for Decision, Bylaw 1337.25 - Valley Ridge Estates Phase 6B Redistricting - PT. NW 27-39-27-W4M

Following the closing of the Public Hearing, Manager Tejkl brought forward Bylaw 1337.25 - Valley Ridge Estates Phase 6B Redistricting - PT. NW 27-39-27-W4M for Council's consideration of Second and Third Reading.

194/25

Councillor Sands moved That Council postpone Second and Third Reading of Bylaw 1337.25 – Pt. NW 27-39-27-W4M Redistricting until the September 23, 2025, Regular Council Meeting.

CARRIED UNANIMOUSLY

MINUTES

**Request for Decision, Womacks Road & Broadway Ave Intersection
Modelling and Analysis**

Director Weran presented the modelling and analysis report memo for the Womacks Road & Broadway Ave. intersection.

- 195/25** Councillor Sands moved That Council direct Administration to bring the Womacks Road & Broadway Ave. Intersection Modelling and Analysis to the 2026 Capital Budget discussions with the additional information requested by Council.

CARRIED UNANIMOUSLY

**Request for Decision, Bylaw 1336.25 – Land Use Bylaw Housekeeping
Amendments**

Manager Tejkl brought forward Bylaw 1336.25 – Land Use Bylaw Housekeeping Amendments for Council's consideration of First Reading.

- 196/25** Councillor Svab moved That Council give First Reading to Bylaw 1336.25, Land Use Bylaw Housekeeping Amendments, as presented.

CARRIED UNANIMOUSLY

- 197/25** Deputy Mayor Coulter moved That Council set a Public Hearing date for August 26, 2025, at 7:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

Request for Decision, S-04-25 - Valley Ridge Phase 6B Subdivision

Manager Tejkl brought forward Subdivision Application S-04-25 - Valley Ridge Phase 6B for Council's consideration.

- 198/25** Councillor Svab moved That Council postpone Subdivision Application S-04-25 - Valley Ridge Phase 6B until Second and Third Reading of Bylaw 1337.25 has been considered.

CARRIED UNANIMOUSLY

Request for Decision, Baseball Freestanding Mural

Economic Development Officer McGee presented Council with a request from the Blackfalds and Area Historical Society to consider approving the Baseball Freestanding Mural.

- 199/25** Councillor Sands moved That Council approve the Freestanding Baseball Mural at 4800 Leung Road (Lot 1 Block 1 Plan 932 1630), subject to the following conditions:

1. The Mural shall be undertaken and completed in accordance with the approved Freestanding Baseball Mural Site Plan.
2. The Freestanding Baseball Mural shall not be closer than 0.5 m (1.64 ft.) to a registered easement or right of way and shall not be constructed within, or encroach upon, a registered right of way.
3. The applicant shall repair or reinstate, or pay for the repair or reinstatement, to original condition, any public property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by the Town, which is damaged, destroyed or otherwise harmed by the installation of the Freestanding Baseball Mural.
4. Any changes to the size or location of the Freestanding Baseball Mural requires prior authorization from the Town.

CARRIED UNANIMOUSLY

MINUTES

Request for Decision, Quarterly Financial Reports for the Period Ending June 30, 2025

Director de Bresser on behalf of Manager Bouteiller brought forward Quarterly Financial Reports for the Period Ending June 30, 2025.

- 200/25** Councillor Sands moved That Council accept the Operating Statement and Variance report for the period ending June 30, 2025, as information.

CARRIED UNANIMOUSLY

- 201/25** Deputy Mayor Coulter moved That Council accept, the Capital Project Report for the period ending June 30, 2025, as information.

CARRIED UNANIMOUSLY

- 202/25** Councillor Svab moved That Council accept the Council Expenditure report for the period ending June 30, 2025, as information.

CARRIED UNANIMOUSLY

Request for Decision, Letter of Support for Red Deer Ladies Fastball Association

Director Kreklewich brought forward a request from the Red Deer Ladies Fastball Association for a letter of support to host the 2026 U19 Canadian Women's Fast Pitch Championship.

- 203/25** Councillor Sands moved That Council authorize the Mayor to sign a letter of support for the Red Deer Ladies Fastball Association to host the 2026 U19 Canadian Women's Fast Pitch Championship and recommend the Association apply for the Community Initiatives Grant funding in 2026 to assist with rental costs.

CARRIED UNANIMOUSLY

Request for Decision, Regular Council Meeting Cancellation Request

Coordinator Nealon brought forward a request for Council to cancel the August 12, 2024, Regular Council Meeting.

- 204/25** Councillor Svab moved That Council formally cancel the August 12, 2025, Regular Council Meeting and direct Administration to post notice of the cancellation.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

None

RECESS

Mayor Hoover called for a five-minute recess at 9:16 p.m.

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Hoover called the Regular Council Meeting back to order at 9:20 p.m.

CONFIDENTIAL

- **Aspen Lakes West School Site Development Agreement – Access to Information Act (ATIA) Section 32 - Privileged Information**

- 205/25** Councillor Svab moved That Council move to a closed session commencing at 9:20 p.m. in accordance with Section 197(2) of the *Municipal Government Act* to discuss matters exempt from disclosure under Section 32 of the *Access to Information Act*.

CARRIED UNANIMOUSLY

MINUTES

Closed Session Attendance: *Mayor Jamie Hoover, Deputy Mayor Edna Coulter, Councillor Laura Svab, Councillor Brenda Dennis, Councillor Jim Sands, CAO Kim Isaak and Director Preston Weran.*

206/25 Deputy Mayor Coulter moved That Council move to come out of the closed session at 9:30 p.m.

CARRIED UNANIMOUSLY

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Hoover called the Regular Council Meeting back to order at 9:30 p.m.

Regular Council Meeting Attendance: *Mayor Jamie Hoover, Deputy Mayor Edna Coulter, Councillor Laura Svab, Councillor Brenda Dennis, Councillor Jim Sands, CAO Kim Isaak and Director Preston Weran.*

ADJOURNMENT

Mayor Hoover adjourned the Regular Council Meeting at 9:30 p.m.

-Original Signed-

Jamie Hoover, Mayor

-Original Signed-

Kim Isaak, Chief Administrative Officer