

**MINUTES**

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A Regular Council Meeting for the Town of Blackfalds was held on November 26, 2024, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

**MEMBERS PRESENT**

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

**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  
Ken Morrison, Director of Emergency Management and Protective Services  
Jolene Tejkl, Planning & Development Manager  
Marco Jadie, IT Tech  
Danielle Nealon, Executive & Legislative Coordinator

**REGRETS**

None

**MEDIA**

None

**OTHERS PRESENT**

None

**WELCOME AND CALL TO ORDER**

Mayor Hoover welcomed everyone to the Regular Council Meeting of November 26, 2024, and called the meeting to order at 7:00 p.m.

**TREATY SIX LAND ACKNOWLEDGEMENT**

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

**ADOPTION OF AGENDAS**

Addition of Regular Agenda items:

- 6.11 Alberta Municipal Water/Wastewater Partnership Grant
- 8.1 Code of Conduct - FOIP Section 24 - Advice from Officials

**358/24** Councillor Svab moved That Council adopt the Regular Meeting Agenda for November 26, 2024, as amended.

**CARRIED UNANIMOUSLY**

**359/24** Deputy Mayor Sands moved That Council adopt the Consent Agenda for November 26, 2024, as presented, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
  - Regular Council Meeting Minutes - November 12, 2024
  - Standing Committee of Council Meeting Minutes - November 18, 2024

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- **Council Reports**
  - Mayor Hoover
  - Deputy Mayor Sands
  - Councillor Coulter
  - Councillor Appel
  - Councillor Svab
  - Councillor Dennis
- **Administrative Reports**
  - Report for Council, CAO Report – November 2024
- **Boards, Committee and Commission Minutes and/or Reports**
  - Family & Community Support Services Board Meeting Minutes - September 12, 2024
  - Draft Parkland Regional Library Board Meeting Minutes - November 14, 2024
- **Information**
  - City of Lacombe Council Highlights - November 12, 2024
  - Lacombe County Council Highlights - November 14, 2024
  - PRLS Board Talk - November 14, 2024
- **Correspondence**
  - Letter from Red Deer River Watershed Alliance Re: 2025- 2026 Municipal Funding Letter - November 15, 2024

**CARRIED UNANIMOUSLY**

**PUBLIC HEARING****Bylaw 1315.24 - Front Parking Pads Amendments**

Mayor Hoover declared the Public Hearing open at 7:03 p.m. for Bylaw 1315.24.

The purpose of Bylaw 1315.24 is to amend the Land Use Bylaw to allow Front Parking Pads as a use, and associated development standards, in the R-1L, R-1M, R-1S Districts and the R-2 District except for Multiple Housing Developments and Mixed Use Developments.

First Reading was given to Bylaw 1315.24 on October 22, 2024.

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 as follows:

- Via email to the Front Parking Pad Engagement List on October 23, 2024. The Front Parking Pad Engagement List includes everyone who participated in the engagement process that advised they wanted to be kept up to date on process highlights.
- On the bulletin board in the Town's Civic Centre, upstairs outside of Council Chambers commencing October 29, 2024;
- A hard copy of proposed Bylaw 1315.24 was available for viewing at the Town's Civic Centre Front Counter (upstairs) as of October 29, 2024.
- Via email to all local authorities and agencies on October 29, 2024.
- Via email to internal departments on October 29, 2024.
- On the Town's electronic sign commencing October 29, 2024.
- November 2024 edition of "Talk of the Town".
- On the Planning & Development page of the Town's website commencing on October 29, 2024.
- Via email to the Municipal Planning Commission on October 24, 2024.
- In the November 14, 2024 and November 21, 2024 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:

- November 8, 2024, submission from Telus
- November 13, 2024, submission from Lacombe County

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- November 14, 2024, submission from Alberta Transportation and Economic Corridors

There were no late submissions relating to the Bylaw.

Those in Favour of the Bylaw

A resident came forward to support the Bylaw and thank Council for their consideration on this item.

Those Opposed to the Bylaw

(None came forward)

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

(None came forward)

Comments from the Planning & Development Department

None

Mayor Hoover declared the Public Hearing for Bylaw 1315.24 closed at 7:06 p.m.

**DELEGATION**

None

**BUSINESS**

**Request for Decision, Bylaw 1315.24 - Front Parking Pad Amendments**

Following the closing of the Public Hearing, Manager Tejkl brought forward Bylaw 1315.24 - Front Parking Pad Amendments for Council's consideration of Second and Third Reading.

- 360/24** Councillor Coulter moved That Council give Second Reading to Bylaw 1315.24 – Front Parking Pad Amendments, as presented.

**CARRIED UNANIMOUSLY**

- 361/24** Deputy Mayor Sands moved That Council give Third Reading to Bylaw 1315.24 – Front Parking Pad Amendments, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Subdivision File No. S-04-24, Blackfalds Crossing Trail**

Manager Tejkl brought forward Subdivision File No. S-04-24, pertaining to Blackfalds Crossing Trail, for Council's review and consideration.

- 362/24** Councillor Svab moved That Council, being the designated Subdivision Authority for the Town of Blackfalds, is satisfied that the proposed subdivision meets the relevant considerations, and move to APPROVE the subdivision of Lots 1 & 2 Block 4 Plan 182 2757, Pt. NE 22-39-27-W4M, subject to the following conditions:

1. The Plan of Subdivision shall be updated to fully encompass the North Red Deer River Water Services Commission Utility Right-of-Way.
2. 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.
3. 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.

**CARRIED UNANIMOUSLY**

**Request for Decision, Bylaw 1318.24 - Schedule "C" - Community Services Facilities Fee Schedule**

Director Kreklewich presented the annual Bylaw for Schedule "C" - Community Services Facilities Fee Schedule for Council's consideration of First and Second Reading.

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**363/24** Councillor Appel moved That Council give First Reading to Bylaw 1318.24 - Schedule "C" - Community Services Facilities Fee Schedule, as presented.

**CARRIED UNANIMOUSLY**

**364/24** Councillor Coulter moved That Council give Second Reading to Bylaw 1318.24 - Schedule "C" - Community Services Facilities Fee Schedule, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Bylaw 1319.24 - Affordable Housing Taxation Bylaw**

Following Council's direction given at the November 12, 2024, Regular Meeting, Director de Bresser brought forward for First Reading, Bylaw 1319.24 - Affordable Housing Taxation Bylaw for Council's consideration.

**365/24** Councillor Appel moved That Council give First Reading to Bylaw 1319.24 - Affordable Housing Taxation Bylaw, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Council Policy CP 187.24 - Member at Large Recognition**

Following the recommendation from the Standing Committee of Council on November 18, 2024, CAO Isaak presented the Member at Large Recognition Council Policy for Council's consideration.

**366/24** Deputy Mayor Sands moved That Council formally adopt Council Policy CP 187.24 - Member at Large Recognition, effective immediately.

**CARRIED UNANIMOUSLY**

**Request for Decision, Effect of Bill 20 Changes to *Local Authorities Election Act***

CAO Isaak brought forward a report of the effects of Bill 20 on the *Local Authorities Election Act* and requested Council's direction regarding criminal record checks to be included with nomination packages for municipal general elections.

**367/24** Councillor Appel moved That Council provide direction to Administration to draft a bylaw to include criminal record checks with nominations for Municipal Elections.

**CARRIED UNANIMOUSLY**

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

Director Weran brought forward the recommendations from the Standing Committee of Council on November 18, 2024, regarding the Womacks Road & Broadway Avenue Intersection Improvements for the Council's consideration.

**368/24** Councillor Svab moved That the Council allocate an additional \$200,000 to the 2024 Capital Budget for detailed modelling options for the Womacks Road & Broadway Avenue intersection improvements.

**CARRIED**

*Opposed: Deputy Mayor Sands and Councillor Dennis*

**Request for Decision, 4409 South Street Excavation Project Request and Award**

Director Weran brought forward the recommendation for awarding the 4409 South Street Excavation Project.

**369/24** Deputy Mayor Sands moved that Council move forward with the 4409 South Street Excavation Project and allocate \$546,938.00 to this project as part of the 2024 Capital Budget.

**CARRIED UNANIMOUSLY**

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**370/24** Councillor Coulter moved That Council award the 4409 South Street Excavation work to CBO Earthworks for \$497,216.36, excluding GST.

**CARRIED UNANIMOUSLY**

**Request for Decision, 2025 Capital Budget & 5-Year Capital Plan**

Director de Bresser brought forward the 2025 Capital Budget for Council's consideration and approval and the 5-Year Capital Plan for information.

**371/24** Councillor Coulter moved That Council move to approve the 2025 Capital Budget, as amended.

**CARRIED UNANIMOUSLY**

**372/24** Deputy Mayor Sands moved That Council accept the 5-Year Capital Plan, as information.

**CARRIED UNANIMOUSLY**

**Request for Decision, 2025 Operating Budget & 3-Year Operating Forecast**

Director de Bresser brought forward the 2025 Operating Budget, for consideration of approval and the 3-Year Operating Forecast for information.

**373/24** Councillor Appel moved That Council move to approve the 2025 Operating Budget, as presented.

**CARRIED UNANIMOUSLY**

**374/24** Councillor Appel moved That Council receive the Three-Year Operating Forecast as information.

**CARRIED UNANIMOUSLY**

**Alberta Municipal Water/Wastewater Partnership Grant**

CAO Isaak brought forward for authorization the Alberta Municipal Water/Wastewater Partnership Grant application.

**375/24** Councillor Svab moved That Council authorize Administration to proceed with the Alberta Municipal Water/Wastewater Partnership Grant application for the Broadway Reservoir Expansion Project and provide a funding request letter for the project to include with the grant application.

**CARRIED UNANIMOUSLY**

**NOTICES OF MOTION**

None

**RECESS**

Mayor Hoover called for a five-minute recess at 9:15 p.m.

**REGULAR COUNCIL MEETING RETURNED TO ORDER**

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

**CONFIDENTIAL**

- **Code of Conduct - FOIP Section 24 - Advice from Officials**

**376/24** Councillor Appel moved That Council move to a closed session commencing at 9:21 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**

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

**DEPARTURE**

Mayor Hoover left the meeting at 9:24 p.m.

**ARRIVAL**

Mayor Hoover rejoined the meeting at 9:27 p.m.

**377/24** Councillor Svab moved That Council move to come out of the closed session at 9:27 p.m.

**CARRIED UNANIMOUSLY**

**REGULAR COUNCIL MEETING RETURNED TO ORDER**

Mayor Hoover called the Regular Council Meeting back to order at 9:27 p.m.

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

**378/24** Councillor Coulter moved That Council proceed as discussed in-camera.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

Mayor Hoover adjourned the Regular Council Meeting at 9:28 p.m.

-Original Signed-

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

-Original Signed-

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Kim Isaak, CAO