

## MINUTES

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A Regular Council Meeting for the Town of Blackfalds was held on August 26, 2025, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

### MEMBERS PRESENT

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

### ATTENDING

Kim Isaak, Chief Administrative Officer  
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  
Renan Bravo, IT Tech  
Danielle Nealon, Executive & Legislative Coordinator

### REGRETS

None

### MEDIA

None

### OTHERS PRESENT

Ryan Moore, CIMCO Refrigeration  
Connor McIntosh, CIMCO Refrigeration  
S/Sgt. Andrew Allan, Blackfalds RCMP Detachment Commander

### WELCOME AND CALL TO ORDER

Mayor Hoover welcomed everyone to the Regular Council Meeting of August 26, 2025, 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

**210/25** Councillor Svab moved That Council adopt the Regular Agenda for August 26, 2025, as presented.

**CARRIED UNANIMOUSLY**

**211/25** Councillor Sands moved That Council adopt the Consent Agenda for August 26, 2025, as presented, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
  - Regular Council Meeting Minutes – July 22, 2025
  - Standing Committee of Council Meeting Minutes – August 18, 2025
- **Council Reports**
  - Mayor Jamie Hoover
  - Deputy Mayor Edna Coulter
  - Councillor Marina Appel
  - Councillor Laura Svab

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- Councillor Brenda Dennis
- Councillor Jim Sands
- **Administrative Reports**
  - Report for Council, CAO Report – August 2025
  - Report for Council, Enforcement & Protective Services Monthly Report – July 2025
  - Report for Council, Development & Building Monthly Report – July 2025
  - Report for Council, BOLT KPI Monthly Report – July 2025
- **Boards, Committee and Commission Minutes and/or Reports**
  - Municipal Planning Commission Meeting Minutes – June 24, 2025
  - Council Remuneration Review Committee Meeting Minutes – July 24, 2025
  - Library Board Meeting Minutes – June 3, 2025
- **Information**
  - Servus Credit Union Public Library Programming Report – June 2025
  - City of Lacombe Council Highlights – August 11, 2025
  - Special Event Permit 011.25 - Blackfalds Street Dance
  - Special Event Permit 012.25 - Rubber Duck Drop
- **Correspondence**
  - Email from M. McKinnon, CanEMERG: No-cost Emergency Mental Health and Wellbeing Resources for Your Team and Community - July 30, 2025
  - Letter from Minister of Municipal Affairs, 2025 Canada Community-Building Fund (CCBF) Allocations – August 8, 2025

**CARRIED UNANIMOUSLY**

**PUBLIC HEARING****Bylaw 1336.25 – Land Use Bylaw Housekeeping Amendments**

Mayor Hoover declared the Public Hearing open at 7:02 p.m. for Bylaw 1336.25.

The purpose of Bylaw 1336.25 is to amend the Land Use Bylaw to provide better clarity, consistency, and functionality of the Land Use Bylaw; treat Modular Homes the same as Detached Dwellings; bring “Religious Assembly” back in as a use in the majority of land use districts they were historically allowed in; move Temporary Signs and Fascia Signs into the Permitted Use category in the higher density residential districts, all Commercial and Industrial Land Use Districts, and the Public Facility District; add Home Based Business 1 as a use in the DC-1 and DC-2 Districts, and redistrict a trail adjacent to Blackfalds Crossing commercial development from Commercial Highway District (C-2) to Parks and Recreation District (PR).

First Reading was given to Bylaw 1336.25 on July 22, 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 July 24, 2025.
- A hard copy of proposed Bylaw 1336.25 was available for viewing at the Town’s Civic Centre Front Counter (upstairs) as of July 24, 2025.
- Via email to all local authorities and agencies on July 24, 2025.
- Via email to internal departments on July 24, 2025.
- On the Town’s HWY 2A electronic sign commencing July 24, 2025.
- On the Town’s Broadway electronic sign commencing July 24, 2025.
- August 2025 edition of “Talk of the Town”.
- On the Town’s website commencing on July 24, 2025.
- Circulation to adjacent landowners on July 24, 2025.
- Via email to the Municipal Planning Commission on July 24, 2025.
- In the August 14, 2025 and August 21, 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:

- July 29, 2025, submission from Lacombe County
- August 20, 2025, submission from Alberta Health Services-Safe Healthy Environments

There were no late submissions relating to the Bylaw.

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 1336.25 closed at 7:04 p.m.

**CARRIED UNANIMOUSLY**

**DELEGATION**

**CIMCO Refrigeration – Arena Ice Plant**

Ryan Moore and Connor McIntosh, representing CIMCO Refrigeration, presented the Eagle Builders Centre Arena Ice Plant Audit Findings and Proposal.

**Blackfalds RCMP Semi-Annual Report**

S/Sgt. Andrew Allan presented a semi-annual overview report on Blackfalds RCMP activities.

**BUSINESS**

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

Following the closing of the Public Hearing, Manager Tejkl brought forward Bylaw 1336.25 – Land Use Bylaw Housekeeping Amendments for Council's consideration of Second and Third Reading.

**212/25** Councillor Sands moved That Council give Second Reading to Bylaw 1336.25 – Land Use Bylaw Housekeeping Amendments, as presented.

**CARRIED UNANIMOUSLY**

**213/25** Deputy Mayor Coulter moved That Council give Third Reading to Bylaw 1336.25 – Land Use Bylaw Housekeeping Amendments, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Arena Ice Plant**

Director Kreklewich brought forward for Council's consideration the proposal to replace the existing ice plant in Arena 1.

**214/25** Deputy Mayor Coulter moved That Council approve the replacement of the existing 100-ton ice plant in Arena 1 with a new ice plant at an estimated cost of \$1.5 Million to be funded through the General Capital Reserve.

**CARRIED UNANIMOUSLY**

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- 215/25** Councillor Svab moved That Administration be directed to proceed with procurement and installation planning, and to apply for all eligible grant funding to offset project costs.

**CARRIED UNANIMOUSLY**

**Request for Decision, Blackfalds RCMP Multi-Year Financial Plan**

CAO Isaak brought forward for Council's consideration and support the RCMP Multi-Year Financial Plan.

- 216/25** Councillor Sands moved That Council acknowledge support of the Multi-Year Financial Plan from April 1, 2026, to March 31, 2031, with an Agreement in Principle only and consideration as part of the Municipal annual budget development process.

**CARRIED UNANIMOUSLY**

- 217/25** Councillor Appel moved That Council authorize the Mayor's signature of the Multi-Year Financial Plan from April 1, 2026, to March 31, 2031, acknowledging the Agreement in Principle and effective collaboration in strategic planning for policing expenditures over the term identified in the plan.

**CARRIED UNANIMOUSLY**

**Request for Decision, Proclamation - Alberta Development Officers' Week**

Manager Tejkl brought a request for Council to proclaim Alberta Development Officers' Week.

- 218/25** Councillor Svab moved That Council proclaim September 23 – 26, 2025, as Alberta Development Officers' Week in the Town of Blackfalds.

**CARRIED UNANIMOUSLY**

**Request for Decision, Blackfalds Transit Service On-Demand Contract Extension**

Following the recommendation of Standing Committee of Council on August 18, 2025, Director Weran brought forward the contract extension for the Transit Service On-Demand for Council's consideration.

- 219/25** Councillor Svab moved That Council extend the current contract with Prairie Bus Lines Ltd. for the provision of the transit operations and maintenance - Base Service Span 1, operating on weekdays for a total of 3389 service hours for a maximum yearly cost of \$228,527.20 for the remainder of 2025 and until August 31, 2026.

**CARRIED UNANIMOUSLY**

**Request for Decision, Regional Collaboration Committee**

Following the recommendation from the Standing Committee of Council on August 18, 2025, CAO Isaak brought forward the Terms of Reference for the Regional Collaboration Committee.

- 220/25** Councillor Appel moved That Council approve the terms of reference for the North Blindman River Tri-Municipal Collaborative and consider appointments at the Organizational Meeting of Council following the Municipal General Election.

**CARRIED UNANIMOUSLY**

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**Request for Decision, Council Remuneration Review Report**

CAO Isaak brought forward a request to authorize a variance for the Council Remuneration Review Report to come forward to Council for consideration.

- 221/25** Councillor Svab moved That Council authorizes a one-time variance to the Council Remuneration and Compensation Policy to allow for the 2025 report to be presented to Council no later than the first meeting in September.

**CARRIED UNANIMOUSLY**

**Request for Decision, Bylaw 1342.25 - Municipal Election Sign Bylaw**

Following the recommendation from the Standing Committee of Council on August 18, 2025, CAO Isaak brought forward the Municipal Election Sign Bylaw for Council's consideration.

- 222/25** Deputy Mayor Coulter moved That Council give First Reading to Bylaw 1342.25 - Municipal Election Sign Bylaw, as presented

**CARRIED UNANIMOUSLY**

- 223/25** Councillor Svab moved That Council give Second Reading to Bylaw 1342.25 - Municipal Election Sign Bylaw, as presented.

**CARRIED UNANIMOUSLY**

- 224/25** Councillor Sands moved That Council give unanimous consent to move to Third Reading of Bylaw 1342.25 - Municipal Election Sign Bylaw.

**CARRIED UNANIMOUSLY**

- 225/25** Councillor Dennis moved That Council give Third Reading to Bylaw 1342.25 - Municipal Election Sign Bylaw, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Penhold Fall Festival Parade**

Coordinator Nealon brought forward an invitation to the Penhold Fall Festival Parade for Council to consider designating a member of Council to attend.

- 226/25** Deputy Mayor Coulter moved That Council designate Councillor Sands to attend the Penhold Fall Festival Parade on Saturday, September 6, 2025.

**CARRIED UNANIMOUSLY**

**NOTICES OF MOTION**

None

**RECESS**

Mayor Hoover called for a five-minute recess at 8:42 p.m.

**REGULAR COUNCIL MEETING RETURNED TO ORDER**

Mayor Hoover called the Regular Council Meeting back to order at 8:47 p.m.

**CONFIDENTIAL**

- **Duncan Avenue Storm Lift Station, Access to Information Act (ATIA) Section 29 - Advice from Officials**

- 227/25** Councillor Svab moved That Council move to a closed session commencing at 8:47 p.m. in accordance with Section 197(2) of the *Municipal Government Act* to discuss matters exempt from disclosure under Section 29 of the *Access to Information Act*.

**CARRIED UNANIMOUSLY**

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

**228/25** Councillor Appel moved That Council move to come out of the closed session at 9:12 p.m.

**CARRIED UNANIMOUSLY**

**REGULAR COUNCIL MEETING RETURNED TO ORDER**

Mayor Hoover called the Regular Council Meeting back to order at 9:12 p.m.

**Regular Council Meeting Attendance:** *Mayor Jamie Hoover, Deputy Mayor Edna Coulter, Councillor Marina Appel, 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 9:12 p.m.

-Original Signed-

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Jamie Hoover, Mayor

-Original Signed-

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Kim Isaak, Chief Administrative Officer