

**MINUTES OF THE REGULAR COUNCIL MEETING
MONDAY, FEBRUARY 9, 2026, 7:00 P.M.
CARSTAIRS MUNICIPAL OFFICE**

ATTENDEES: Mayor Allan; Councilors Ball, Fricke, Selanders, Tolley & Wilcox; Director of Legislative & Corporate Services Shannon Allison; Deputy CAO and Director of Planning & Development Kirk Williscroft; CAO Rick Blair & Executive Assistant Kayleigh Van Es

ABSENT: Councilor Roberts

CALL TO ORDER: Mayor Allan called the meeting of Monday, February 9, 2026, to order at 7:00 p.m.

ADDED ITEMS: Nil

ADOPTION OF AGENDA: Motion 037/26
Motion by Councilor Fricke to adopt the Regular Council agenda of February 9, 2026, as presented.

CARRIED

ADOPTION OF PREVIOUS MINUTES: Motion 038/26
Motion by Councilor Ball to adopt the Regular Council Meeting minutes of January 12, 2026, as presented.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETING: Nil

DELEGATIONS: **1. MNP-Audit Service Plan-Cameron LaRocque**
C. LaRocque presented the 2025 Audit Service Plan. The plan outlines MNP's audit approach, audit scope, and anticipated timeline. The audit will cover the Town's financial statements for the year ending December 31, 2025. The plan emphasizes a risk-focused, efficient audit process and ongoing communication with administration. Council was advised that the Audit Service Plan is provided on a confidential basis for Council's use only.

Councilor Selanders asked for a clarification on fees.

Mayor Allan expressed thanks for coming out and presenting and will see him again in a month for the Audit presentation.

Motion 039/26
Motion by Councilor Tolley to accept MNP Audit Service Plan as information.

CARRIED

2. Carstairs Pickleball Club-Deb Gordeyko
D. Gordeyko, on behalf of the Carstairs Pickleball Club, advised Council of the current condition of the pickleball courts and the improvements that are needed to better align with pickleball standards, including the application of a Plexipave acrylic coating and proper textured paint for court lines. Additional requests include fencing between courts, installation of gates and signage to prevent damage to the courts, and the ability to add signage for sponsors and organized club play. With these improvements, the Club hopes to attract players from other communities. The Club is requesting written approval from Council to proceed with the proposed improvements.

Councilor Wilcox asked questions regarding court surfacing, cost, maintenance, and longevity. It was noted that the estimated cost for court surfacing is approximately \$34,000 with an expected lifespan of 8-10 years, and while winter protection is not required, gates and signage are needed to prevent damage from scooters, bicycles, and similar uses. The estimated cost for 4-foot fencing between courts is approximately \$15,000, with examples of semi-permanent fencing used in other municipalities such as Sundre. Court surfacing was identified as the top priority should a phased approach be required. The Pickleball Club advised it has approximately \$12,000 in reserve funds and plans additional fundraising through silent auctions and tournaments. The Club clarified it is primarily seeking written approval from Council to proceed and to establish a formal record of intent, noting that while financial contribution from the Town would be appreciated, approval only is requested at this stage and that the Club's preference is for dedicated pickleball courts.

Councilor Tolley noted that the Club’s letter referred to a youth service group and asked how many members under the age of 18 this included. The Pickleball Club advised that it currently has no members under 18 and is not prepared to take on the associated insurance responsibilities, noting limited interest to date. Councilor Tolley also asked about the logistics of a gate, including maintenance responsibilities and whether access would be managed by keys or a coded entry system

Councilor Ball asked how many members the Pickleball Club currently has and how many members may have been lost due to the condition of the courts. The Club stated it currently has approximately 40 members and estimates that approximately 10 members have stopped participating due to the court conditions.

Councilor Selanders indicated she had no questions at this time and thanked the delegation for the presentation.

Councilor Fricke asked whether the Pickleball Club can issue tax receipts, and it was advised that the Club does not issue receipts directly, but that the Town does so on the Club’s behalf. Councilor Fricke also noted that the Club’s calendar is posted on the Town’s electronic calendar and asked whether additional promotion was needed. D. Gordeyko responded that the Club would like increased exposure, including posting the schedule in the park for those walking by. In response to questions regarding winter play, it was advised that the Club uses the HSS gym when available; however, the facility is heavily with youth programming. D. Gordeyko also suggested locking the courts completely over the winter, from September to May, to prevent unauthorized use.

Mayor Allan asked whether the Pickleball Club has begun fundraising. The Club advised that fundraising efforts are currently in progress and that funds raised last year were used to complete the first set of improvements. Mayor Allan advised the Club that Council will discuss the request and that administration will respond to the request.

Motion 040/26

Motion by Councilor Wilcox to accept the Carstairs Pickleball Club Delegation as information.

CARRIED

BYLAWS & POLICIES:

Nil

NEW BUSINESS:

1. Subdivision Report-693 10th Ave

K. Williscroft presented the report stating that the purpose of this subdivision is to accommodate low density residential development. The 5 proposed lots range between 0.073 ha (0.18 ac) or 733.1 m2 to 0.085 ha (0.21 ac) or 848.5 m2. The remainder will be 0.40 ha (1.0 ac).

Councilor Fricke sought clarification regarding the economic corridor clause and asked whether the ATCO natural gas line extension was funded by the developer rather than the Town. It was confirmed that the extension is funded by the developer.

Councilor Wilcox asked whether there is a maximum amount allowed for cash-in-lieu contributions. K. Williscroft referenced the Municipal Reserve Policy, noting that cash-in-lieu is typically used for smaller subdivisions where there is limited space for a Municipal Reserve. It was confirmed that all cash-in-lieu funds are applied toward the maintenance and upkeep of other Municipal Reserves.

Administration recommends that council approve the subdivision with the following conditions: Approve the subdivision subject to the following conditions: **1.** That the applicant/owner complete all requirements identified by referral agencies including but not limited to: **a.** Appropriate right-of-ways for utilities as required, **b.** Adequate physical features, such as landscaping or berming, to ensure compatibility with the adjacent provincial highway, **c.** That the applicant/owner obtain appropriate permits from Alberta Transportation and Economic Corridors, such as a Roadside Development Permit. **2.** That all outstanding fees relating to endorsement be paid, or satisfactory arrangement for payment thereof, to the Town of Carstairs. **3.** That the applicant/owner provide cash-in-lieu of Municipal Reserve in the amount of \$42,800 (10% of the assessed value of the land) to the Town of Carstairs, pursuant to

Section 667 of the Municipal Government Act. 4. That subdivision is carried out by means suitable to the Registrar of the Land Titles Office per Section 81 and 89 of the Land Titles Act; 5. That prior to endorsement, it is the responsibility of the Applicant to ensure that the submission of a Plan of Survey, including CAD file, the Owner's Consent to Register, and the Surveyor's Affidavit are received by the Town of Carstairs; 6. That prior to plan endorsement, all existing or newly required access rights-of-way, easements, overland drainage rights-of-way and agreements are to be registered shall be provided to the satisfaction of the Town of Carstairs; 7. That prior to endorsement all outstanding property taxes be paid, or satisfactory arrangement for payment thereof, to the Town of Carstairs (per Section 654 (1)(d) of the Municipal Government Act); and 8. That the applicant/owner enter into a development agreement with the Town of Carstairs to include, but not be limited to, the construction of roads and sidewalks, the installation of municipal services, and boulevard landscaping.

Motion 041/26

Motion by Councilor Selanders to approve the Subdivision Report for 693 10th Ave, subject to the conditions listed in Section 7.0, Decision and Conditions of Subdivision, Option D.

CARRIED

2. Fluid Spill Update

R. Blair provided an update on the fluid spill that occurred on Scarlett Ranch Boulevard and Price Road on January 30, 2026. Approximately 176 liters of Hydraulic fluid was spilled from an E360 garbage truck. Eight vacuum trucks were deployed for containment, and Alberta Environment was consulted. Storm flows spread contaminants, and clay dams were constructed. R. Blair toured the site on February 5 and noted that catch basins had not been cleared; work is ongoing with E360 and Alberta Environment. Testing of the affected area has not yet started but will begin soon. Contaminants remain visible, and rehabilitation of the grounds will be requested once mitigation is complete. R. Blair stated the Town will continue oversight until agreement is reached and will track all manpower and materials used, with costs to be charged back to E360. Appreciation was expressed to the public for tolerating late-night operations.

Councilor Fricke inquired about potential penalties from Alberta Environment, and it was noted that any penalties would be directed to E360. Councilor Fricke also asked whether there was any impact to private property, and it was confirmed that the spill was cleaned up on private property and that most rehabilitation will need to occur on public areas.

Councilor Selanders noted the significant amount of hydraulic fluid typically contained in a garbage truck.

Councilor Ball asked about the anticipated timeframe to ensure no further contamination occurs following the final cleanup. It was noted that the experts will provide guidance, but minimal impacts are expected.

Councilor Tolley clarified that E360 is financially responsible for all costs associated with the spill and cleanup.

Councilor Wilcox asked about the worst-case scenarios if contaminants had entered the water system. R. Blair responded that there would be no long-term impact, as the spill was heavily diluted and is expected to have low environmental impact. Testing will still be conducted, and it was noted that there are always some contaminants present in a storm pond.

Motion 042/26

Motion by Councilor Wilcox to accept the Fluid Spill Update as information.

CARRIED

COMMITTEE REPORTS:

1. Policies & Priorities Committee

- Next Meeting February 17, 2026.

2. Mountain View Regional Waste Commission

- Next meeting April 2026.

3. Mountain View Regional Water Services Commission

- Next meeting in February 2026.

4. Mountain View Seniors' Housing

- Councilor Fricke attended a Special Meeting on January 29, 2026. Next meeting February 19, 2026.

Motion 043/26

Motion by Councilor Selanders to accept all Committee Reports as information.

CARRIED

COUNCILOR REPORTS:

- 1. Councilor Ball**
 - Provided a verbal report.
- 2. Councilor Fricke**
 - Provided a verbal report.
 - January 29, 2026, attended MVSH Special Board meeting.
- 3. Councilor Roberts**
 - Absent.
- 4. Councilor Selanders**
 - Provided a verbal report.
- 5. Councilor Tolley**
 - Provided a verbal report.
- 6. Councilor Wilcox**
 - Provided a verbal report.
 - January 30, 2026, attended the Parkland Executive meeting.
- 7. Mayor Allan**
 - Provided a verbal report.
 - February 4, 2026, attended a meeting with auditors from MNP.

Motion 044/26

Motion by Councilor Tolley to accept all Councilor Reports as information.

CARRIED

CORRESPONDENCE:

- 1. HSSEF Golf Tournament**
Council reviewed the request.

Motion 045/26

Motion by Councilor Wilcox to direct administration facilitate sponsoring the HSSEF Golf Tournament with the original budgeted amount of \$2,500, for the event on June 5, 2026.

CARRIED

- 2. Integrated System Technologies Quote**
Council reviewed the quote.

Motion 046/26

Motion by Councilor Ball to direct administration to facilitate the purchase to upgrade the addition of A/V Feed for Video Conferencing Capability with funds to be taken from the Operational Stabilization Fund in the amount of \$3,252.

CARRIED

CAO'S REPORT:

- January 27, 2026, met with Principal Dean Nielsen of HSS.
- January 28, 2026, met with MVRSC regarding the lateral water line, followed by a construction meeting.
- January 29, 2026, met with Chris Ulmer of Urban Systems regarding IDP/annexation.
- January 29, 2026, attended on-site water reservoir construction meeting.
- January 29, 2026, met with ISL engineering.
- February 4, 2026, lateral line construction meeting.
- February 4, 2026, monthly meeting with ISL engineers.
- February 5, 2026, met with Scott Builders to discuss updating drawings and costs for twinning the arena and adding a field house.
- February 5, 2026, joined E360 for a walkthrough of the spill site on Price Road and Scarlett Ranch.
- Met with RCMP regarding the enhanced policing program.
- Discussed renewal of the police funding model.
- Proposed creating a committee to provide Council with information on costs, utilization, and planning for options of twinning the arena and/or adding a field house.

Motion 047/26

Motion by Councilor Tolley to direct administration to establish terms of reference and scope of work for a Recreation Committee in the Town of Carstairs.

CARRIED

Motion 048/26

Motion by Councilor Fricke to accept CAO's Report as information.

CARRIED

COUNCILOR COMMENTS:

- 1. Councilor Tolley**
 - Received a concern regarding the painting schedule for crosswalks; it was noted that crosswalks are painted once a year during the summer.
- 2. Councilor Selanders**
 - Received a concern regarding road safety.

3. Councilor Wilcox

- Noted that the spill response was well handled, with kudos to Operations, Emergency Services, and the Fire Department for their quick response.

Motion 049/26

Motion by Councilor Ball to accept Councilor Comments as information.

CARRIED

PUBLIC QUESTION PERIOD:

Nil

CLOSED MEETING:

Section 197 of the Municipal Government Act requires that Council and Council Committees conduct their meetings in public unless the matter to be discussed falls under one of the exceptions to disclosure outlined in Division 2 of Part 1 of the Access to Information Act (ATIA), including, but not limited to, matters related to business interests, personal privacy, individual or public safety, confidential evaluations, or law enforcement. (Sections 19 to 34).

1. Disclosure harmful to Business Interests of a Third Party-Section 19.

Motion 050/26

Motion by Councilor Ball that Council close the meeting to the public to discuss Disclosure harmful to Business Interests of a Third Party, as per Section 19, of the ATIA, at 8:21 p.m.

CARRIED

Motion 051/26

Motion by Councilor Ball to come out of the closed meeting session at 9:07 p.m.

CARRIED

NEXT MEETING:

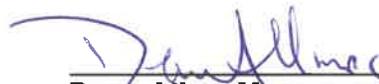
Monday, February 23, 2026, at 7:00 p.m.

ADJOURNMENT:

Motion 052/26

Motion by Councilor Wilcox to adjourn the meeting of February 9, 2026, at 9:08 p.m.

CARRIED



Dean Allan, Mayor



Rick Blair, CAO