



**TOWN OF BLACKFALDS  
PUBLIC HEARING  
February 12, 2019 7:00 pm  
Motion to Create a  
Municipally Controlled Corporation  
To Operate an Alberta Registries Office**

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**INTRODUCTION & PROCEDURES**

- 1 (Chairman) *“The following Public Hearing is held pursuant to the Municipal Government Act”*
- 2 (Chairman) *“The following rules of conduct will be followed during the Public Hearing:*
- *Presentation should be brief and to the point*
  - *The order of presentation shall be:*
    - *Entry of written submission*
    - *Comments from the Planning Dept*
    - *Those supporting the formation of a Municipally Controlled Corporation*
    - *Those opposing the formation of a Municipally Controlled Corporation*
    - *Any other person deemed to be affected by a Municipally Controlled Corporation*
  - *The Public Hearing purpose is to hear feedback regarding the creation of a Municipally Controlled Corporation to operate an Alberta Registries Office in the Civic Centre. The public hearing is required as per Division 9 – Controlled Corporations, Section 75.1-75.5 of the Municipal Government Act*
- (Appendix A)*
- *I hereby declare the Public Hearing relating to the creating a Municipally Controlled Corporation for a Registries Office open”.*
- 3 (Secretary) *“Section 75 of the Municipal Government Act (MGA) indicates that Council must consider a business plan and hold a public hearing prior to creating a Municipally Controlled Corporation.*
- *The following written comments have been received to date as per the attached documents*
- (Appendix B)*
- 4 (Chairman) *“Are there any late written submissions relating to the public hearing?*
- (Note: If there are any, the secretary to read late submissions into record)**
- *Comments from the Corporate Services Department?*
  - *Is there anyone who supports the motion and wishes to speak?*
  - *Is there anyone who opposes the motion and wishes to speak?*
  - *Is there anyone deemed to be affected by the motion and wishes to speak?”*
- 5 (Chairman) *“Are there any further comments from the Corporate Services Department.”*
- 6 (Chairman) *“Does Council have any questions or comments?”*
- 7 (Chairman) *“If nothing further, then I hereby declare this Public Hearing relating to motion to create a Municipally Controlled Corporation to operate an Alberta Registries Office be closed and will accept a motion to adjourn this Public Hearing.*

*Motion to adjourn: \_\_\_\_\_*

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- (a) an option on land outside its boundaries, but it does apply when the municipality exercises the option, or
- (b) an estate or interest in mines and minerals.

1994 cM-26.1 s72;1996 c30 s4;1999 c11 s5

**73** Repealed 2016 c24 s12.

#### **Firearms**

**74** A bylaw of a municipal district prohibiting in all or a part of the municipal district the shooting or use of a firearm or other device that propels a projectile does not come into force until the bylaw has been approved by the Minister responsible for the *Wildlife Act*.

1994 cM-26.1 s74;1995 c24 s10

#### **Forest and Prairie Protection Act**

**75(1)** In this section, “forest protection area” means a forest protection area designated under the *Forest and Prairie Protection Act*.

**(2)** The council of a municipal district may not pass a bylaw respecting fires that applies to the part of the municipal district in a forest protection area.

**(3)** Despite subsection (2), the council may pass a bylaw respecting fires, other than forest or running fires, that applies to the part of a hamlet that is within a forest protection area.

**(4)** Repealed 2016 c22 s26.

RSA 2000 cM-26 s75;2016 c22 s26

### **Division 9**

#### **Controlled Corporations**

##### **Control of corporations**

**75.1(1)** In this Division,

- (a) “controlled corporation” means a corporation controlled by a municipality or a group of municipalities and includes a subsidiary, within the meaning of section 2(4) of the *Business Corporations Act*, of such a corporation;
- (b) “corporation” means a corporation that operates for the purpose of making a profit.

**(2)** A municipality, by itself or with other municipalities, may establish and control, or obtain control of, a corporation only if the council of the municipality

- (a) passes a resolution authorizing the municipality to control the corporation by itself or with other municipalities, as the case may be, and
  - (b) is satisfied that
    - (i) the controlled corporation will carry on business solely for one or more of the purposes described in section 3,
    - (ii) the controlled corporation will provide a service or benefit to residents of the municipality or group of municipalities that controls it, and
    - (iii) the profits and dividends of the controlled corporation will provide a direct benefit to the residents of the municipality or group of municipalities that controls it.
- (3)** Before a council passes a resolution under subsection (2)(a), the council must
- (a) consider a business plan that addresses the matters referred to in subsection (4), and
  - (b) hold a public hearing in accordance with the regulations.
- (4)** The matters to be addressed in a business plan referred to in subsection (3)(a) include
- (a) the costs related to establishing and controlling or obtaining control of the corporation, as the case may be,
  - (b) the value of any assets of the municipality or group of municipalities that are to be transferred to the corporation,
  - (c) a cash flow projection for the next 3 years of the corporation's operation,
  - (d) the corporation's financial statements and operating and capital budgets for the most recent 5 years, or if the corporation has existed for less than 5 years, the financial statements and operating and capital budgets for each year it has existed, and
  - (e) any other information prescribed by the regulations.

2016 c24 s13

**Financial statements and other reports**

**75.2(1)** The council of each municipality that controls a corporation must ensure that the controlled corporation submits to

the council the annual financial statements referred to in section 279 and any other reports prescribed by the regulations.

(2) A council must make available for public inspection the annual financial statements and any other reports that it receives from a controlled corporation under subsection (1).

2016 c24 s13

#### **Material change**

**75.3** If there is a proposed material change to the business operations of a controlled corporation, the council of each municipality that controls the corporation must, in accordance with the regulations,

- (a) notify the residents of the municipality of the proposed material change, and
- (b) provide an opportunity to residents of the municipality to make representations.

2016 c24 s13

#### **Utility services provided by controlled corporation**

**75.4(1)** Part 2 of the *Public Utilities Act* does not apply in respect of a public utility that

- (a) is owned or operated by a controlled corporation, and
- (b) provides a utility service within the boundaries of a municipality or a group of municipalities that controls the corporation.

(2) If there is a dispute between a regional services commission and a controlled corporation that owns or operates a utility service with respect to

- (a) rates, tolls or charges for a service that is a public utility,
- (b) compensation for the acquisition by the commission of facilities used to provide a service that is a public utility, or
- (c) the commission's use of any road, square, bridge, subway or watercourse to provide a service that is a public utility,

any party involved in the dispute may submit it to the Alberta Utilities Commission, and the Alberta Utilities Commission may issue an order on any terms and conditions that the Alberta Utilities Commission considers appropriate.

(3) Sections 43 to 47, except section 45(3)(b), apply to a utility service provided by a controlled corporation.

2016 c24 s13

**Regulations****75.5(1)** The Minister may make regulations

- (a) providing that certain types of corporations may not be controlled by a municipality or a group of municipalities without the Minister's approval;
- (b) respecting terms and conditions that apply when a municipality or a group of municipalities controls a corporation;
- (c) prescribing information to be included in a business plan for the purposes of section 75.1(4)(e);
- (d) respecting public hearings to be held under section 75.1(3)(b), including, without limitation, the form and nature of information that must be made available to the public before a public hearing is held;
- (e) prescribing reports for the purposes of section 75.2(1);
- (f) respecting the manner in which a council must notify residents of the municipality of a material change to a controlled corporation;
- (g) respecting the timing, scope and methods of obtaining public input from residents of a municipality regarding a material change to a controlled corporation;
- (h) defining any term or expression that is used but not defined in this Division;
- (i) specifying or describing by reference the provisions of this or any other enactment that do not apply, or that apply with modifications, to a controlled corporation;
- (j) specifying or describing by reference any provisions that are to be added to or that are to replace the provisions of this Act or any other enactment in respect of a controlled corporation.

**(2)** Regulations made under subsection (1) may apply in respect of one or more controlled corporations or may apply generally.

2016 c24 s13

February 12 2019  
Town of Blackfalds Public Hearing  
Municipally Controlled Corporation- Appendix B

**From:** [SHAY FLYER](#)  
**To:** [info](#)  
**Subject:** Registries Office  
**Date:** February-01-19 10:13:11 AM

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In no way should we as tax payers pay for this to happen. If it can be done without taxpayers money then I support it otherwise it's not ok!

Honestly there is registries all over central Alberta so we really need another? Sure it's convenient but no necessary

**From:** [Holly Ruddick](#)  
**To:** [info](#)  
**Subject:** Registries Office concerns.  
**Date:** January-22-19 3:16:37 PM

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Good afternoon! Firstly I'd like to start off with saying that I fully support the establishment of a registries office in town. It's a service that's greatly needed. That being said, I feel the suggested location at the Blackfalds civic centre is not the best choice of location. There's not enough parking available for the existing amenities (,specifically the library, fcss, and town office), and I worry adding a high demand business such as the registries office to that location will make those places entirely inaccessible for many. As the parent of small children who lives on the far edges of town, having parking available is the key factor in our being able to access the library programs and town office for the majority of the year due to weather. I feel this business would much better be served in one of the many vacant buildings along Broadway ave or in one of the new strip malls located along the highway.

Thank you for hearing my concerns.  
Holly Ruddick.

**From:** [Amy Saunders](#)  
**To:** [info](#)  
**Subject:** Registries Office opinion  
**Date:** February-01-19 9:48:01 AM

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Hello.

We are unable to attend the meeting, so I am writing to express my opinion on a new registries office in town. I think having a registries office in Blackfalds would be fantastic. As long as the rates are consistent with other providers, and not more expensive because it's here in town. I do not think that the town should place it in the Civic Center, there is already so little parking there. A separate business would be more beneficial in another building like on broadway or 2A. Thank you,

Amy and Jerry Saunders

**From:** [Raul Rosas](#)  
**To:** [info](#)  
**Subject:** Registries Office  
**Date:** February-01-19 3:39:50 PM

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I'd only agree with an office in town if tax money is not used for this purpose. It is a business not a government institution.

Thanks.

**From:** [tanya foran](#)  
**To:** [info](#)  
**Subject:** Registries Office  
**Date:** February-11-19 7:45:42 PM

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I think a registry would be great however I do believe the proposed site shouldn't be considered. There are many new strip mall businesses that would allow easier and safer access to the registry. If it was to be place in the proposed site there is a park there and what comes with a park? Children. The library is there. Again more children running around. Ffsc is there. More children. A registry is a very busy business and with all the children that are in that parking lot at any given time in my opinion it's an accident waiting to happen.

If the registry was place in one of the new business in the new strip malls, there is a safer factor there. Also it's in the area of the 2a and will attract more passerbys then if in town. Not only that it will also attract more commercial drivers who could park on the service road and walk into the registry and meet their business requirements.

For the safety of our children please do not place it in the proposed area.

Thank you

**From:** [Pat Makey](#)  
**To:** [info](#)  
**Subject:** New registries  
**Date:** February-12-19 7:43:58 AM

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With all the empty buildings in this town and the current parking issues already at this location. I would suggest a different location. Something with lots of parking as people from all over will be using the registries. The 2 in red deer are always lined up to door and parking is unavailable . This really needs to be addressed as I am a home owner and tax payer in this town! Thanks

**From:** [S. Stimson](#)  
**To:** [Anne Peck](#); [info](#)  
**Subject:** Registries Office  
**Date:** February-12-19 9:31:43 AM

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Hello,

I am a local business operator and own several properties within Blackfalds.

I stand very strongly against this misuse of my tax dollars. I have looked through your business plan and do not feel your numbers adequately represent.

First, why would Service Alberta supply you for free a \$25,000 piece of equipment that I believe all other registries have to pay for?

My understanding is that the fees a registries receives is closer to the \$7.00-\$8.00 range rather than the \$10.00 you are estimating. This is a difference of \$22,000-\$33,000 in your first years preliminary estimate alone. Your business plan states you intend to charge the same fees but by my understanding, this is not represented in the business plan, rather the opposite.

Next, with 10,125 people in Blackfalds, and a approximate of 4,843 dwellings (based of the July 24, 2018 letter). you are utilizing a number representing a average of 2.3 transactions per dwelling in the first year alone then 4 transactions in the following year (modified slightly downwards for continued expansion). Or as individuals 1.1 transactions per person (including youth between 6 and 20 which makes up 18% of the total population).

Your numbers seem to represent a unrealistic assumption that everyone in Blackfalds will choose to take time off work and come to the Registries office between 8:30am-4:30pm instead of continue doing their business when they do not have to loose wages to do so. Registries in Red Deer are open until 9:00pm and on Saturdays.

Your set up numbers seem a little on the low side particularly when it comes to computers, software and security. And security is a very major concern for the provincial government. The \$9,000 per year for tech support also seems a little low considering any IT professional you wish to hire has to have special certifications to work on a Government server and have security clearance due to the sensitive nature of the data.

It is my understanding that the council reached out to some local business owners in the hopes of encouraging them to take this project on. That after looking at the numbers all those approached turned down the opportunity stating that to start a new independent Registries in Blackfalds was not viable. Is this true? And if so, why would the council feel it appropriate and feel such a need to take the burden and debt of doing this on their own? Has council reached out to existing privately owned Registries that exist in central Alberta and looked at perhaps encouraging them to open a satellite office in Blackfalds. Possibly offering some form of subsidy that will not cost tax payers a probable minimum of \$452,000 over the next two years and leave us on the hook for any unforeseen additional costs or budget shortages?

Speaking of tax dollars. How does the council intend to raise the estimated \$226,000 to subsidize this registries? What services does the council intend to cut back on to get this money out of the current budget? If it isn't coming from the current budget then I assume there will be a raise in taxes? Will other local businesses have to bear the brunt of these increases to subsidize this or will taxes go up by \$22.32 per person (including children).

Lastly, I would like to point out that this business plan appears to be based more on idealized, optimal and hopeful numbers. Using the absolute best case scenario while rounding up and estimating high the credits, while estimating low and rounding down the debits.

I do not see in anyway that the number of transactions could possibly be accurate given the hours of operation and convenience already available to us in Red Deer.

Shane Stimson

**From:** [fire](#)  
**To:** [info](#)  
**Subject:** Registries Office  
**Date:** February-12-19 10:23:14 AM

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I dont think our small communities tax base is enough to support a registry office

**From:** [Chris Christensen](#)  
**To:** [info](#)  
**Subject:** Registries Office  
**Date:** February-12-19 10:25:23 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Hi There,

As a citizen and taxpayer of Blackfalds I object to our town government or any government getting involved in private sector businesses and stand against the Town of Blackfalds purchasing and operating a registries office.

Thank you,

**CHRISTIAN (CHRIS) CHRISTENSEN, CIP**

Chartered Insurance Professional



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**Blackfalds, AB T4M 0E8**

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**From:** [katherine teichgrab](#)  
**To:** [info](#)  
**Subject:** Registeries office  
**Date:** February-12-19 10:35:22 AM

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To whom this may concern,

My name is Katherine Teichgrab I live in Blackfalds and pay Blackfalds taxes. This idea that we need a registry office is a waste of money. Red Deer and Lacombe is so close that it makes no sense to have one here. There is so many other ways to spend our money more wisely. My thought is NO we don't need one in Blackfalds. Thank you for taking the time to take my say into consideration.

Katherine Teichgrab.

**From:** [dougann1](#)  
**To:** [info](#)  
**Subject:** Opening a Registries office is just wrong  
**Date:** February-12-19 10:46:22 AM  
**Importance:** High

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Opening a Registries office is just wrong, every body works the time it would be open, this would not be a benefit for the Blackfalds community.

Blackfalds Council needs to spend more time on issues that they can improve for it's citizens.

Here's one for you, sanding the traffic circle every once in a while would help improve our lives today!

Doug Annas

**From:** [Wendy Pritchard](#)  
**To:** [info](#)  
**Subject:** Registries office  
**Date:** February-12-19 11:15:41 AM

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To Whom

I am against the registry office in Blackfalds. Lacombe and Red Deer are close . In this economically challenging time the money could be used for more beneficial efforts .

Wendy Pritchard  
Blackfalds Alberta

**From:** [Barb Peever](#)  
**To:** [info](#)  
**Subject:** Registry Office - Opposed  
**Date:** February-12-19 11:16:09 AM

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I am resident of Blackfalds.  
and I oppose the development of a registries office in Blackfalds. Do not use my tax dollars  
for such a useless waste.

Barb Peever

**From:** [Andrew Critchley](#)  
**To:** [info](#)  
**Subject:** Blackfalds Registries  
**Date:** February-12-19 11:26:25 AM

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To whom it may concern,

I am emailing to object to the use of tax money to subsidise the opening of a registry in Blackfalds. I am not opposed to a registry opening, however I do not want the Town of Blackfalds to use \$226,000 of public funds to help set up or maintain the registry. I believe this should be funded by the private sector.

Andrew and Mariah Critchley  
Blackfalds

**From:** [Britney A. Dixon](#)  
**To:** [info](#)  
**Subject:** Registries Office  
**Date:** February-12-19 11:50:57 AM

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Hey there as a member of blackfalds for many years I think that it's crucial to grow as a town but to grow in the best way . We need to have helpful hours of assistance as we all work to pay the taxes of this town. I believe our tax money could go to more important things such as reduced speed limits or speed bumps in high traffic areas of residential intersections, where our kids play near by .. or mental health services that's open when we need them to be. Alot of things in this town close to early when we need them so I vote no to the progress of this plan because the times don't work for our community.

Thank you for your time  
Britney Dixon

**From:** [Elyse Nelson](#)  
**To:** [info](#)  
**Subject:** Registries office  
**Date:** February-12-19 12:15:33 PM

---

To whom it may concern,

The development of a Registries office in Blackfalds should not be developed if it as a cost to members of this community. Our property taxes are all ready ridiculously high in Blackfalds.

This service seems like a waste of tax payer dollars considering the proximity to Lacombe and Red Deer for Registry offices. Also the office times would not allow a lot of business owners in Blackfalds to use the office. Please do not pass the proposal for a Registries Office in Blackfalds.

Sincerely,  
Elyse Nelson

**From:** [Megan Render](#)  
**To:** [info](#)  
**Subject:** Registries Office  
**Date:** February-12-19 12:23:04 PM

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Good Afternoon

I am against using our tax dollars to fund this registries office. We pay way too much taxes in this town already and to see it wasted on this doesn't make sense to me.

**From:** [Marshall](#)  
**To:** [info](#)  
**Subject:** Registries Office  
**Date:** February-12-19 12:24:28 PM

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Hello,

I have analyzed the data provided in the registry business plan and must note there's several faults in the idea. First off, many customers of registry offices will go to their previous registry office as it's most convenient to go to an office that already knows you and you know them. Offices that call you by name even a year later. Second, there appears to be a deficit within the first several years, opening this office is based on the unlikely chance of those numbers improving. There was a very good reason government wanted out of these operations and I don't think it's a good idea for the town to get involved. Fourth, there's already eight registry offices within 18km; nine within 22km. That's a lot of competition. Fifth, this will increase tax dollars in order to operate, in a town that is already substantially above average. These tax rates already make the town undesirable to reside in and this will only further decrease our property values.

Thank you very much,

Marshall Malinowski

**From:** [Darcy S](#)  
**To:** [info](#)  
**Subject:** Registries Office  
**Date:** February-12-19 12:25:04 PM

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What's this all about, using tax payers hard earned dollars for another program in Blackfalds that is certainly a waste of money. Like everyone else, I go to Lacombe or Red Deer. Let the registry companys or an independent open it up at their own cost not ours. It's bad enough watch the summer staff watering the flowers on the light poles when it's been raining for a couple days on Cottonwood Dr..... This is the silliest thing I have ever seen. Maybe that department manager should manage our money better instead of wasting it.

Manage the tax payers dollars, stop wasting it like it's an inheritance.....

Let find ways to lower the taxes, not another reason to raise them....

**Darcy Snyder**

**From:** [David Harty](#)  
**To:** [info](#)  
**Subject:** Registry Services  
**Date:** February-12-19 12:42:44 PM

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To Blackfalds Town Council,

We have been homeowners in Blackfalds for many years. I do not support the use of my tax dollars to support any registry services that are already abundantly available to me in Red Deer and Lacombe in the private sector. I strongly feel that registry services are not the type of service that should be subsidized in any way.

Thank you,  
David and Pauline Harty

To the Town of Blackfalds,

I am a senior who has lived in Blackfalds for about 10 years. I am on a fixed income and I can't afford a tax increase.

Taxes here are already too high.

I do not support the Town getting into the registry business, paying high government wages and competing with private business and putting our tax dollars at risk.

Blackfalds is only 8 kil from Red Deer.

I vote NO!

Thank you,

A handwritten signature in black ink, appearing to read "M Harty". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Marion Harty

**From:** [ryan.mobley](#)  
**To:** [info](#)  
**Subject:** Registry  
**Date:** February-12-19 1:00:16 PM

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Please do not use my taxpayer money to fund a registry office, we do not need one. There is a registry office 10 minutes down highway 2A in either direction. Why not try and use some of our tax payer dollars to help fund the building of the second arena that we desperately need. Then council could try and host bigger tournaments to bring in more revenue

Feb 12, 2018

I have been employed in a Registry office for 18 years. I have worked my way up from a front counter clerk to the general manager of 2 offices. I have a staff of 24 and I am also a licenced insurance broker.

How can government justify paying their a manager a starting wage of almost \$80,000 per year with 1 clerk and eventually 2. Must be because it's with your tax dollars as no private business that I know of pays this high rate in the private sector. I make more than most registry managers and I don't mind saying that it is less than what the Town has posted in ads as paying as a starting rate. The clerk rate also exceeds what any private registry pays. I won't be applying for this cushy government job. From what I know of the registry businesses and seeing the Town Plan this is not sustainable.

I hope my staff and I can continue to serve Blackfalds as we are only 8 km away and we and the many other local agents have served you for over 25 years. This has been at no risk and with no municipal tax subsidies.

You mention that Blackfalds has had ridiculous growth. Have you looked factored in our economic situation? Not to mention that our \$9.00 service fee has been capped for 13 years and our costs have risen every year even though our fees have not.

Thank you,

Joanne Sheppard

I am not in agreement with the Town of Blackfalds funding the opening and operation of a Registry office to the tune of 226,000.00 in the Town of Blackfalds.

We are a bedroom room community to Red Deer, and we have an existing Registry office less than 10 minutes away. This is what makes Blackfalds an ideal place to live because we are so close to Red Deer and can access their services rather than having to have to fund them ourselves. The majority of individuals have a certain Registry office that they use and that is convenient for them. We are creatures of habit and just because Blackfalds is offering a registry does not mean it will be convenient or used by the residents of Blackfalds especially with the hours of operation being 8:30 to 4:30 Monday to Friday. It would be closed before resident's are returning from home and closed weekends.

The Town of Blackfalds doesn't have a large enough population to sustain the current business plan. Which means the \$226,000.00 dollars the Town would be giving to fund this venture will not be paid back and that the Town will have to subsidize for longer than the 2-year period as suggested.

There are a lot more productive and profitable ventures the Town could spend our tax dollars on. We already pay very high taxes. It frustrates me to see a posting for a job for a Registry Manager position being offered by the Town of Blackfalds with of a wage of 79,000.00 per year. Why is this position being advertised? I thought we were having a Town meeting to hear if this is wanted by the residents and a sound venture to be invested in? What is the rush?

Tricia Stimson

**From:** [Faye Paranich](#)  
**To:** [info](#)  
**Subject:** Registries Office  
**Date:** February-12-19 2:40:54 PM

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While the idea is good, our tax money should NOT be used to subsidize this venture. This should be put to a community vote before you advertise to fill the position (oops). It should be self-sustained business.

Faye Paranich