

2026

**Budget
Release**



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This document presents the 2026 Budget developed collaboratively by the Town of Nobleford Council and Administration over the course of several months. Rising costs across the province have continued to create challenges within the budget planning process, particularly as Council remains committed to maintaining municipal taxation at an affordable level for residents.

The Town is pleased to present a budget for 2026 that does not require an increase to the municipal mill rate. However, due to increases in assessed property values, residents may experience higher property tax bills despite the unchanged rate.

Town Council has committed to dedicating time throughout 2026 to evaluating the measures necessary to ensure the Town continues to operate effectively and efficiently. While supporting and encouraging growth remains a priority, Council also recognizes the importance of strategic preparation for future development. Key areas of focus throughout 2026 will include infrastructure planning, water capacity, stormwater and wastewater systems, transportation networks, and other critical municipal infrastructure needs.

The Town of Nobleford is also pleased to be partnering with Lethbridge County through an approved grant under the Northern Regional Economic Development (NRED) program. This initiative will assess the feasibility and opportunities for economic growth in and around Nobleford.

Council looks forward to continued collaboration with neighbouring municipalities throughout the coming year to address shared needs, opportunities, and challenges.

Finally, Council extends its sincere appreciation to Administration for their significant efforts in preparing the 2026 Budget and developing a clear and effective presentation for residents.

Sincerely,
Joan Boeder, Mayor
Town of Nobleford



From left to right: Mayor Joan Boeder, Deputy Mayor Bill Oudshoorn, Councillor Don McDowell, CAO Steven Leusink, Councillor Bob Morrow, Councillor Melissa Jensen

Mission

To provide an attractive community, while maintaining sustainable growth and a high quality of living through forward-thinking and accessible governance.

Vision

To foster opportunity by strategically investing and improving infrastructure to attract economic development that will allow our Town to prosper for generations to come.

Strategic Priorities

3

1

Critical Infrastructure

The Town will prioritize investing in and maintaining critical infrastructure.

2

Affordability

The Town will maintain property tax rates at a level that is amongst the most competitive in the region and will strive to provide sustainable recreational infrastructure.

3

Communication & Public Participation

The Town will strive to improve its communication and involvement with residents.

4

Enhance Town Appearance

The Town will commit to reinvesting and beautifying high-traffic areas.

5

Meaningful Growth

The Town will work to encourage meaningful growth by considering feasible strategies that will be valuable to the residents of Nobleford.

Operating Budget vs. Capital Budget

Operating Budget

The operating budget covers everything it takes to keep Nobleford running — roads, emergency services, utilities, staff, and the programs that make this a great place to live. It is our plan for making sure your tax dollars are working hard every single day.

Capital Budget

The capital budget is our plan for bigger investments in Nobleford's future — things like building new roads, repairing sidewalks, upgrading facilities, and improving services. These are not everyday expenses. They are the projects that help our community grow and make Nobleford a better place to live for years to come.

How are they funded?

Operating Revenue

The operating budget is funded through property taxes, utility fees, and a few smaller sources. Property taxes cover essential services like roads and emergency response. Utility fees for water, sewer, and garbage cover those specific services. We also collect fees for business and pet licenses, and actively pursue provincial and federal grants — every grant dollar we receive means less coming from your taxes.

Capital Revenue

Capital projects are funded through a mix of provincial and federal grants, along with the Town's own reserves. The Local Government Fiscal Framework (LGFF) is our main provincial funding source, supporting projects like roads, water systems, and recreation facilities. The Canada Community-Building Fund (CCBF) provides steady federal dollars for local infrastructure. When grant funding is not available, we draw on reserves — money we have set aside specifically so we are ready when bigger projects come up.

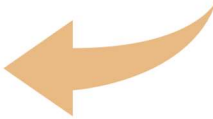
Stage 1 – Review

Every January, Council and Administration review the previous year's budget — looking at what we planned to spend versus what was actually spent. It keeps us accountable and helps us make informed decisions going forward.



Stage 2 – Deliberate Expenses

Administration builds a draft budget based on three years of spending history, adjusted for expected cost changes. Council then reviews it and weighs in — making sure it reflects both the Town's financial reality and what matters most to the community.



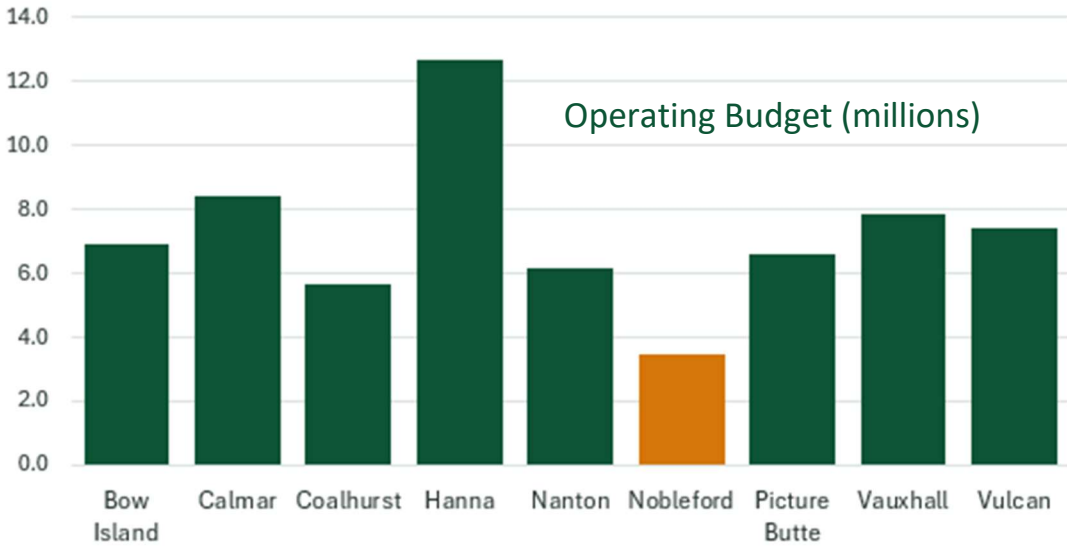
Stage 3 – Deliberate Revenue

Once expenses are set, Council figures out how to pay for them. We add up all expected revenue — utility fees, grants, and other sources — and whatever is left over is what needs to come from property taxes. We only collect what we need. Nothing more.



Stage 4 – Establish

Once revenues and expenses are finalized, Council officially approves the budget. At the same time, they approve the capital budget and set the mill rate — the tax rate applied to your property to fund Town operations for the year.



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Taxation Process

Property taxes can feel complicated, so here is a straightforward breakdown of how it works in Nobleford.

After months of planning, Council approved the 2026 operating budget at \$3.4 million. To keep the budget balanced, the Town needs to bring in \$3.4 million in revenue.

About 55% of that — roughly \$1.5 million — comes from sources like grants, utility fees, and licenses. These are fairly predictable, so Council can plan around them with confidence.

The remaining 45% — about \$1.4 million — is what needs to come from property taxes.

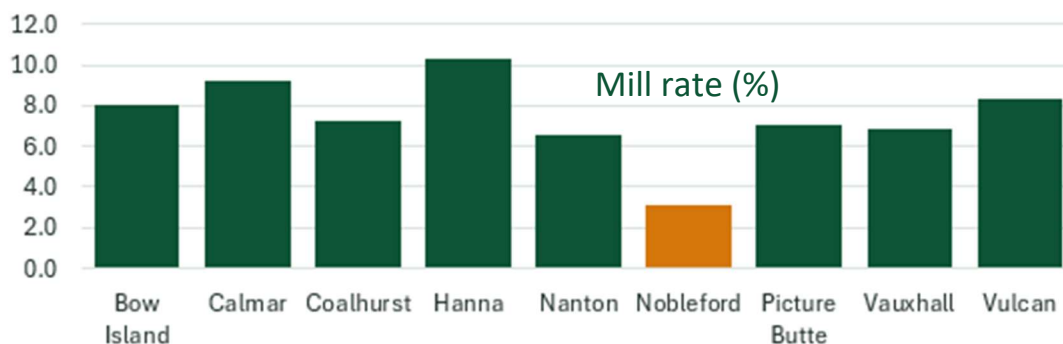
Property assessments are completed by an independent assessor using standardized methods based on market value. The Town has no influence over what your property is assessed at.

Once assessments are in, Council reviews different mill rate scenarios to calculate what rate will raise the revenue needed. The mill rate is then set through a formal bylaw.

Here is something that often surprises residents: of every dollar collected in property taxes, only 49% actually stays in Nobleford. The rest goes directly to the province and school boards — monies the Town collects on the province's behalf but has no control over.

Every municipality in Alberta collects property taxes, but rates vary quite a bit depending on each community's services, expenses, and other revenue sources. A town with strong utility revenue or generous grants can often keep its tax rate lower.

As you can see in the graphs below, Nobleford's residential mill rate is significantly lower than comparable communities in the region. That's something we're proud of — and something we work hard to maintain.

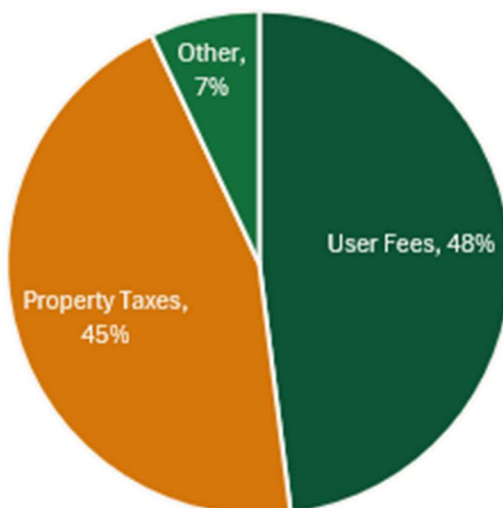
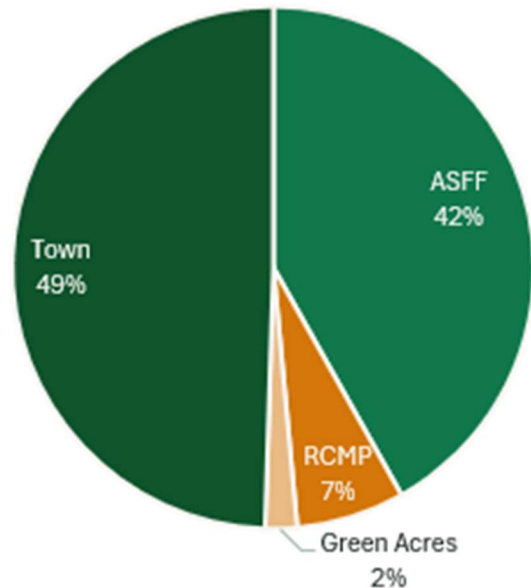


Operating Revenue

7

Of every dollar collected in property taxes, 49% stays right here in Nobleford to fund the services you use every day. The remaining 51% is collected on the province's behalf and sent directly to other authorities — 42% goes to the province for education through the Alberta School Foundation Fund (ASFF), around 7% covers RCMP policing costs, and about 2% goes to the Green Acres Foundation, which supports seniors housing in our region.

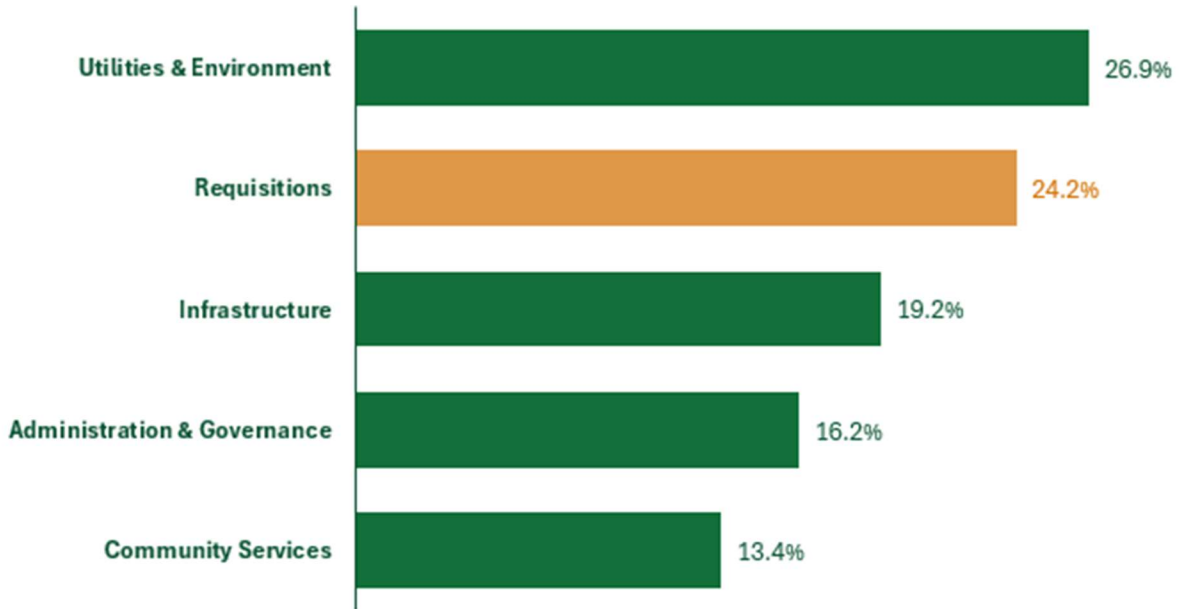
It is worth knowing that the Town has no say in these amounts. They are set by the province each year.



Nobleford's operating budget is funded through three main sources. The biggest share — 48% — comes from the user fees (bi-monthly bills) residents pay for water, sewer, and garbage collection. Those fees go directly toward running those services. Property taxes make up 45%, covering everything from roads and emergency services to parks and administration. The remaining 7% comes from government grants, interest earned on Town savings, and money set aside in previous years for planned expenses.

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Operating Budget



Every dollar spent by the Town goes toward keeping Nobleford running and growing. Here is where it goes.

Requisitions (24.2%) — highlighted separately because this money doesn't stay in Nobleford. It is collected on the province's behalf and sent directly to the province for the Alberta School Foundation Fund (ASFF), RCMP policing, and seniors housing through the Green Acres Foundation. The Town has no control over these amounts.

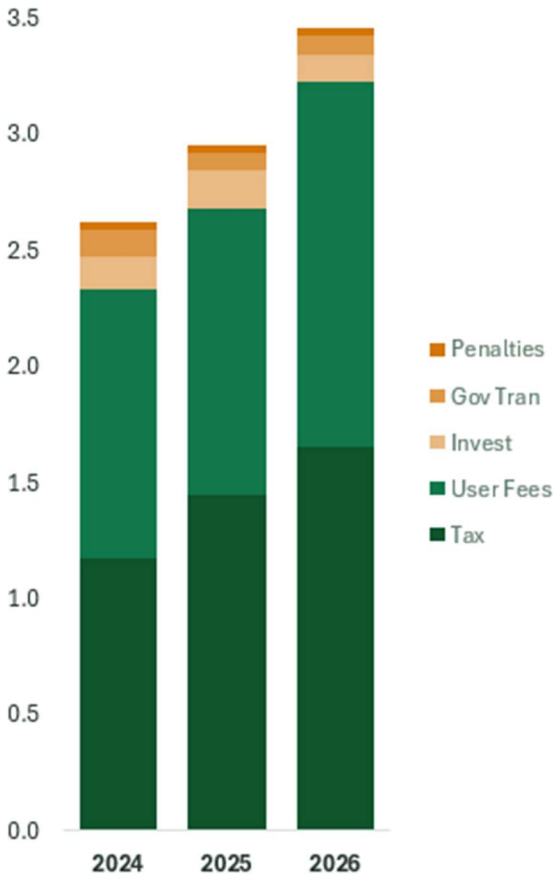
Utilities & Environment (26.9%) — the cost of delivering clean water to your tap, treating wastewater, and collecting your garbage every week.

Infrastructure (19.2%) — maintaining and improving Nobleford's roads, sidewalks, back lanes, Public Works shop, and land development to support our growing community.

Administration & Governance (16.2%) — the day-to-day cost of running Town Office, including staff, Council, finance, planning, bylaw, and all the behind-the-scenes work that keeps the municipality operating.

Community Services (13.4%) — fire protection and emergency response, parks, recreation programs, community support services, and our local museum.

3-Year Comparison



2026 Revenue Changes

Council held the mill rate steady for 2026 — meaning your tax rate did not increase. Any growth in property tax revenue came entirely from new development and rising property assessments across Nobleford, not from Council asking more of existing property owners.

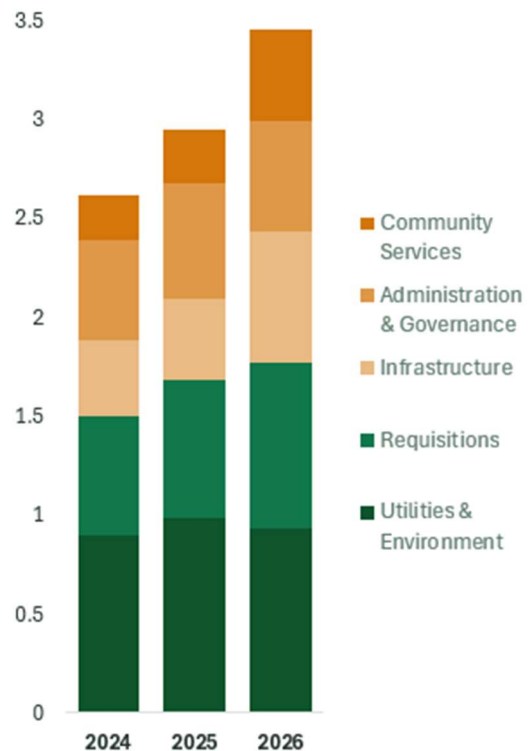
User fees increased in 2026, largely due to a \$340,000 transfer from reserves to fund stormwater infrastructure additions. This is money the Town set aside in previous years specifically for this purpose — a planned investment in infrastructure that benefits the whole community, funded without borrowing.

Investment returns dipped slightly as funds are to be drawn from the Town's savings to help pay for the same stormwater project. As those reserves are replenished, returns are expected to recover.

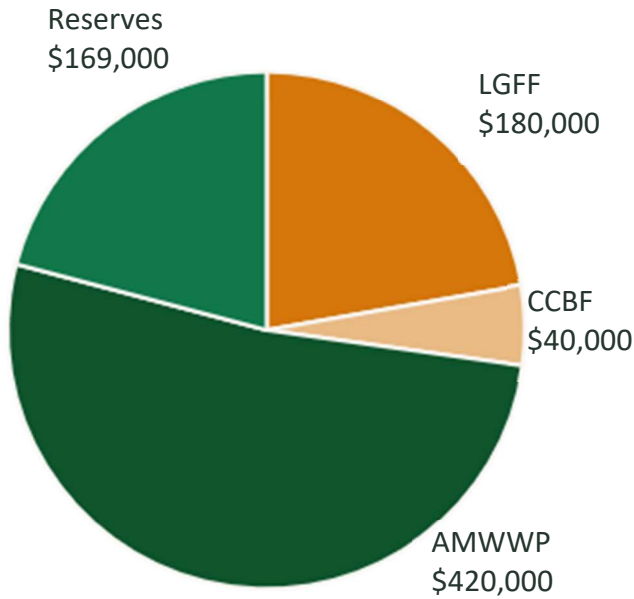
2026 Expense Changes

Overall expenses increased by \$504,860 in 2026 — but that number deserves some context. Two items account for almost all of it: \$340,000 for the stormwater pond infrastructure project, a planned capital investment funded from reserves, and \$137,600 in increased provincial requisitions for education and policing — costs set by the province that the Town has no control over.

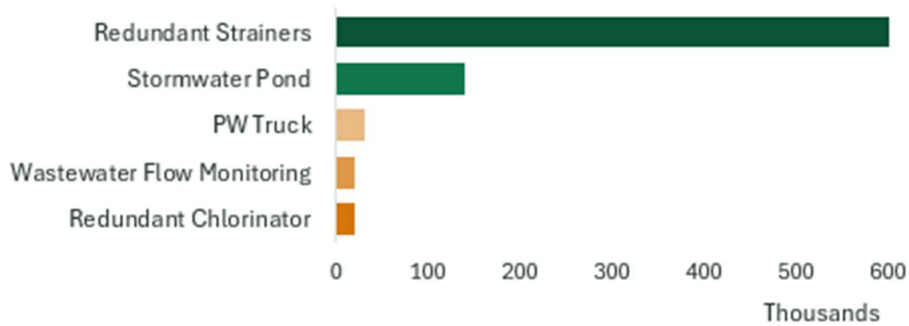
Strip those two items out and actual Town operating expenses increased by just \$27,260 — less than 1% on a \$3.5 million budget. That is a reflection of Council's ongoing commitment to keeping costs lean while maintaining the services residents count on.



Capital Budget



Nobleford's 2026 capital program is funded through a mix of provincial grants, federal funding, and Town reserves. The largest single source is a \$420,000 grant through the Alberta Municipal Water/Wastewater Program (AMWWP), which the Town is working to secure in partnership with MPE Engineering for a redundant strainers project at the water treatment plant. This critical upgrade improves the reliability of Nobleford's water supply by ensuring uninterrupted water treatment if one system requires maintenance or repair. Additional capital funding comes from the Local Government Fiscal Framework (\$180,000), the Canada Community-Building Fund (\$40,000), and Town reserves (\$169,000).



This year's capital projects focus on protecting and improving the infrastructure that keeps Nobleford running every day. We are replacing an aging public works truck (\$30,000), ensuring our water treatment plant operates reliably with redundant strainers (\$600,000) and a redundant chlorinator (\$20,000), installing wastewater flow monitoring equipment (\$20,000) to better track and manage our sewer system, and completing the stormwater pond project (\$139,000) to improve drainage and protect our community from flooding. Total capital investment in 2026: \$809,000.

Redundant Strainer

The strainers at our water treatment plant filter out debris before water enters the treatment process. Having a redundant system means that if a strainer requires maintenance or fails, water treatment continues uninterrupted — protecting reliable water service for every resident in Nobleford.

Cost: \$600,000

Funding Source: \$420,000 AMWWP, \$180,000 LF GG

Stormwater Pond

Nobleford's current stormwater system is running at capacity. A new pond ensures our drainage infrastructure keeps pace with growth, reducing the risk of stormwater issues for current residents while creating room for future development.

Cost: \$169,000

Funding Source: \$169,000 reserves

Public Works Truck

Our current public works truck has served Nobleford well, but ongoing maintenance costs have reached the point where replacing it makes more financial sense than continuing to repair it. A newer truck will be more reliable, cost less to maintain, and keep our public works crew equipped to serve the community effectively.

Cost: \$30,000

Funding Source: \$30,000 reserves

Water Licencing with LNID

1 5

One of the most significant accomplishments of 2026 is something residents may never see but will absolutely benefit from. Council successfully secured 100 acre-feet of water licencing through the Lethbridge Northern Irrigation District (LNID) — enough water allocation to support Nobleford's growth for many years to come. Water licencing in Alberta is finite and competitive, and securing this allocation ensures that as our community grows, we have the water supply to support it. This was a priority for Council and a major win for Nobleford's long-term future.

Support of Stars

4

The Town of Nobleford is proud to support STARS Air Ambulance, a lifeline for rural communities across Alberta. In 2026, Council doubled the Town's contribution to STARS — because when minutes matter, we want to make sure help can get here.

Community Complex Doors

1 4 5

The Town is replacing the worn community hall doors and installing a new FOB access system. The upgrade improves both security and day-to-day functionality for the many groups and residents who use the facility throughout the year.

NRED Grant with County

1 2 5

Exciting news for Nobleford's future. The Town, in partnership with Lethbridge County, successfully secured a \$100,000 grant through the Northern Regional Economic Development (NRED) program. This funding will support a comprehensive study examining the interest and opportunities for future growth and investment in and around Nobleford — giving Council the information needed to plan strategically for what comes next. Nobleford is a community on the move, and this study is an important step in making sure we grow thoughtfully, deliberately, and in a way that reflects what our residents want for their community.

<1% Expense Increase

2 5

Keeping costs under control is a priority for Council and Administration, and the 2026 budget reflects that commitment. When you strip out the planned stormwater infrastructure investment and the provincial requisition increases that the Town has no control over, actual Town operating expenses increased by less than 1%. That kind of fiscal discipline does not happen by accident — it is the result of careful, deliberate decision making by Council and Administration on behalf of every resident in Nobleford.

Reserve Increases

1 2 5

Council increased all transfers to reserves by 5% in 2026. Reserves are the Town's savings account — money set aside today so that when infrastructure needs replacing or an unexpected cost arises, Nobleford is ready without having to borrow. Building reserves is not glamorous, but it is one of the most responsible things a Council can do for the long-term financial health of the community.

All Council Meeting

3 5

Collaborative relationships with our neighbours make Nobleford stronger. This year, Council is hosting an All Council Meeting bringing together elected officials from neighbouring municipalities to build connections, share ideas, and explore opportunities for collaboration. Because the best outcomes for our community often start with a good conversation around the table.

Community Events

3 5

Building a strong community is about more than roads and water lines — it is about the moments that bring us together. This year, Nobleford hosted its first ever Winter Carnival, and it was a great reminder of what makes this town special. Council and Administration are committed to growing our community events calendar, creating more opportunities for residents to connect, celebrate, and enjoy everything Nobleford has to offer. We are just getting started.

| Expense Category | 2025 | 2026 | Change \$ | Change % |
|--------------------------------|------------------|------------------|----------------|------------|
| Council | 42,300 | 48,500 | 6,200 | 15% |
| Administrative | 536,700 | 512,950 | (23,750) | -4% |
| Emergency | 255,090 | 259,900 | 4,810 | 2% |
| Public Works Shop | 44,200 | 57,600 | 13,400 | 30% |
| Roads/Street/Sidewalks | 274,650 | 267,450 | (7,200) | -3% |
| Water Treatment & Distribution | 578,280 | 586,930 | 8,650 | 1% |
| Sewer | 129,750 | 137,600 | 7,850 | 6% |
| Garbage | 194,500 | 204,800 | 10,300 | 5% |
| Parks & Recreation | 113,400 | 117,100 | 3,700 | 3% |
| Subdivision | - | 340,000 | 340,000 | - |
| Community | 78,400 | 81,700 | 3,300 | 4% |
| Museum | 3,890 | 3,890 | - | 0% |
| Requisitions | 699,100 | 836,700 | 137,600 | 20% |
| Total | 2,952,285 | 3,457,146 | 504,860 | 17% |

Changes in Revenue

Total operating revenue increased by \$504,860 from 2025 to 2026 — matching expenses dollar for dollar, as required by a balanced budget. The largest driver was the \$348,000 increase in Subdivision revenue, reflecting the stormwater pond reserve transfer that funded this year's infrastructure project. Administrative revenue grew by \$171,680 as the Town continued to benefit from grants and other funding sources. Garbage revenue decreased by \$50,000 as the budget was corrected to better reflect actual costs following an overestimate in prior years. All other categories remained relatively stable, a sign of consistent and predictable municipal operations.

Changes in Expenses

Total expenses increased by \$504,860 from 2025 to 2026 — but the story behind that number is important. The two largest drivers were the \$340,000 stormwater pond infrastructure project and a \$137,600 increase in provincial requisitions for education and policing, neither of which reflects day-to-day Town spending. Administrative costs actually decreased by \$23,750 as efficiencies were found, and roads expenses came in \$7,200 lower than the prior year. Strip out the stormwater project and the provincial requisition increases and actual Town operating expenses grew by just \$27,260 — less than 1% — a result Council and Administration are proud of.

