

# 2025

## Budget Release



# TABLE OF CONTENTS

Foreword.....	1
Town Council.....	2
Strategic Priorities.....	3
How it Works.....	4
Budget Process.....	5
Taxation Process.....	6
Operating Revenue.....	7
Operating Budget.....	8
3-Year Comparison.....	9
Capital Budget.....	10
Capital Projects.....	11
Highlights.....	12+13
Budget.....	14



On behalf of Town Council, I am pleased to present the **Town of Nobleford Budget for 2025**.

At the March 25, 2025 Council Meeting, Town Council passed Mill Rate Bylaw No. 705. This decision followed careful consideration of rising operational and capital costs affecting municipalities across the province. While the decision to increase our mill rate was not taken lightly, it was necessary to ensure continued investment in the services, infrastructure, and strategic goals that matter most to our residents. It is worth noting that Nobleford continues to maintain one of the lowest and most competitive mill rates in Alberta.

## **Key Budget Inclusions for 2025:**

- **Land Use By-Law Review:** To ensure our planning policies align with current growth patterns, regulatory standards, and long-term vision.
- **Regular Maintenance:** Ongoing upkeep of town equipment and vehicles to extend asset life and ensure reliability.
- **Annexed Road Levy to Lethbridge County:** Required contribution under annexation agreements.
- **Area Structure Plan for Residential Growth:** A key planning document to guide future housing development and attract new residents.
- **Second Access Review:** A comprehensive study and report to be submitted to Alberta Transportation and Economic Corridors to explore the feasibility and requirements for a second access point to the town.
- **Increased Reserve Transfers:** Strategic allocations to municipal reserves in preparation for future infrastructure and capital project costs.
- **Emergency Services Funding:** Ensuring our first responders have the tools and support they need to keep the community safe.

## **Strategic Considerations:**

This budget aligns with Nobleford's ongoing commitment to its Strategic Plan:

- **Critical Infrastructure Investment**
- **Affordability for Residents**
- **Transparent Communication and Public Participation**
- **Enhanced Town Appearance**
- **Investment Attraction and Economic Development**

As always, grant opportunities are actively pursued to support major projects, reduce municipal financial burden, and improve overall project outcomes.

## **Acknowledgements:**

We would like to extend a sincere thank you to our newly appointed Chief Administrative Officer, Steven Leusink, for his considerable time, effort, and professionalism in preparing the 2025 budget. His work has provided Council with the clarity and insight needed to make informed financial decisions on behalf of the community.

Sincerely, 

Joan Boeder, Mayor, Town of Nobleford



From Left to Right: Deputy Mayor de Leeuw, Councillor Oudshoorn, CAO Leusink, Councillor Mans (vacated April 2025), Councillor Jensen, Mayor Boeder.

## 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.



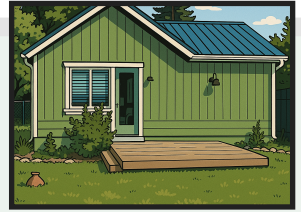
1



## 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

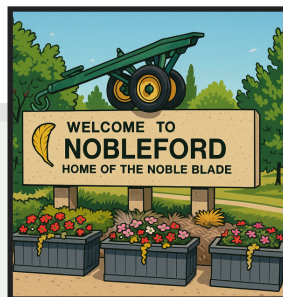
The Town will strive to improve its communication and involvement with residents.



4

## Enhance Town Appearance

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



5

## Attract Investment

The Town will work to ensure that Nobleford remains an attractive place to do business. Incentives will be provided to developers/investors in the event that the project benefits Nobleford as a whole.

## Operating Budget

The operating budget is a vital financial plan that supports the Town's ongoing initiatives, programs, and services. It ensures the continuous delivery of essential services to residents by allocating funds for day-to-day operations. This includes expenses such as utilities, infrastructure maintenance, emergency services, staff salaries, and other operational costs. By carefully managing these resources, the operating budget helps maintain the Town's commitment to providing high-quality services and fostering community well-being.

## Operating Revenue

The operating budget is primarily funded through two main sources: property taxes and utility user fees. Property taxes constitute a significant portion of municipal revenue, enabling the Town to finance essential services and infrastructure. Utility user fees, encompassing charges for water, sewage, and garbage collection, ensure the continued operation and maintenance of these critical services. Additionally, the Town generates revenue through user fees for services such as business and pet licenses, as well as franchise fees. Municipalities may also receive grants from higher levels of government to support specific operating costs, further diversifying the revenue stream and enhancing financial sustainability.

## Capital Budget

The capital budget is a strategic financial plan that focuses on funding new and significant infrastructure projects essential for the Town's growth and development. These projects encompass a wide range of initiatives, including the construction of new roads, the repair and enhancement of sidewalks, the development of new facilities, and various service improvements. Establishing a capital budget is crucial to ensure that the Town can continue to evolve, meet the changing needs of its residents, and maintain a high quality of life for all.

## Capital Revenue

The capital budget is primarily funded through the Local Government Fiscal Framework (LGFF), a provincial initiative designed to support municipalities in addressing the demands of growth. LGFF funding supports a variety of infrastructure projects, including local roads, bridges, public transit, emergency services facilities, water and wastewater systems, and recreation facilities. Municipalities also benefit from the Canada Community-Building Fund (CCBF), a federal-provincial program that provides predictable, long-term funding for local infrastructure projects. Also, the Town of Nobleford may utilize its reserves to finance capital projects, ensuring that funds are available for necessary infrastructure investments.



### **Stage 1 - Review**

In January, Council and Administration conduct a comprehensive review of the previous year's budget to assess how actual expenditures aligned with the approved allocations. This evaluation helps identify variances, informs future budgeting decisions, and ensures financial accountability.

### **Stage 3 - Deliberate Revenue**

Once the operating budget's expenses are established, Council assesses the total revenue required to fund these expenditures. This involves considering all expected revenue streams, such as utility fees and provincial grants. The total revenue from these sources is subtracted from the overall required revenue, leaving the remaining amount to be raised through property taxes. The Town collects only the necessary funds to cover its operating expenses, ensuring financial accountability to taxpayers.

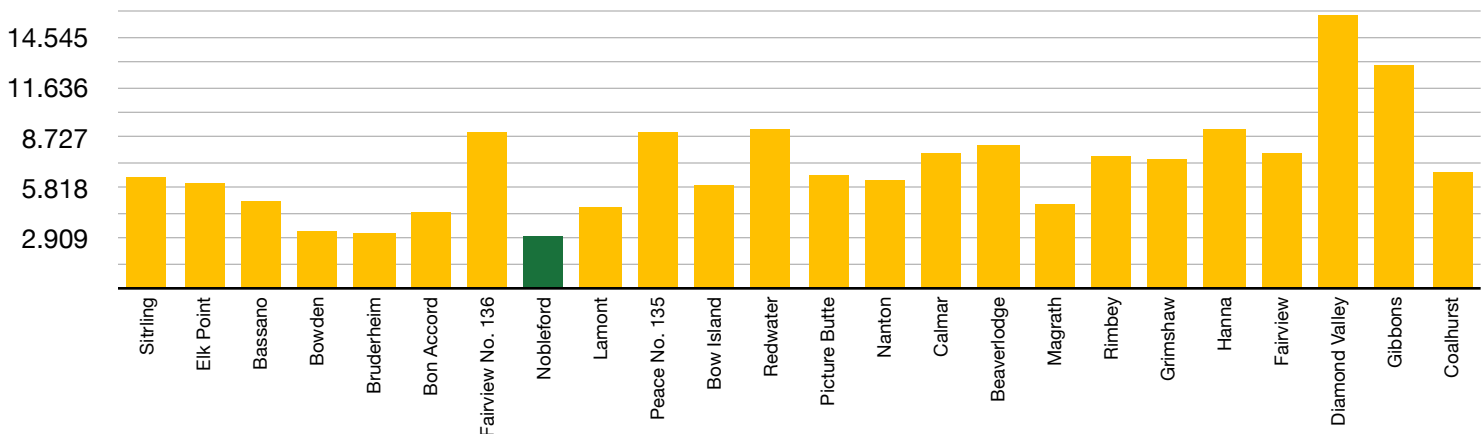
### **Stage 2 - Deliberate Expenses**

Administration prepares a draft operating budget based on the previous year's expenditures and trends, adjusting for anticipated expenses. This draft is presented to Council, initiating discussions to align the budget with projected financial needs and community priorities.

### **Stage 4 - Establish**

Once the operating budget's revenues and expenses are determined, Council officially adopts the budget. Simultaneously, Council establishes the Capital Budget and enacts a Mill (Tax) Rate Bylaw to ensure the Town collects the necessary funds from property owners to support daily operations.

### **Comparing 2025 Municipal Operating Budgets:**



Note: The following data is represented in the millions. Actual numbers may slightly differ. Data was derived by municipal tax rate bylaws and does not include requisitions.

## Understanding Property Taxation in Nobleford

Property taxation can often be a complex and sometimes confusing topic. As outlined on Page 5, property taxes in the Town of Nobleford are directly tied to the Town's operating budget, which consists of both revenues and expenses. The following explanation will guide you through how property taxes are calculated in our municipality.

After months of careful deliberation, Town Council finalized the 2025 operating budget, which includes \$2.9 million in operating expenses. To balance this budget, the Town must collect an equivalent \$2.9 million in revenue from various sources.

Of this total, approximately 51% (\$1.5 million) is covered by non-property tax revenue streams (see Page 7). These sources – such as grants, fees, and other predictable income – are generally fixed for the year, allowing Council to accurately forecast this portion of the revenue. However, the remaining 49% (\$1.4 million) must be raised through property taxation in order to fully fund the budget.

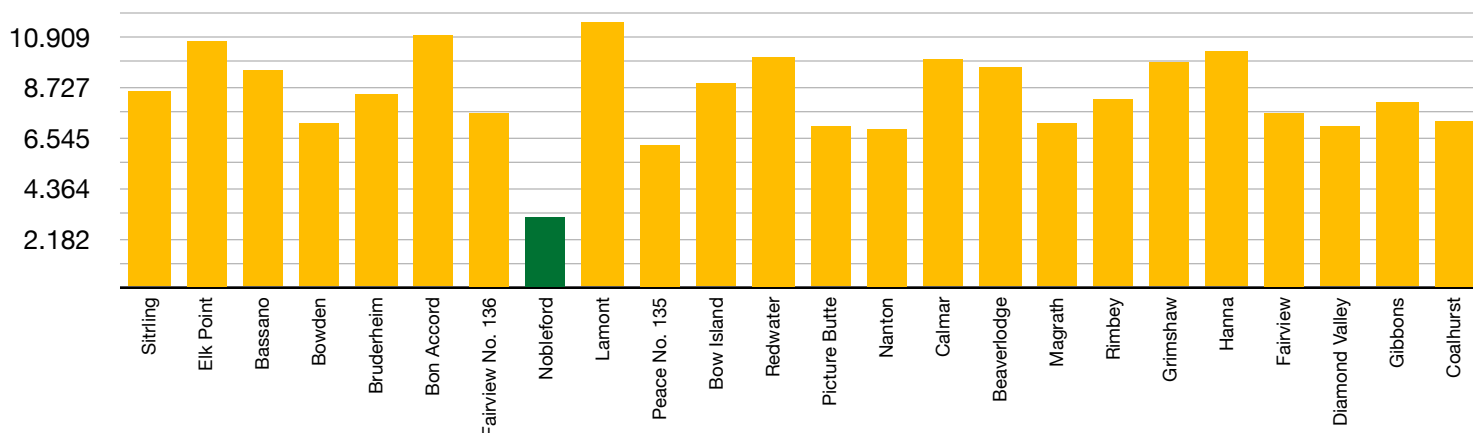
Property assessments are conducted by an independent, contracted assessor who evaluates all properties in Town using standardized methodologies. These assessments are based on market value, and the Town has no control over the final assessed values.

Once assessment data is received, Council can evaluate various tax rate (mill rate) scenarios to determine how much revenue would be generated. The final mill rate is approved by Council through a formal bylaw. It is important to note that the Town only retains revenue from the municipal portion of the total mill rate, while the rest goes to requisitioning bodies such as the Province or school boards.

All municipalities in Alberta are required to collect taxes to fund their annual operating budgets. However, each municipality's tax rate varies based on its own unique mix of services and revenue sources. For instance, a community may have a high operating budget but a low tax rate if it receives substantial revenue from other sources like user fees. Conversely, a municipality with limited alternative revenue streams or lower total property assessments may need a higher tax rate to meet its financial obligations.

As illustrated in the graphs below, Nobleford's general municipal residential mill rate is significantly lower than that of other municipalities with similar population sizes. Thanks to efficient operations and prudent budgeting, the Town of Nobleford proudly maintains one of the lowest municipal tax rates in the region.

**2025 General Residential Municipal Mill Rate (Not Combined)**





# Operating Revenue

7



Approximately 42% of the property tax dollars received by the Town goes to the Province's Alberta School Foundation Fund (ASFF).



Approximately 6% of property tax revenue is remitted to the Province for RCMP funding.



Approximately 2% of the property tax dollars received by the Town goes to the Green Acres Foundation.



Approximately 50% of tax revenue remains in the Town for operating

Utilities and user fees, in turn, make up 43% of the Town's Operating

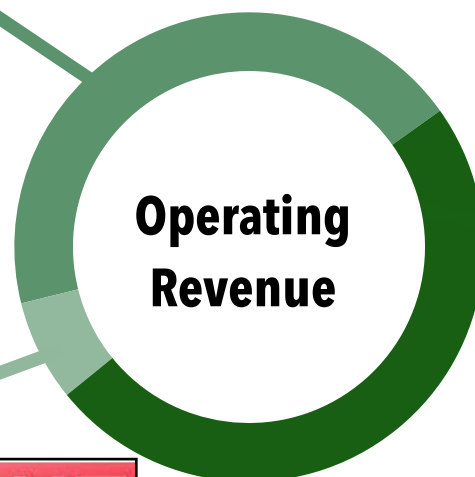


The remaining 8% is sourced from reserve transfers, operating grants, investment



Property taxes account for 49% of the Town's revenues.

PROPERTY TAXES



# Operating Budget

## Administration

23.8%

- Information Services (telephone, & internet, postage, website, system maintenance)
- Financial Services (financial procedures, accounts payable, accounts receivable, financial systems, payroll administration, audit)
- Salaries/Benefits
- Risk Management (legal counsel, consulting, insurance)
- Taxation & Assessment

## Community Services

3.5%

- Community Complex (building repair & maintenance)
- Chinook Arch Regional Library System
- FCSS

## Legislative

1.9%

- Town Council & Council Committees (honorariums, training, and related expenses)

## Roads & Sidewalks

12.2%

- Road & Sidewalk Repair
- Equipment Repair & Maintenance
- Snow Removal & Ice Control
- Sign Replacement
- Street Light Utility

## Sewer

5.8%

- Sewage Treatment
- Sewer mains (parts & repairs)
- Camera inspections

## Garbage

8.6%

- Equipment (repair, maintenance, and fuel)
- Lethbridge Regional Waste Management Services Commission (LRWMSC)

## Parks & Recreation

5.0%

- Community Complex (building repair, maintenance)
- Equipment (repair, maintenance, rentals)
- Park Maintenance (landscaping, playgrounds, pathways, spray park)

## Public Works Shop

2.0%

- Salaries/Benefits
- Public Works Department Building

## Emergency Services

11.3%

- Fire & Medical Services (call-outs, equipment, vehicles, communications, training, fuel, maintenance)
- Emergency Management

## Water

25.9%

- Water treatment (building operation, equipment maintenance, chemicals)

# Operating Budget

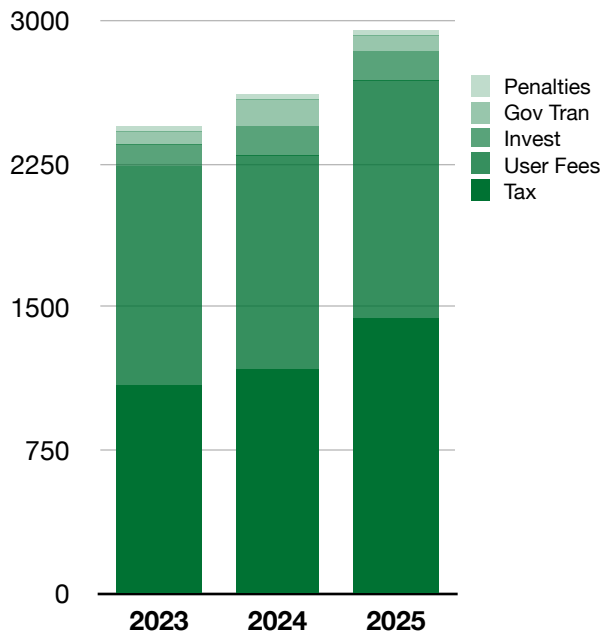


# 3-Year Comparison

9

Below is a summary of the Town of Nobleford's budgeted revenues and expenditures for the years 2023 to 2025. While the budget is carefully prepared each year based on projected revenues and expenses, actual results may vary, resulting in either a surplus or a deficit. The Town remains committed to responsible financial management and continually seeks opportunities to make the most of every dollar in service to our residents.

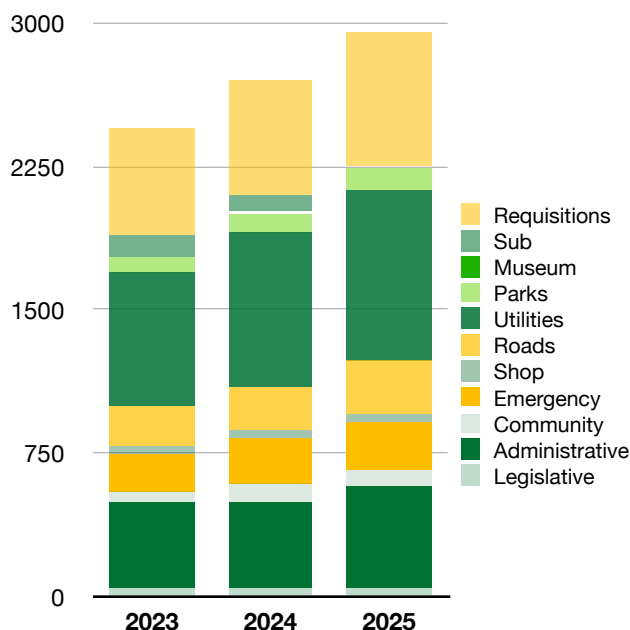
Where Does It Come From?



## 2025 Revenue Changes

Over the past three years, property tax revenue has seen a slight yet steady increase. As property values continue to increase, growth is primarily due to rising property assessments. While projected property tax revenues have not grown significantly, the Town has remained committed to improving service levels wherever possible. Additional financial support has come from an increase in User Fees, driven by higher revenues from business and animal licenses, water conveyance rates, and franchise fees. Furthermore, elevated interest rates on savings have contributed positively to the Town's financial position, helping to sustain service delivery while keeping our low tax rates.

Where Does it Go?



## 2025 Expense Changes

A review of the past three consecutive budget years shows that overall spending has not increased significantly, reflecting the Town's ongoing commitment to fiscal responsibility and affordability. However, due to inflation and the continued downloading of services from the Province to the municipality, some budget increases have been unavoidable. Each year's budget reflects specific priorities and developments. For example, in 2023, regular transfers into the Subdivision Reserve account began, introducing a new ongoing financial commitment. Additionally, provincial requisitions saw substantial increases in 2025. Spending in the legislative, administrative, and community services categories has remained relatively stable, with only marginal increases. In 2023, Community Services was introduced as a new budget category; this involved reorganizing existing accounts to improve clarity rather than introducing new expenses.

\* The charts on this page are based on the *budgeted* revenue and expense amounts, which will slightly differ from the *actual* amounts. Numbers are also represented in the thousands.

# Capital Budget

**LGFF Capital (2025)**  
**\$327,245**



**Water Treatment**

**Reserves**  
**\$20,500**

**Sewer**  
**Reserves**  
**\$66,670**

**Federal Gas Tax/  
CCB Fund (2025)**  
**\$76,585**

**Capital  
Revenue**

**Town Office  
Renovation**  
**8.5%**

**Sewer Relines**  
**4.4%**

**Backwash Pit  
Dislodging**  
**12.8%**

**Redundant  
Strainers**  
**74.4%**

**Capital  
Projects**



## Redundant Strainers

A redundant strainer in a water treatment plant is a backup strainer installed alongside the main one to ensure continuous operation. Strainers remove debris from water to protect equipment. Having a redundant unit means the plant can keep running even if one strainer needs maintenance or fails, helping ensure reliability and consistent water quality.

Strategic Goal:

**Budget amount: \$350,000**

**Funding source: LGFF Capital (2025), CCBF Capital (2025)**

1 2 5

## Backwash Pit Dislodging

Backwash Pit Dislodging is the process of removing built-up sludge and debris from a tank that collects dirty water during filter cleaning in a water treatment plant. It helps keep the system working properly and prevents blockages.

Strategic Goal:

**Budget amount: \$60,000**

**Funding Source: Water Treatment Reserves**

1 2 5

## Town Office Renovation

In July 2024, the Town Office moved into its newly renovated home at 231 King Street. The space was updated to better serve the growing community in Nobleford, as well as the Town representatives and staff. While most upgrades were completed in 2023/2024, the new roof was completed in 2025. Plans are underway to replace the original windows, with grant funding currently being pursued.

Strategic Goal:

**Budget amount: \$40,000**

**Funding source: CCBF (2025)**

2 3 4 5

## Sewer Relines

Repairing old or damaged sewer pipes without digging them up. Instead, a new lining is inserted into the existing pipe and cured in place - essentially creating a new pipe inside the old one. It is an efficient way to fix cracks, corrosion, or root intrusion in old pipes, and to prevent leaks, backups, or sewer collapses. Sewer Relining is less disruptive and more cost-effective than full pipe replacement; it extends the life of the sewer system without major excavation.

Strategic Goal:

**Budget amount: \$20,500**

**Funding source: Sewer Reserves.**

1 2 5



# Highlights

1

2

3

4

5

## **2025 Municipal Election**

Nobleford's next municipal election is on Monday, October 20, 2025. With a new four-year term ahead, it's an opportunity for fresh voices to help shape our community's future.

Council makes key decisions that impact daily life, including infrastructure, budgeting, tax rates, utilities, and support for emergency services and long-term planning.

3

4

5

## **Ongoing Support for STARS**

The Town is now in its second year of supporting STARS with a \$1 per capita contribution, recognizing the vital, life-saving service they provide across Alberta. This support is especially important for rural communities like ours, where access to emergency care can be limited.

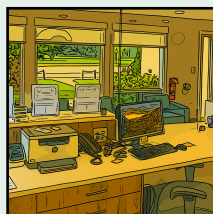


3

4

## **Open House at Town Office**

An Open House will be held in 2025 to welcome the community into the new Town Office building. Residents can tour the space and meet some of the staff as well as some Council Members. The event offers an opportunity for informal conversation and hopefully helps build familiarity between the public and municipal team members.



1

2

3

4

5

## **Grant Funding and Community Projects**

The Town of Nobleford is actively pursuing grants for projects like a dog park, playground upgrades, and walking path improvements, without straining the municipal budget. Resident input is welcome, and some grants may need a non-profit partner. Volunteers are always appreciated.

Together, we can help build a stronger, more vibrant Nobleford.

1 2 3 5

## **Fire Department Training Grounds**

This training facility, developed over five years through countless volunteer hours and support from the Nobleford Fire Fighter Society and local partners, meets NFPA standards. It includes three interior training structures, a vehicle extrication site, and live fire areas using propane and liquid fuels, providing realistic training for members and mutual aid partners.

1 2 3 4 5

## **Valuable Neighbourhoods**

Nobleford combines new growth with established charm. The east side features modern homes and available lots in a growing, welcoming community. Meanwhile, mature neighbourhoods offer tree-lined streets, green spaces, and a strong sense of community. Whether building new or settling into a well-rooted area, Nobleford has a place for you.

1 2 3 4 5

## **Community Complex**

The Complex remains a valuable and flexible space for residents and visitors, accommodating events from small meetings to gatherings of up to 478 guests. The Town is committed to ongoing upgrades to keep the facility welcoming and functional. This year's focus is on improving the main entrance and exit doors, with grant funding being pursued to support these efforts.

1 2 4

## **Garbage Truck Upgrade**

The Town has recognized the need for upgrading its garbage truck in the future and has started saving up for this project. A newer truck will ensure more reliable, efficient service for the residents of our growing community.



## Town of Nobleford 2025 Final Budget vs 2024 Budget

Expense Category	2025	2024	Change
Council	\$42,300	\$52,500	(19.4%)
Administrative	\$536,700	\$449,270	19.5%
Community	\$78,400	\$89,200	(12.1%)
Emergency	\$255,090	\$242,280	5.3%
Public Works Shop	\$44,200	\$41,650	6.1%
Roads/Street/Sidewalks	\$274,650	\$219,250	25.3%
Water Treatment Plant	\$578,280	\$546,160	5.9%
Sewer	\$129,750	\$128,300	1.1%
Garbage	\$194,500	\$138,600	40.3%
Parks & Recreation	\$113,400	\$102,700	10.4%
Museum	\$3,890	\$3,890	0.0%
Subdivision	-0-	-0-	0.0%
Requisitions	\$699,100	\$606,000	15.4%
<b>Total</b>	<b>\$2,950,260</b>	<b>\$2,619,800</b>	<b>12.6%</b>

### Highlights of Budget Changes:

#### Administration

- Planning updates, including work on the Land Use Bylaw and Area Structure Plan
- Increased Audit Costs
- Temporary staffing support during office transitions

#### Roads & Infrastructure

- Work related to the 2024 Annexation
- Engineering report for a proposed second access to Town

#### Garbage Services

- Setting aside funds toward a possible future garbage truck replacement

#### Parks & Recreation

- Budget adjusted to better reflect actual spending over the past 3 years

#### Requisitions (Provincial & Regional Levies)

- Alberta School Foundation Fund: +20%
- Green Acres Senior Levy: +10%