



COUNCIL REPORT

Madden Fire Station Borrowing Bylaw C-8743-2026

Electoral Division: All

File: N/A

Date:	April 28, 2026
Presenter:	Brenda Bateman, Supervisor, Budget & Reporting
Department:	Finance Services

REPORT SUMMARY

This report seeks the first reading of *Borrowing Bylaw C-8743-2026* and directs Administration to begin the legislated advertising process under the *Municipal Government Act* (MGA) to authorize Rocky View County to borrow up to \$6,520,000 for the construction of the new Madden Fire Station.

The Madden Fire Station project need was established in 2024, received budget approval in November 2024, and design and site work is now underway. A borrowing bylaw provides the County the legal authority it needs to arrange debt financing; a required statutory step before the County can draw on borrowed funds for this project.

ADMINISTRATION’S RECOMMENDATION

THAT Bylaw C-8743-2026 be given first reading.

THAT Council direct Administration to advertise the proposed Madden Fire Station Borrowing Bylaw C-8743-2026 in accordance with section 251(3) of the *Municipal Government Act*.

BACKGROUND

The following three milestones summarize the key decisions leading to the proposed borrowing bylaw.

Safety Crisis (March – April 2024)

Madden Fire Station (Station 105) operates from a converted grader shed at 285052 Symons Valley Road, which is not suitable for modern emergency response. In March 2024, Council was advised of two critical occupational health and safety (OHS) issues:

- Water quality – repeated remediation efforts failed to achieve potable standards.
- Diesel exhaust – existing ventilation worsened air quality, and viable upgrades would require prohibitive structural costs.

On April 23, 2024, Council approved temporary use of adjacent Municipal Reserve land (Lot 17 Block 1 Plan 2392E1) and a \$110,464 budget adjustment for a self-contained ATCO trailer with compliant washrooms, decontamination showers, and a separate training space.

The trailer became operational in June 2024, with a subsequent budget adjustment covering ongoing rental costs. This interim solution addressed immediate OHS risks while allowing time to advance planning for a permanent facility.



Madden Fire Station Borrowing Bylaw C-8743-2026

These historical OHS issues are the primary driver of the new station. The borrowing bylaw now before Council is a direct result of this decision.

Capital Approval & Site Selection (November 2024 – September 2025)

In November 2024, Council approved the 2025 Capital Budget, including \$6,520,000 for the design and construction of a new Madden Fire Station, with a target completion by the end of 2027.

Administration then completed a structured site evaluation. Eight sites were assessed by external consultants against operational, technical, and cost criteria, including water supply, power availability, stormwater management, servicing requirements, parking, and suitability for a four-acre layout. Public engagement between summer 2024 and early 2025 generated 236 comments from over 60 residents and 15 fire staff. Although one site (known as Site 7) received the highest public support, it was not viable due to engineering constraints that would significantly increase cost and risk.

On September 9, 2025, Administration presented a project update, including the recommended location (known as Site 8), to the Governance Committee, which received the report for information.

The project timeline is as follows:

- 2025/26 – Land acquisition and design (currently underway)
- 2026/27 – Site preparation and construction
- 2027/28 – Facility operational (target date)

Borrowing Bylaw (April 2026)

The project has advanced to detailed design, land acquisition, and construction planning. The 2026–2029 Capital Budget, approved December 5, 2025, continues to include the project within the approved capital plan.

Under section 251 of the MGA, borrowing requires authorization through a bylaw specifying the borrowing amount, purpose, interest rate, repayment terms, and funding source, and must be publicly advertised prior to final approval.

Bylaw C-8743-2026 fulfills these requirements for the Madden Fire Station project.

ANALYSIS

Bylaw Provisions

1. Authority and Borrowing Limits – The bylaw authorizes borrowing of up to \$6,520,000, representing the full debt-funded portion of the approved project budget. This is a maximum limit; the actual borrowing will reflect final project costs determined through detailed design and tendering.
2. Authorized Signatories – The Reeve and CAO are authorized to execute all required borrowing documents on behalf of the County.
3. Debt Limit Compliance – As of December 31, 2025, the County's total debt limit is approximately \$291.3 million, calculated as 1.5 times total revenue under section 252 of the MGA and the Debt Limit Regulation. The project is well within this capacity. The debt service limit (0.25 times revenue) is also not exceeded.
4. Interest Rate and Payment Terms – Interest rates and repayment terms will be set at the time of borrowing based on market conditions and lender terms. The Government of Alberta (Loans to

Madden Fire Station Borrowing Bylaw C-8743-2026

Local Authorities) is the County's preferred lender under Policy C-220, typically offering fixed-rate, blended amortization loans with 5- to 30-year terms and annual or semi-annual payments.

5. Repayment and Security Provisions – The bylaw provides for the collection of sufficient revenues to service the debt, consistent with MGA requirements and Policy C-220.

Policy Alignment — Debt Acquisition and Management Policy C-220

Policy C-220 (amended June 3, 2025) establishes that:

- Debt is used only for capital projects with long-term community benefit;
- All new debt requires Council approval by bylaw;
- Alternative funding sources are considered first;
- Debt and servicing remain within legislated limits; and
- The Government of Alberta is the preferred lender unless better options exist.

The Madden Fire Station project meets all criteria. It addresses a confirmed OHS deficiency in critical public safety infrastructure, has undergone a multi-year planning and site selection process, and provides long-term community benefit with an expected asset life exceeding 40 years.

COMMUNICATIONS / ENGAGEMENT

Section 606(2) of the MGA requires that this bylaw be advertised for at least once a week for two consecutive weeks in at least one newspaper or other publication in the County.

The Madden community has been engaged throughout the project. Public engagement from summer 2024 to early 2025 generated 236 comments from over 60 residents and 15 fire station staff. Site selection, rationale, and the project timeline were communicated publicly and through the Governance Committee. This borrowing bylaw represents the next step in that process.

IMPLICATIONS

Financial

The \$6,520,000 project budget was approved as part of the 2025 Capital Budget in November 2024 and carried forward in the 2026–2029 Capital Budget. This report does not request new funding; it seeks borrowing authority for the approved debt-funded portion.

There are no financial implications from first reading. Debt servicing costs will be confirmed once project costs are finalized and borrowing terms are established. Administration will continue to monitor and report on debt levels in accordance with Policy C-220 and legislated limits.

OHS and Service Continuity Risk

The Madden Fire Station continues to operate under interim conditions. While the ATCO trailer mitigates immediate OHS risks, it remains a temporary solution. Delays in delivering the permanent station extend reliance on a non-standard facility. The new station is the only long-term resolution to the OHS issues identified in 2024.

Madden Fire Station Borrowing Bylaw C-8743-2026

STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment
Effective Service Delivery	Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes.	Replaces a non-compliant facility to meet OHS Parts 2, 18, and 24; maintains emergency response capacity in the Madden area
Financial Prosperity	Ensuring County remains financially sustainable for future generations.	Borrowing structured within legislated debt limits; use of loans to local authorities preferred lender minimizes borrowing cost; borrow-at-completion practice minimizes carrying costs.
Thoughtful Growth	Clearly defining land use policies and objectives for the County – including types, growth rates, locations, and servicing strategies	Site 8 selected for long-term flexibility and future capacity; design includes two bays, office space, training room, and kitchen

ALTERNATE DIRECTION

Alternate Direction 1

That Council provides Administration with an alternate direction regarding funding for the construction of the Madden Fire Station

ATTACHMENTS

Attachment A: Madden Fire Station Borrowing Bylaw C-8743-2026

APPROVALS

Manager:	Isedua Agbonkhese, Manager, Finance Services
Executive Director/Director:	Sheryl McMullen, Executive Director, Financial & Business Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer