



# City of Chestermere Budget 2026

Presented by Kent Edney, CAO

December 16, 2025



# Municipal Budget

- Administration recommends the following motions to Council:
  - Motion to approve the 2026 Municipal Operating Budget as presented
  - Motion to approve the 2026 Municipal Capital Budget as presented
  - Motion to accept the 2026-2035 Capital Forecast as presented

# Operating Budget Key Factors

- Assumes 7% growth to property tax base.
- Assumes no change to existing property assessments.
- No increase to municipal property tax mill rate.
- Assumes a 10% increase to education tax requisition from the province.
  - **Municipality has no control over this change.**
- Includes golf course operations of \$3.4 million, but the net impact is zero as revenue equals expenses.
- Withdrawal from restricted reserves only to balance the interim budget. Further deliberations will occur at final budget in the spring, once final property assessment numbers are complete.

# Operating Budget Revenue

- 2026 Interim Operating budget for Council Consideration: \$68,819,641
  - 2025 Approved Operating Budget \$61,531,720
- Key Revenue Changes:
  - Expect Education Tax to increase 10% from \$17.5 million to \$19.3 million
  - Municipal Tax to increase from \$26.8 million to \$28.6 million
    - **Driven by growth only**
      - 7% growth
      - 0% assessment change
      - 0% mill rate change
  - \$3.4 million from Golf Course (offset by \$3.4 million in expenditures)
  - Increase of \$928,000 in building permits, but decrease of \$980,000 in subdivision requests
  - Decrease of \$470,000 in revenue fine from RCMP

# Operating Budget Expenses

- Key Expense Changes:
  - Expect Education Tax to increase 10% from \$17.5 million to \$19.3 million
  - Contracted and General services – up \$3.3 million
    - \$3.0 million from Golf Course (offset by revenue)
    - Increase to net RCMP contract of \$300,000
    - Increased Library funding by \$100,000 to \$600,000
  - Personnel – increase of \$2.86 million
    - Includes cost-of-living adjustments as per union contracts
    - Includes full year of 13 positions added in 2025
    - Includes 75% of next year for 19 position requests (assumes most positions don't start until April or later)

# Municipal Operating Budget 2026 - Updated

City of Chestermere					
2026 Recommended Operating Budget					
		2026 Recommended Budget	2025 Approved Budget	\$ Change	Comments
<b>REVENUES</b>					
	Property Taxes	28,585,294	26,834,438	1,750,856	Assumes 7% growth, 0% assessment change, no change to the mill rates
	Education Taxes	19,306,352	17,551,229	1,755,123	Assumes 10% increase by province
	Government Operating Grants	1,696,977	1,674,553	22,424	from LGFF fund
	Investment Revenue	1,337,500	1,514,000	(176,500)	Less investments in 2026
	User Fees and Charges	15,964,454	11,891,185	4,073,269	Main increase is golf course revenue and franchise fees
	Fines, Penalties and Licenses	1,370,000	1,840,000	(470,000)	Reduction in traffic fines from RCMP
	Other Revenues	223,394	226,315	(2,921)	
<b>TOTAL REVENUE</b>		<b>68,483,971</b>	<b>61,531,720</b>	<b>6,952,251</b>	



# Municipal Operating Budget 2026 - Updated

City of Chestermere				
2026 Recommended Operating Budget				
	2026 Recommended Budget	2025 Approved Budget	\$ Change	Comments
<b>EXPENSES</b>				
Personnel Expense	27,431,090	24,572,490	2,858,600	Includes full year of 2025 additions, COLA adjustments and 19 new positions in 2026
Business and Training Expenses	1,426,776	1,459,863	(33,087)	
Rentals and Leases	513,429	312,866	200,563	addition is golf course leased equipment
Contracted and General Services	15,237,317	11,952,569	3,284,748	Main increase is golf course expenses and RCMP contract increase
Supplies and Materials	1,662,787	1,603,075	59,712	
Utilities	1,357,308	1,397,058	(39,750)	
Requisitions	19,309,736	17,555,420	1,754,316	Assumes 10% increase by province to education taxes
Municipal Operating Grants / Awards	1,467,394	1,329,394	138,000	library, WID, CRCA
Debt Repayment	413,804	485,658	(71,854)	includes \$330,000 for golf course.
<b>TOTAL EXPENDITURES</b>	<b>68,819,641</b>	<b>60,668,393</b>	<b>8,151,248</b>	
<b>NET</b>	<b>(335,670)</b>	<b>863,327</b>	<b>(1,198,997)</b>	
<b>NON-OPERATING ITEMS</b>				
To Reserve Fund / Capital Project	-	863,327	(863,327)	
Transfer from Reserve	335,670	-	335,670	To balance the Interim Budget
Drawn from Equity	8,620,720	8,625,596	(4,876)	
Amortization	8,620,720	8,625,596	(4,876)	
<b>TOTAL NON-OPERATING ITEMS</b>	<b>(335,670)</b>	<b>863,327</b>	<b>(863,327)</b>	
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>(335,670)</b>	Balanced Budget per MGA regulations

# Municipal Capital Budget 2026 -2035 Updated

## City of Chestermere

### *Municipal Operations - 5 Year Capital Plan Summary*

		2026	2027	2028	2029	2030	Years 6 to 10	Total 10 Years
	Roadway Infrastructure	6,795,000	1,000,000	2,505,000	6,325,300	21,505,000	45,310,000	83,440,300
	Land Development	1,050,000	2,750,000	100,000	100,000	3,100,000	500,000	7,600,000
	Buildings	310,000	76,396,397	16,283,000	3,544,000	1,750,000	0	98,283,397
	Parks & Open Space	860,000	1,720,000	180,000	190,000	190,000	950,000	4,090,000
	Vehicles	1,864,000	7,182,000	1,250,000	3,780,000	2,265,000	15,115,000	31,456,000
	Machinery & Equipment	1,822,400	1,112,000	362,000	1,470,000	360,000	4,147,000	9,273,400
	Technology	1,958,000	1,057,000	1,400,000	745,000	220,000	2,640,000	8,020,000
	<b>Total Municipal Operations</b>	14,659,400	91,217,397	22,080,000	16,154,300	29,390,000	68,662,000	242,163,097



# Municipal Capital Budget 2026 -2035 Updated

## City of Chestermere

### *Municipal Operations - 5 Year Capital Plan Summary*

		2026	2027	2028	2029	2030	Years 6 to 10	Total 10 Years
<b>Funding</b>								
	Provincial LGFF Grant	9,579,400	5,995,226	2,985,000	2,755,000	2,560,000	12,335,000	36,209,626
	Federal CCBF Grant	1,830,000	1,912,000	1,845,000	1,945,000	1,330,000	12,027,000	20,889,000
	Reserves	0	5,200,000	2,000,000	5,479,000	1,500,000	1,000,000	15,179,000
	Debenture - Tax Funded	0	24,551,865	4,945,000	0	14,000,000	5,000,000	48,496,865
	OSL - Front Ended	0	0	0	5,975,300	0	0	5,975,300
	OSL - Recreation	0	42,558,306	0	0	0	0	42,558,306
	OSL - Transportation	3,250,000	0	0	0	7,000,000	38,300,000	48,550,000
	OSL - Fire	0	11,000,000	3,750,000	0	3,000,000	0	17,750,000
	OSL - Library	0	0	6,555,000	0	0	0	6,555,000
<b>Total Funding</b>		<b>14,659,400</b>	<b>91,217,397</b>	<b>22,080,000</b>	<b>16,154,300</b>	<b>29,390,000</b>	<b>68,662,000</b>	<b>242,163,097</b>

# Municipal Capital Budget 2026 - Updated

City of Chestermere (Municipal Operations 2026 Capital Plan - Detail)				
Project #	Project Name	Division	2026	Funding Source
PO-007	Golf Course initial capital improvements	CAO	\$	LGFF
	<b>Total</b>		<b>500,000</b>	
<b><u>CGI</u></b>				
RI-001	Chestermere Blvd and Station Way Connection	CGI	\$	LGFF
RI-003	West Chestermere Drive to Marina Drive Roundabout (New)	CGI	\$	CCBF/LGFF
RI-004	#9, Chestermere Blvd. 2 lane rural to 4 lane rural; Range Road 284 to Rainbow Road (potential for 2 lane urban included in scope)	CGI	\$	OSL - Transportation
RI-006	#12, Chestermere Blvd. 2 lane urban to 4 lane urban; Bridge over Chestermere Lake Rehab and build out	CGI	\$	CCBF
RI-009	OSL Item 35 - Chestermere Blvd 4 lane rural to 4 lane urban Marina Drive to West Chestermere Dr	CGI	\$	OSL - Transportation
LD-003	High school site readiness - Phase 2	CGI	\$	LGFF
	<b>Total</b>		<b>7,000,000</b>	
<b><u>IT</u></b>				
Tech-007	Hardware & Cybersecurity Refresh	IT	\$	LGFF
Tech-010	Asset Digitization Project Additional Scope	IT	\$	LGFF
Tech-014	Hardware Upgrades	IT	\$	LGFF
Tech-015	Bodycam Expansion / Replacement	IT/CPO	\$	LGFF
	<b>Total</b>		<b>1,958,000</b>	

Up to \$100,000 = \$,    \$100,001-999,999 = \$\$,    \$1,000,000-\$5,000,000 = \$\$\$,    Over \$5,000,000 = \$\$\$\$

# Municipal Capital Budget 2026 – Updated

City of Chestermere (Municipal Operations 2026 Capital Plan - Detail)				
Project #	Project Name	Division	2026	Funding Source
<b>Facilities</b>				
B-004	Property Management City Hall Air Balancing / Remediations	OP Facility	\$	LGFF
B-005	Property Management City Hall Furniture Staff Growth Requirements	OP Facility	\$	LGFF
B-015	City Hall weather proofing basement	OP Facility	\$	LGFF
B-016	Fire Panel RCMP / Fire	OP Facility	\$	LGFF
	<b>Total</b>		<b>310,000</b>	
<b>Fleet</b>				
ME-048	CM026 100 Ton Press (was PW112) Replacement	Op Fleet	\$	CCBF
ME-049	2 Post Lift	Op Fleet	\$	CCBF
	<b>Total</b>		<b>37,000</b>	
<b>Parks</b>				
PO-001	Playground & Amenities Lifecycle Replacement Program	Op Parks	\$\$	CCBF
PO-004	Benches and gazebos	Op Parks	\$	LGFF
PO-005	Gateway signs	Op Parks	\$	LGFF
V-005	1/2 Ton Crew 2 Cab Pickup Truck (PK210 Ford F150 (2013) Upgrade to 350 flat deck	Op Parks	\$\$	LGFF
V-006	Crew Truck PK046 (PK046 2006 Silverado 2500 truck) upgrade to 350 flat deck	Op Parks	\$\$	LGFF
V-008	Heavy Trailer Towing Truck (Heavy Duty Towing Truck F450-550)	Op Parks	\$\$	LGFF
V-009	PK-152 John Deere 997 Z Track Mower replacement	Op Parks	\$	LGFF
ME-004	Aquatic Lake Weed Skimmer	Op Parks	\$\$	LGFF
ME-010	PK-088 Tree Spade replacement	Op Parks	\$	LGFF
ME-011	PK-287 Fertilizer Spreader replacement	Op Parks	\$	LGFF
LD-005	Colton Court Final tie in	Ops Parks	\$	LGFF
LD-006	Regional Pathway Asphalt Repair	Ops Parks	\$	LGFF
RI-022	Bridge Inspection / Repair (Parks Lifecycle)	Parks Roads	\$	LGFF
	<b>Total</b>		<b>1,682,000</b>	

Up to \$100,000 = \$,    \$100,001–999,999 = \$\$,    \$1,000,000–\$5,000,000 = \$\$\$,    Over \$5,000,000 = \$\$\$\$

# Municipal Capital Budget 2026 - Updated

City of Chestermere (Municipal Operations 2026 Capital Plan - Detail)				
Project #	Project Name	Division	2026	Funding Source
<b><u>Roads</u></b>				
RI-017	Concrete lifecycle replacement program	Op Roads	\$\$	CCBF
RI-018	Traffic Light Upgrade For Emergency Vehicles	Op Roads	\$\$	CCBF
RI-020	Crosswalk lights	Op Roads	\$\$	LGFF
V-023	New Crew Cab Pickup Truck	Op Roads	\$\$	LGFF
ME-014	PW127 2013 Henke Reversible Front Plow (for PW126)	Op Roads	\$	LGFF
ME-015	PW -140 Hotsy pressure washer replacement	Op Roads	\$	LGFF
	<b>Total</b>		<b>752,400</b>	
<b><u>CPO</u></b>				
V-025	CPO PS008 Replacement Patrol SUV	Safety - CPO	\$\$	LGFF
ME-022	CPO EBikes	Safety - CPO	\$	LGFF
ME-024	2 Laser speed measurement devices	Safety - CPO	\$	LGFF
ME-026	CPO Thermal Drone	Safety - CPO	\$	LGFF
	<b>Total</b>		<b>200,000</b>	
<b><u>Fire</u></b>				
V-042	Tender FD-005 - Upgrade	Safety - Fire	\$	LGFF
ME-032	Self Contained Breathing Apparatus SCBA	Safety - Fire	\$\$	LGFF
ME-034	Thermal Imaging Camera (8 units)	Safety - Fire	\$\$	LGFF
ME-038	Order FD-020 Engine Equipment	Safety - Fire	\$\$	LGFF
	<b>Total</b>		<b>1,070,000</b>	
<b><u>Utility</u></b>				
V-056	Lifecycle replacement - Solid Waste Collection Vehicles	Utilities	\$\$\$	LGFF
V-057	Storm Utility Vehicle - 1/2 ton truck (2)	Utilities	\$\$	LGFF
	<b>Total</b>		<b>1,150,000</b>	
	<b>TOTAL</b>		<b>14,659,400</b>	

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# Municipal Capital Budget 2026 - Updated

City of Chestermere				
(Municipal Operations 2026 Capital Plan - Detail)				
	Project #	Project Name	Division	2026
		<b>TOTAL</b>		<b>14,659,400</b>
<b>Funding</b>				
		Provincial LGFF Grant		9,579,400
		Federal CCBF Grant		1,830,000
		Reserves		
		Debenture - Tax Funded		-
		OSL - Front Ended		-
		OSL - Recreation		
		OSL - Transportation		3,250,000
		OSL - Fire		
		OSL - Library		-
<b>Total Funding</b>				<b>14,659,400</b>

# 1538974 Alberta Ltd. Budget

- Administration recommends the following motions to the Board:
  - Motion to approve the 2026 Operating Budget for 1538974 Alberta Ltd. as presented
  - Motion to approve the 2026 Capital Budget for 1538974 Alberta Ltd. as presented
- Due to previous motions whereby the company cannot incur further debt, only part of the 2026 Capital Budget is being approved right now.
  - Given the nature of Offsite Levy funded projects, the utility company or the City will need to incur debt in 2026 to complete the needed projects.
    - This debt is paid for by the Offsite Levies, not tax rates
- A report will come to Council in early 2026 outlining the options for next steps



# Utility Operating Budget 2026

City of Chestermere - Utility Operating Budget					
		2026	2025	\$	Comments
		Recommended	Approved	Change	
		Budget	Budget		
REVENUES					
	Admin	393,750	150,000	243,750	Total administration reveene.
	Storm	3,404,348	2,028,839	1,375,509	Total storm water revenue.
	Water	8,503,297	7,143,281	1,360,016	Total water revenue.
	Sewer	10,651,283	8,263,935	2,387,347	Total sanitary sewer revenue.
	Recycle	1,209,690	591,149	618,541	Total recycle revenue.
	Solid Waste	2,839,634	2,442,235	397,399	Total solid waste revenue.
TOTAL REVENUE		27,002,002	20,619,439	6,382,563	

# Utility Operating Budget 2026

City of Chestermere - Utility Operating Budget					
	2026	2025	\$		Comments
	Recommended Budget	Approved Budget	Change		
<b>EXPENSES</b>					
Admin	1,473,390	1,132,785	340,606		Total administration expense.
Storm	665,992	618,665	47,326		Total storm water expense.
Water	5,469,529	5,717,029	- 247,501		Total water expense.
Sewer	7,810,567	7,441,038	369,529		Total sanitary sewer expense.
Recycle	314,376	266,664	47,712		Total recycle expense.
Solid Waste	2,076,140	2,071,934	4,206		Total solid waste expense.
<b>TOTAL EXPENDITURES</b>	<b>17,809,993</b>	<b>17,248,115</b>	<b>561,878</b>		
<b>NET</b>	<b>9,192,009</b>	<b>3,371,324</b>	<b>5,820,685</b>		
<b>NON-OPERATING ITEMS</b>					
To Reserve Fund / Capital Project	3,477,000	3,106,000	371,000		Total transfer for future capital project needs
From Reserve / Equity Fund	-	-	-		
Amortization	2,732,134	2,107,100	625,034		Total rate based amortization expense.
Amortization - Contributed	2,379,553	1,765,413	614,140		Contributed assets amortization expense in the year
<b>TOTAL NON-OPERATING ITEMS</b>	<b>8,588,687</b>	<b>6,978,513</b>	<b>1,610,173</b>		
<b>TOTAL</b>	<b>603,322</b>	<b>- 3,607,190</b>	<b>4,210,512</b>		

# Utility Capital Budget 2026 -2035

City of Chestermere								
Utility Operations - 5 Year Capital Plan Summary								
		2026	2027	2028	2029	2030	Years 6 to 10	Total 10 Years
	Utility Infrastructure - OSL	10,605,000	35,275,000	0	1,500,000	11,820,000	62,987,000	122,187,000
	Utility Infrastructure	3,477,000	2,988,000	2,690,000	2,956,000	2,644,000	15,005,000	29,760,000
<b>Total Utility Operations</b>		14,082,000	38,263,000	2,690,000	4,456,000	14,464,000	77,992,000	151,947,000
<b>Funding</b>								
	OSL - Storm	10,605,000	25,063,000	0	0	8,000,000	49,787,000	93,455,000
	OSL - Sanitary	0	7,940,000	0	0	1,390,000	9,550,000	18,880,000
	OSL - Fire	0	0	0	0	0	0	0
	OSL - Water	0	2,272,000	0	1,500,000	2,430,000	3,650,000	9,852,000
	Utility Rates	3,477,000	2,988,000	2,690,000	2,956,000	2,644,000	15,005,000	29,760,000
	Other / Placeholder / Library	0	0	0	0	0	0	0
<b>Total Funding</b>		14,082,000	38,263,000	2,690,000	4,456,000	14,464,000	77,992,000	151,947,000

# Utility Capital Budget 2026 - Updated

City of Chestermere			
(Utility Operations 5 Year Capital Plan - Detail)			
	2026		Comment
Utility Growth Infrastructure - OSL			
Centralized Stormwater Retention Facility - CSRO Project			<b>Total Project Cost for all phases below</b>
OSL Item 10 - NW Storm Trunk Phase A	\$\$\$	Storm OSL	From reservoir (itm 7) and goes north. This is part of the CSRO project. Updated based on CIMA+ COSTS ESTIMATE. This is the pipe connecting each of the three cells of CSRO
OSL Item 12 - NW Storm Trunk Phase C	\$\$\$	Storm OSL	This is part of the CSRO project. Updated based on CIMA+ COSTS ESTIMATE
OSL Item 14 - NW Storm Trunk Phase E - Splitter MH and Pipe to Southshore	\$\$\$	Storm OSL	This is part of the CSRO project. Updated based on CIMA+ COSTS ESTIMATE
OSL Item 20 - West Centralized Stormwater Reservoir - Land Cost	\$\$\$	Storm OSL	Land to be sold by City to OSL based on current contract rate for land. Includes soft costs for land, and add future land to south to be added for full buildout
<b>Total Utility Infrastructure - OSL</b>	<b>10,605,000</b>		
Asset Management Program -Utility Infrastructure			
Asset Management -Water Infrastructure			
Water Meter Replacements	\$\$	Utility Rates	based on historical growth rates + engineered life of internal meter batteries
Linear Asset Replacement - Water	\$\$	Utility Rates	lifecycle replacement of linear assets based on asset condition analysis and/or emergency repairs
Copper Service Life Cycle Program	\$\$	Utility Rates	known distribution leak point, annual funding to replace as found in leak detection program. Approx 10 services annually
Merganser Dr. W PRV, Air Relief Replacement project	-	Utility Rates	project in progress
Water Loss Leak Detection System	\$\$	Utility Rates	I-Hydrants as part of leak detection program, targeting lake crossings, to address ongoing water loss investigations
Fixed Asset Replacement - Water	\$	Utility Rates	lifecycle rehab of existing assets based on condition assessments. WTS pumps 2, 4, 5
New Water Meters	\$\$	Utility Rates	Based on anticipated new developments/services per year. funded by occupant on initial utility sign-on
SCADA Modeling of 17th Avenue Water Meters	-	Utility Rates	project in progress

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# Utility Capital Budget 2026 - Updated

City of Chestermere			
(Utility Operations 5 Year Capital Plan - Detail)			
	2026		Comment
<b>Asset Management -Storm Infrastructure</b>			
Flood Mitigation Program (Stormwater)	-	Utility Rates	address known storm flood prone areas in public spaces based on Chestermere Existing Stormwater System Analysis Report
Storm Pond Capital Maintenance	-	Utility Rates	Placecard holder subject to ammendment on engineering report due Q1 2026
Major Asset Condition Assessments and Upgrades - C. STORM	\$	Utility Rates	Facility condition assessments and upgrades to existing infrastrucutre based on condition assessments and observed deficiencies
Cove Storm Pond Rehabilitation	\$\$	Utility Rates	Rehabilitation of the Cove storm infrastructure to restore its proper function.
Manhole repairs	\$	Utility Rates	Raised city manholes, resulting from the freeze-thaw cycle and various other factors, pose a risk to commuters and affect city operations. Repairing these manholes to make them flush with the roadway would facilitate street sweeping, snow plowing, and line painting while also providing a smoother drive for commuters.
<b>Asset Management -Sanitary Sewer Infrastructure</b>			
LS 12 Refurbishment	-	Utility Rates	funding will need to be carried over into 2026 based on equipment delivery delays
LS 3 Refurbishment	-	Utility Rates	funding will need to be carried over into 2026 based on equipment delivery delays
Sanitary Fix Asset Replacement List	\$\$	Utility Rates	lifecycle replacement of equipment/piping based on condition assessments in LS 10, 11, 8A, 4 based on asset mgt system schedule
Sanitary Linear Asset Replacement List	\$	Utility Rates	lifecycle replacement of linear assets based on asset condition analysis and/or emergency repairs
LS 10/RRST Mitigation Program	\$\$	Utility Rates	H2S mitigation system to ensure compliance with MSA, odour control
LS4 Repurpose/Decommission	-	Utility Rates	abandonment/ decommissioning of old inactive site/station
<b>Asset Management -Solid Waste Collection Infrastructure</b>			
Solid Waste Collection Carts	\$\$	Utility Rates	Based on anticipated new developments/services per year. funded by occupant on initial utility sign-on
<b>Total Utility Infrastructure</b>	<b>3,477,000</b>		
<b>Total Utility Operations</b>	<b>14,082,000</b>		

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