



AGENDA
SPECIAL COUNCIL MEETING
Wednesday, March 11, 2026 @ 6:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB

	Page
1. CALL TO ORDER	
2. CONFIRMATION OF AGENDA	
3. BUSINESS	
3.1. 2026 Capital Budget Amendment – Civic Centre Exterior Doors Agenda Item - AIR-26-038 - Pdf	2 - 9
4. CLOSED MEETING	
5. ADJOURNMENT	



Request for Decision

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: February 17, 2026

Meeting Date: March 11, 2026

SUBJECT: 2026 Capital Budget Amendment - Civic Centre Exterior Doors

RECOMMENDATION: THAT Council approve a 2026 Capital Budget amendment of \$50,000, funded from the Financial Stabilization Reserve, for the renovation and replacement of the exterior Civic Centre doors.

STRATEGIC PRIORITIES:



Affordable Living



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

As part of its Strategic Plan, Council has prioritized the maintenance, protection, and improvement of Community Wellness services that support optimum lifestyles for residents of Strathmore.

This point of entry allows accessible access for users of the Strathmore Centennial Civic Centre, specifically for users of the Civic Centre halls and Chuck Mercer room, the Aquatic Centre, and the Strathmore & District Agricultural Society. This entry point also supports students and staff of Strathmore High School.

The replacement of the exterior doors will decrease the number of service calls and additional staffing associated with maintaining the operation of the doors and allow for a reliable entrance for the users of the building.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

Economic sustainability is not applicable to this report.

SOCIAL SUSTAINABILITY:

Social sustainability is not applicable to this report.

ENVIRONMENTAL SUSTAINABILITY:

Environmental sustainability is not relevant to this report.

IMPLICATIONS OF RECOMMENDATION:**GENERAL:**

With an increase in preventative maintenance and call-outs, Administration has identified the replacement of the exterior doors as part of the 2027 capital project budget.

Unfortunately, the fluctuating weather conditions, the age of the sliding doors and infrastructure (i.e. electric operators/motors), the exterior Civic Centre sliding doors have limited functionality.

By allocating funds from the Financial Stabilization Reserve for this project, it would enable Administration to purchase a new door and renovate the space, which would reduce the preventive maintenance associated with the door and also create another point of entry should the doors become inoperable in the future.

ORGANIZATIONAL:

The exterior doors at the Civic Centre are currently not fully operational and functioning intermittently. As a result, either an alternative entrance must be used or additional staff are required to allow users to enter the building.

Regular maintenance for these doors has increased in recent years to keep them operational; however, the electric operators (motors) are now showing signs of failure due to age, frequent use, and exposure to the elements.

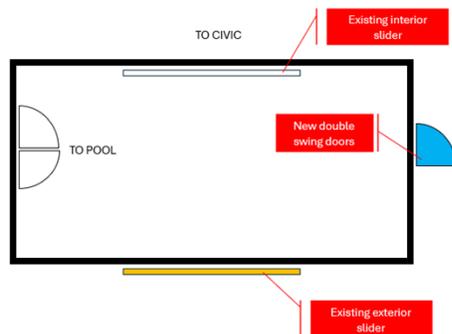
Purchasing new exterior doors would provide a safe and reliable entrance and exit for both users and staff of the Civic Centre, while also reducing the amount of preventative maintenance currently required to keep the existing doors in good working condition.

In addition, Administration would also renovate the area to create a secondary point of entry as a backup if the main entrance doors become inoperable.

OPERATIONAL:

With the Civic Centre exterior doors functioning intermittently, Administration has assigned staff to allow users to enter the building. Replacing the doors and creating another point of entry would decrease staffing costs associated with the inoperable doors.

Accordingly, Administration would also renovate the area to create a secondary point of entry as a backup if the main entrance doors become inoperable. See below:



Replacing the exterior doors and renovating the entrance would create a contingency plan should the sliding doors become inoperable due to mechanical issues or extremely cold weather.

FINANCIAL:

As the Civic Centre exterior doors are not fully operational and functioning intermittently, access to the facility has become problematic. Administration has assigned staff to assist in granting users access to the building or have redirected users through the Civic Centre East Hall, when staff are unavailable.

Due to the age of the doors and the impact of extreme weather on the door operations, Administration has determined that it has become necessary to replace the doors as well as, a renovation to the vestibule, before another winter.

By allocating funds from the Financial Stabilization Reserve for this project, it would enable Administration to purchase a new door and renovate the space, which would reduce the preventive maintenance associated with the door and also create another point of entry should the doors become inoperable in the future.

POLICY:

As per the Financial Reserves policy (1817), a resolution of Council is required to access funds from any financial reserve. Accordingly, Administration is requesting Council's approval for the use of \$50,000, funded from the Financial Stabilization Reserve, for the replacement of the exterior Civic Centre doors.

Furthermore, access to the Civic Centre (Facility Management) is essential as per the Service & Service Level Policy No. 1218.

IMPLEMENTATION:

Should Council approve this resolution, Administration would follow the applicable policies and secure the necessary building/development permits before proceeding with the purchase and renovations.

BACKGROUND:

In September 2019, the Civic Centre doors were replaced with a new set of sliding doors, interior and exterior. These doors provide access to the Civic Centre halls and Chuck Mercer room, the Aquatic Centre, and the Strathmore & District Agricultural Society, as well as another entry into Strathmore High School.

The lifespan for these doors is approximately 500,000 opening and closing cycles; indoor sliding doors have lasted over 10 years. While the interior sliding doors have remained operational with little to no preventative maintenance, the exterior sliding door has required an increase in preventative maintenance/maintenance call-outs for it to remain operational. As an exterior door, its performance is significantly affected by the weather, especially during extreme cold events.

Currently, the Civic Centre exterior doors are either functioning intermittently or not operational, due to the cold. Accordingly, Administration has assigned staff to assist in granting users access to the building or redirected users through the Civic Centre East Hall, when staff are unavailable.

Administration has reviewed options for the exterior doors.

1. Replace the current sliding doors and infrastructure (operator/motor) - Approximate cost of \$30,000.
2. Replace the current sliding doors and infrastructure (operator/motor) and renovate the vestibule to create a secondary entrance in the event the sliding doors become inoperable. Approximate cost of \$50,000.
3. Replace the current sliding doors with two swing doors, including a door for accessibility. Approximate cost of \$70,000.

Based on the costs associated with each option and to ensure uninterrupted access to the Civic Centre, Administration is recommending option two.

KEY ISSUE(S)/CONCEPT(S):

The Civic Centre doors were replaced with a new set of sliding doors, interior and exterior, in September 2019. The lifespan for these doors is approximately 500,000 opening and closing cycles; indoor sliding doors have lasted over 10 years. While the interior sliding doors have remained operational with little to no preventative maintenance, the exterior sliding door has required an increase in preventative maintenance/maintenance call-outs for it to remain operational.

In order to maintain access to the Civic Centre, Administration has assigned staff to manually open and close the doors, ensuring the vestibule is protected from the elements or redirected users through the Civic Centre East Hall.

Potential risks associated with option one, should there be another mechanical concern, could include additional staffing costs for manually opening/closing the door or a disruption to Civic Centre or Aquatic Centre operations if an alternative entrance/exit is needed.

Ultimately, the replacement of the exterior door is essential to maintaining access to the Civic Centre, and due to the age of the existing door, it would also reduce preventive maintenance expenses. Lastly, a renovation of the vestibule would create another point of entry should the doors become inoperable in the future.

DESIRED OUTCOMES:

That Council supports this recommendation, and funds can be allocated towards the replacement of the exterior sliding doors and vestibule renovation.

COMMUNICATIONS:

Should Council support this resolution, Administration would ensure a communication plan is in place to convey to the users and the community how to access the Civic Centre during construction.

ALTERNATIVE ACTIONS/MOTIONS:

1. Council may provide further direction regarding an alternative option.
2. Council may defer to a future Committee of the Whole meeting for future discussion.
3. Council may defeat the recommended resolution.

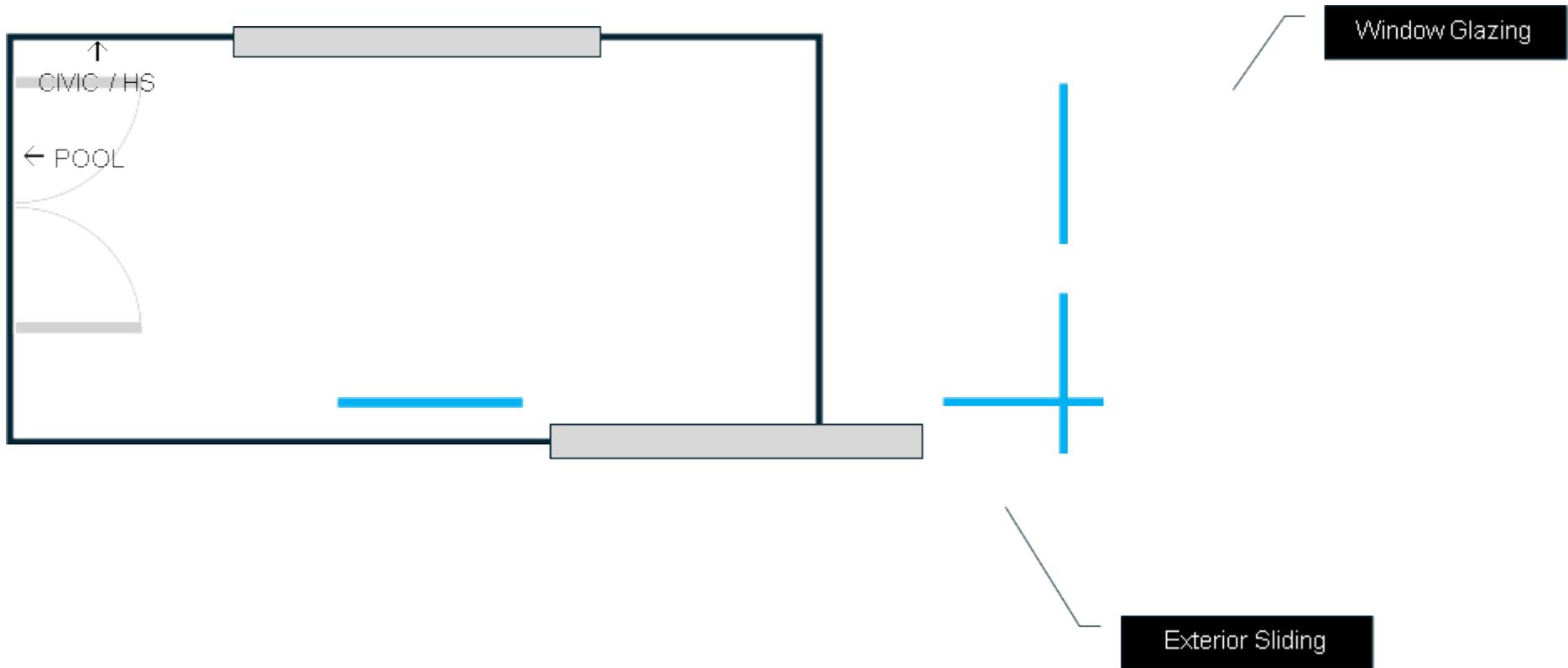
ATTACHMENTS:

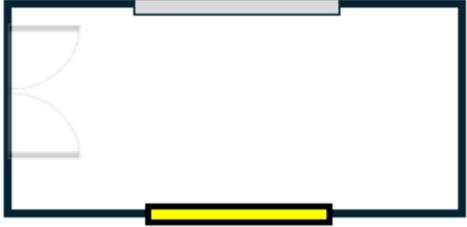
[CIVIC DOOR diagrams](#)

Mark Pretzlaff, Director of Community and Protective Services
 Kevin Scoble, Chief Administrative Officer
 Veronica Anderson, Legislative Services Officer
 Johnathan Strathdee, Manager of Legislative Services

None
 None
 None
 None

AQUATIC & CIVIC CENTRE ENTRANCE



<p>1</p>	<p>Replace exterior sliding door</p>	
<p>2</p>	<p>Replace exterior sliding door and add a single swing door to the north vestibule wall</p>	
<p>3</p>	<p>Replace exterior sliding door with swing doors</p>	