



# MINUTES

## REGULAR COUNCIL MEETING

6:00 PM - Wednesday, May 7, 2025

Council Chambers, 1 Parklane Drive, Strathmore AB

### **COUNCIL PRESENT:**

Mayor Pat Fule, Councillor Melissa Langmaid, Deputy Mayor Debbie Mitzner, Councillor Jason Montgomery, Councillor Denise Peterson, Councillor Richard Wegener, and Councillor Brent Wiley

### **STAFF PRESENT:**

Kevin Scoble (Chief Administrative Officer), Jamie Dugdale (Director of Infrastructure, Operations, and Development Services), Mark Pretzlaff (Director of Community and Protective Services), Kara Rusk (Director of Strategic, Administrative, and Financial Services), and Johnathan Strathdee (Manager of Legislative Services)

## **1. CALL TO ORDER**

Mayor Fule called the May 7, 2025 Regular Council Meeting to order at 6:02 p.m.

### **1.1. Traditional Land Acknowledgment for the First Regular Council Meeting in May (Litainsimopi)**

We honour all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries. We acknowledge that the ancestral and traditional lands on which we gather are Land of the Blackfoot Confederacy and Treaty 7 territory, a traditional meeting ground for many Indigenous peoples, and in particular our neighbors, Siksika Nation on whose traditional territory we work, live, and play, and on whose traditional territory we stand and where Strathmore resides.

## **2. CONFIRMATION OF AGENDA**

### **Resolution No. 135.05.25**

Moved by Councillor Wiley

THAT Council adopt the May 7, 2025 Regular Council Meeting Agenda as amended:

DELETION:

*7.2 Economic Development – Advice from officials – FOIP S. 24(1)(a)*

ADDITION:

- *Council CAO Dialogue – Advice from officials – FOIP S. 24(1)(b)(i), to come before Delegations and creating a new Closed Meeting section.*

- *Strathmore Bird Sanctuary Initiative* to the Delegation section.

MOVE:

- *Public Comments*, to come after Delegations.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

### 3. **PUBLIC HEARING**

#### 3.1. **Proposed WestCreek Area Structure Plan Amendment Bylaw No. 25-07 Public Hearing Report**

Mayor Fule opened the Public Hearing for Bylaw No. 25-07, being a Bylaw to amend WestCreek Area Structure Plan No. 08-22 at 6:05 p.m. This public hearing was held pursuant to the *Municipal Government Act*, RSA 2000, Chapter M-26 and amendments there to.

- **Kate Bakun** presented the bylaw on behalf of Administration.

Registered speakers were:

- **Mike Festa** (WestCreek Development) and **Ben Lee** (Arcadis Professional Services Canada Inc.) spoke in favor of Bylaw No. 25-07
- **Doug Slatnik** spoke in opposition to Bylaw No. 25-07
- **Daren Kennett** spoke in opposition to Bylaw No. 25-07
- **Beverley Martin** spoke in opposition to Bylaw No. 25-07
- **Alan Kostrosky** spoke in opposition to Bylaw No. 25-07
- **Marianne Pinchbeck** spoke in opposition to Bylaw No. 25-07
- **Jamie Dugdale** provided closing comments from Administration

Mayor Fule closed the Public Hearing for Bylaw No. 25-07, being a Bylaw to amend WestCreek Area Structure Plan No. 08-22 at 7:33 p.m.

### 4. **BYLAWS**

#### 4.1. **Proposed WestCreek Area Structure Plan Amendment Bylaw No. 25-07 Resolution No. 136.05.25**

Moved by Councillor Montgomery

THAT Council give Second Reading to Bylaw No. 25-07, being a Bylaw to amend WestCreek Area Structure Plan No. 08-22.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 137.05.25**

Moved by Councillor Wegener

THAT Council give Third Reading to Bylaw No. 25-07, being a Bylaw to amend WestCreek Area Structure Plan No. 08-22.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**5. CLOSED MEETING**

**Resolution No. 138.05.25**

Moved by Councillor Langmaid

THAT Council move In Camera to discuss items related to section 24(1)(b)(i) of the *Freedom of Information and Protection of Privacy Act* at 7:53 p.m.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**5.1. Council CAO Dialogue – Advice from officials – FOIP S. 24(1)(b)(i)**

**Resolution No. 139.05.25**

Moved by Councillor Wiley

THAT Council move out of Camera at 8:15 p.m.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

Councillor Montgomery left the meeting at 8:15 p.m.

## **6. DELEGATIONS**

### **6.1. Delegation – Foothills Advocacy In Motion Society (FAIM)**

- Gerry McCallum presented on behalf of FAIM

Councillor Montgomery rejoined the meeting at 8:25 p.m.

### **6.2. Delegation – Wheatland and Area Hospice Society**

- Dr. Joni McNeely, President, and Randi Collins, Building Director, presented information on behalf of the Hospice Society.

### **6.3 Delegation – Strathmore Bird Sanctuary Initiative**

- Laura Matheson
- Claude Brown
- Simon Metke
- Ashley Mack

## **7. PUBLIC COMMENTS**

Kama Arra spoke to the Strathmore Bird Sanctuary Initiative.

## **8. CLOSED MEETING**

### **Resolution No. 140.05.25**

Moved by Councillor Peterson

THAT Council extend the meeting to 11:00 p.m.

AND THAT Council move In Camera to discuss items related to sections 24(1)(a), 24(1)(b)(i) and 19(1) of the *Freedom of Information and Protection of Privacy Act* at 9:50 p.m. and take a 3-minute break.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

### **8.1. Joint Election Agreement – Advice from officials – FOIP S. 24(1)(a)**

### **8.2 Council CAO Dialogue – Advice from officials – FOIP S. 24(1)(b)(i)**

### **8.3 CAO Performance Review – Confidential evaluations – FOIP S. 19(1)**

**Resolution No. 141.05.25**

Moved by Councillor Langmaid

THAT Council move out of Camera at 10:35 p.m.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 142.05.25**

Moved by Councillor Wegener

THAT Council authorizes the Returning Officer to enter into an agreement with the Golden Hills School Division #75 and Christ the Redeemer Catholic Schools for the 2025 municipal election, with costs to be shared as referenced in Attachment I.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**9. CONSENT AGENDA**

**Resolution No. 143.05.25**

Moved by Councillor Langmaid

THAT Council adopt the recommendations of the following agenda reports by an omnibus motion:

10.1 Regular Council Meeting Minutes – April 16, 2025

10.2 Special Council Meeting Minutes – April 30, 2025

12.1 Corporate Strategic Plan & Financial Plan Quarterly Report – Q4 2024

12.2 Notice of Intent to Annex Land from Wheatland County

12.3 Returning Officer Appointment

12.4 2026 Capital and Operating Budget Timelines

13.2.1 WHMB Signed Minutes - March 20, 2025

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

## **10. CONFIRMATION OF MINUTES**

### **10.1 Regular Council Meeting Minutes - April 16, 2025**

The following motion was adopted by the consent agenda:

THAT Council adopt the April 16, 2025 Regular Council Meeting Minutes as presented in Attachment I.

### **10.2 Special Council Meeting Minutes - April 30, 2025**

The following motion was adopted by the consent agenda:

THAT Council adopt the April 30, 2025 Special Council Meeting Minutes as presented in Attachment I.

## **11. BYLAWS**

### **11.1. 2025 Property Tax Rate Bylaw No. 25-11**

#### **Resolution No. 144.05.25**

Moved by Councillor Langmaid

THAT Council give First Reading to Bylaw No. 25-11, being the 2025 Property Tax Rate Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

#### **Resolution No. 145.05.25**

Moved by Councillor Montgomery

THAT Council give Second Reading to Bylaw No. 25-11, being the 2025 Property Tax Rate Bylaw as amended:

- Amend Alberta School Foundation Fund Tax Rates in Section 2 of Bylaw No. 25-11 as follows:
  - Residential/Farmland Tax Rate to 2.47200 (2.47300 Prior)
  - Non-Residential Tax Rate to 3.66900 (3.33300 Prior)
  - Residential (O/C-135/2010) Tax Rate to 2.55330 (2.43200 Prior)
  - Non-Residential (O/C-135/2010) Tax Rate to 3.6865 (3.67900 Prior)
  - Farmland (O/C-135/2010) Tax Rate to 2.5533 (2.43200 Prior)
- Amend Christ Redeemer Catholic School Division Tax Rates in Section 2 of Bylaw No. 25-11 as follows:

- Residential/Farmland Tax Rate 2.47200 (2.43200 Prior)
- Non-Residential Tax Rate to 3.66900 (3.33300 Prior)

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 146.05.25**

Moved by Councillor Langmaid

THAT Council give unanimous consent to give third and final reading to Bylaw No. 25-11, being the 2025 Property Tax Rate Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 147.05.25**

Moved by Councillor Wegener

THAT Council give Third Reading to Bylaw No. 25-11, being the 2025 Property Tax Rate Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**11.2. Land Use Bylaw Amending Bylaw No. 25-09 (Removal of regulations for Garden and Garage Suites)**

**Resolution No. 148.05.25**

Moved by Councillor Peterson

THAT Council give First reading to Bylaw No. 25-09, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 25-09 on June 4, 2025 at 7:00 p.m. in Council Chambers.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**12. BUSINESS**

**12.1. Corporate Strategic Plan & Financial Plan Quarterly Report – Q4 2024**

The following motion was adopted by the consent agenda:

THAT Council accept the Corporate Strategic Plan & Financial Plan Quarterly Q4 2024 Report as information.

**12.2. Notice of Intent to Annex Land from Wheatland County**

The following motion was adopted by the consent agenda:

THAT Council direct staff to provide written notice of its' proposed annexation pursuant to Section 116 of the *Municipal Government Act*.

**12.3. Returning Officer Appointment**

The following motions were adopted by the consent agenda:

THAT Council rescind Resolution No. 355.12.24:

"THAT Council appoint Johnathan Strathdee as the Town of Strathmore's Returning Officer for the 2025 Municipal Election;

AND THAT Council appoint Claudette Thorhaug as the Town of Strathmore's Substitute Returning Officer for the 2025 Municipal Election."

THAT Council appoint Vanessa Cunningham as the Town of Strathmore's Returning Officer for the 2025 Municipal Election.

THAT Council appoint Claudette Thorhaug as the Town of Strathmore's Substitute Returning Officer for the 2025 Municipal Election.

**12.4. 2026 Capital and Operating Budget Timelines**

**13. COUNCILLOR INFORMATION & INQUIRIES**

**13.1 QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS**

None.

**13.2. BOARD AND COMMITTEE REPORTS**



**13.2.1. WHMB Signed Minutes – March 20, 2025**

**13.3. QUESTION AND ANSWER PERIOD**

None.

**13.4. ADMINISTRATIVE INQUIRIES**

None.

**13.5. NOTICES OF MOTION**

**13.5.1. Land Use Bylaw Amendment – Child Care Services – Councillor Langmaid**

**14. CORRESPONDENCE**

**14.1 Community Disability Services Professional Appreciation Week**

**Resolution No. 149.05.25**

Moved by Councillor Langmaid

THAT Council proclaim the week of May 19 – 25, 2025 Community Disability Services Professional Appreciation Week in Strathmore, Alberta.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**15. ADJOURNMENT**

Mayor Fule adjourned the May 7, 2025 Regular Council Meeting at 10:50 p.m.



Mayor



Director of Strategic, Administrative,  
and Financial Services