



# MINUTES

## REGULAR COUNCIL MEETING

6:00 PM - Wednesday, June 18, 2025

Council Chambers, 1 Parklane Drive, Strathmore AB

---

**COUNCIL PRESENT:** Mayor Pat Fule, Deputy Mayor Debbie Mitzner, Councillor Jason Montgomery, Councillor Denise Peterson, Councillor Richard Wegener, and Councillor Brent Wiley

**COUNCIL ABSENT:** Councillor Melissa Langmaid

**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 June 18, 2025 Regular Council Meeting to order at 6:01 p.m.

2. **CONFIRMATION OF AGENDA**

**Resolution No. 189.06.25**

Moved by Councillor Wiley

THAT Council adopt the June 18, 2025 Regular Council Meeting Agenda as presented.

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

**AGAINST:** None

**CARRIED**

3. **CLOSED MEETING**

**Resolution No. 190.06.25**

Moved by Councillor Wiley

THAT Council move In Camera to discuss items related to sections 29(1)(a), and 29(1)(b)(iii) of the *Access to Information Act* at 6:02 p.m.

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

**AGAINST:** None.

**CARRIED**

- 3.1. Legal Update – Advice from officials – ATIA S. 29(1)(a)
- 3.2. Risk Management – Advice from officials – ATIA S. 29(1)(a)
- 3.3. Strathmore Affordable Housing Society – Advice from officials – ATIA S. 24(1)(a)
- 3.4. Lease Extension Agreement – Range Rd 250 – Advice from officials – ATIA S. 29(1)(a)
- 3.5. Permanent and Semi-Permanent Displays Policy – Advice from officials – ATIA S. 29(1)(a)
- 3.6. Council CAO Dialogue – Advice from officials – ATIA S.29 1(b)(iii)

**Resolution No. 191.06.25**

Moved by Councillor Wiley

THAT Council move out of Camera at 6:56 p.m.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 192.06.25**

Moved by Councillor Wiley

THAT Council amend the June 18, 2025 Regular Council Meeting to add a second in camera session as section 16;

AND THAT Council defers item 3.6 to become item 16.1.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 193.06.25**

Moved by Councillor Mitzner

THAT Council direct Administration to prepare a Budget Amendment for Insurance Costs related to closed meeting item 3.2;

AND THAT Council direct Administration to include the Reserve Options in the 2026 Budget process.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 194.06.25**

Moved by Councillor Wiley

THAT Council direct Administration to execute the Strathmore Affordable Housing Society Administrative Services Agreement, as presented;

AND THAT Council direct Administration to execute the Strathmore Affordable Housing Society Program Management Agreement, as presented.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 195.06.25**

Moved by Councillor Peterson

THAT Council authorize the Chief Administrative Officer (CAO) to sign the lease extension agreement between the Town of Strathmore and Delta Force Paintball Canada Limited.

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

**AGAINST:** None.

**CARRIED**

**4. PUBLIC HEARING**

**4.1. WestCreek Area Structure Plan Amending Bylaw No. 25-17**

Mayor Fule opened the Public Hearing for Bylaw No. 25-17, being a Bylaw to amend WestCreek Area Structure Plan No. 08-22 at 7:05 p.m. This public hearing was held pursuant to the Municipal Government Act, RSA 2000, Chapter M-26 and amendments there to.

Chuck Proctor presented for Administration.

Brent Robinson & Katherine Zagorsky spoke in opposition to Bylaw No. 25-17.

One written submission was received.

**Resolution No. 196.06.25**

Moved by Councillor Wegener

THAT Council recess for 5 minutes.

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

**AGAINST:** Councillor Wiley

**CARRIED**

Mayor Fule reconvened the June 18, 2025 Regular Council Meeting at 7:26 p.m.

Chuck Proctor provided closing comments from Administration.

Mayor Fule closed the Public Hearing for Bylaw No. 25-17, being a Bylaw to amend WestCreek Area Structure Plan No. 08-22 at 7:27 p.m.

**4.2. Land Use Bylaw Amending Bylaw No. 25-08 (WestCreek Phase 1, Strathmore)**

Mayor Fule opened the Public Hearing for Bylaw No. 25-08, being a Bylaw to amend Town of Strathmore Land Use Bylaw No. 14-11 at 7:28 p.m. This public hearing was held pursuant to the Municipal Government Act, RSA 2000, Chapter M-26 and amendments there to.

Glen Ferguson presented the bylaw on behalf of Administration.

Mike Festa (WestCreek), Amanda Polini (Arcadis) and Ben Lee (Arcadis) spoke in favor of Bylaw No. 25-08.

Lee Travis spoke in opposition of Bylaw No. 25-08.

There were no written submissions received.

Mayor Fule closed the Public Hearing for Bylaw No. 25-08, being a Bylaw to amend Town of Strathmore Land Use Bylaw No. 14-11 at 8:14 p.m.

**5. BYLAWS**

**5.1. WestCreek Area Structure Plan Amending Bylaw No. 25-17**

**Resolution No. 197.06.25**

Moved by Councillor Mitzner

THAT Council give Second Reading to Bylaw No. 25-17, being a bylaw to amend WestCreek Area Structure Plan Bylaw No. 08-22.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 198.06.25**

Moved by Councillor Peterson

THAT Council give Third and Final Reading to Bylaw No. 25-17, being a bylaw to amend WestCreek Area Structure Plan Bylaw No. 08-22.

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

**AGAINST:** None.

**CARRIED**

**5.2. Land Use Bylaw Amending Bylaw No. 25-08 (WestCreek Phase 1, Strathmore)**

**Resolution No. 199.06.25**

Moved by Councillor Wiley

THAT Council give Second Reading to Bylaw No. 25-08, being a bylaw to amend Town of Strathmore Land Use Bylaw No. 14-11.

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

**AGAINST:** Councillor Wegener

**CARRIED**

**Resolution No. 200.06.25**

Moved by Councillor Peterson

THAT Council give Third and Final Reading to Bylaw No. 25-08, being a bylaw to amend Town of Strathmore Land Use Bylaw No. 14-11.

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

**AGAINST:** Councillor Wegener

**CARRIED**

**Resolution No. 201.06.25**

Moved by Councillor Peterson

THAT Council move In Camera to discuss:

Land Item – Advice from officials – ATIA, Sec. 29(1)(a) at 8:36 p.m.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 202.06.25**

Moved by Councillor

THAT Council move out of Camera at 8:49 p.m.

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

**AGAINST:** None.

**CARRIED**

**6. PUBLIC HEARING**

**6.1. Bylaw No. 25-13, Municipal Development Plan Amendment No. 1 (Municipal-Wide: Promoting Non-Residential Tax Assessment Base Growth)**

Mayor Fule opened the Public Hearing for Bylaw No. 25-13, being a Bylaw to amend Town of Strathmore Municipal Development Plan Bylaw No.14-03 at 8:51 p.m. This public hearing was held pursuant to the Municipal Government Act, RSA 2000, Chapter M-26 and amendments there to.

Glen Ferguson presented the bylaw on behalf of Administration.

No individuals deemed affected by the bylaw spoke.

There were no written submissions received.

Mayor Fule closed the Public Hearing for Bylaw No. 25-13, being a bylaw to amend Bylaw No.14-03, being the Town of Strathmore's Municipal Development Plan at 9:03 p.m.

**7. BYLAWS**

**7.1. Bylaw No. 25-13, Municipal Development Plan Amendment No. 1 (Municipal-Wide: Promoting Non-Residential Tax Assessment Base Growth)**

**Resolution No. 203.06.25**

Moved by Councillor Wegener

THAT Council give Second Reading to Bylaw No. 25-13, being a bylaw to amend the Town of Strathmore Municipal Development Plan.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 204.06.25**

Moved by Councillor Peterson

THAT Council give Third and Final Reading to Bylaw No. 25-13, being a bylaw to amend the Town of Strathmore Municipal Development Plan.

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

**AGAINST:** None.

**CARRIED**

**8. PUBLIC COMMENTS**

None.

**9. DELEGATIONS**

None.

**10. CONSENT AGENDA**

**Resolution No. 205.06.25**

Moved by Councillor Wiley

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

11.1 Regular Council Meeting Minutes – June 4, 2025

12.1 Budget Amendment – Township Road 240

14.2.1 WHMB Signed Minutes – April 17, 2025

15.1 Thank you from Athabasca Re: Highway 831 Fire

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

**AGAINST:** None.

**CARRIED**

**11. CONFIRMATION OF MINUTES**

**11.1. Regular Council Meeting Minutes – June 4, 2025**

The following motion was adopted by the consent agenda:

THAT Council adopt the June 4, 2025 Regular Council Meeting Minutes as presented in Attachment I.

**12. BUSINESS**

**12.1. Budget Amendment – Township Road 240**

The following motion was adopted by the consent agenda:

THAT Council approves a budget amendment in the amount of \$100,000 from the Financial Stabilization Reserve for repair materials and construction monitoring on Township Road 240.

**13. BYLAWS**

**13.1 Water Utility Bylaw Amending Bylaw No. 25-18 (Bulk Water)**

**Resolution No. 206.06.25**

Moved by Councillor Wiley

THAT Council give First Reading to Bylaw 25-18, being the Water Utility Bylaw Amending Bylaw.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 207.06.25**

Moved by Councillor Montgomery

THAT Council give Second Reading to Bylaw 25-18, being the Water Utility Bylaw Amending Bylaw.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 208.06.25**

Moved by Councillor Montgomery

THAT Council give Unanimous Consent for Third and Final Reading to Bylaw 25-18, being the Water Utility Bylaw Amending Bylaw.

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

**AGAINST:** None.

**CARRIED**



**Resolution No. 209.06.25**

Moved by Councillor Wegener

THAT Council give Third Reading to Bylaw 25-18, being the Water Utility Bylaw Amending Bylaw.

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

**AGAINST:** None.

**CARRIED**

**13.2. Council Code of Conduct Bylaw Repealing Bylaw No. 25-19**

**Resolution No. 210.06.25**

Moved by Councillor Mitzner

THAT Council give First Reading to Bylaw No. 25-19, being a Bylaw to repeal Council Code of Conduct Bylaw No. 19-08 and Council Code of Conduct Bylaw Amending Bylaw 20-13.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 211.06.25**

Moved by Councillor Wiley

THAT Council give Second Reading to Bylaw No. 25-19, being a Bylaw to repeal Council Code of Conduct Bylaw No. 19-08 and Council Code of Conduct Bylaw Amending Bylaw 20-13.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 212.06.25**

Moved by Councillor Wiley

THAT Council give Unanimous Consent for Third and Final Reading to Bylaw No. 25-19, being a Bylaw to repeal Council Code of Conduct Bylaw No. 19-08 and Council Code of Conduct Bylaw Amending Bylaw 20-13.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 213.06.25**

Moved by Councillor Wegener

THAT Council give Third Reading to Bylaw No. 25-19, being a Bylaw to repeal Council Code of Conduct Bylaw No. 19-08 and Council Code of Conduct Bylaw Amending Bylaw 20-13.

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

**AGAINST:** None.

**CARRIED**

**14. COUNCILLOR INFORMATION & INQUIRIES**

**14.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS**

**Resolution No. 214.06.25**

Moved by Councillor Montgomery

THAT Council suspend section 31.4 of Council Procedure Bylaw No. 23-17 to allow Council to authorize the CAO to approve the installation of a disabled street parking application.

AND THAT Council authorize the Town's CAO to permit a disabled parking sign to be installed at 369 Strathford Crescent.

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

**AGAINST:** None.

**CARRIED**

**14.2. BOARD AND COMMITTEE REPORTS**

**14.2.1. WHMB Signed Minutes – April 17, 2025**

**14.3. QUESTION AND ANSWER PERIOD**

None.

**14.4. ADMINISTRATIVE INQUIRIES**

None.

**14.5. NOTICES OF MOTION**

None.

**15. CORRESPONDENCE**

**15.1. Thank you from Athabasca Re: Highway 831 Fire**

**16. CLOSED MEETING**

**Resolution No. 215.06.25**

Moved by Councillor Wegener

THAT Council move In Camera at 9:21 p.m.

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

**AGAINST:** None.

**CARRIED**

**16.1 Council CAO Dialogue – Advice from officials – ATIA S.29 1(b)(iii)**

**Resolution No. 216.06.25**

Moved by Councillor Peterson

THAT Council move out of Camera at 9:56 p.m.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 217.06.25**

Moved by Councillor Peterson

THAT Council extend the June 18, 2025 Regular Council Meeting until 10:45 p.m.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 218.06.25**

Moved by Councillor Peterson

THAT Council move In Camera at 9:57 p.m.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 219.06.25**

Moved by Councillor Peterson

THAT Council move out of Camera at 10:27 p.m.

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

**AGAINST:** None.

**CARRIED**

**17. ADJOURNMENT**

Mayor Fule adjourned the June 18, 2025 Regular Council Meeting at 10:27 p.m.



Mayor



Director of Strategic, Administrative,  
and Financial Services