



MINUTES

REGULAR COUNCIL MEETING

6:00 PM - Wednesday, June 4, 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 June 4, 2025 Regular Council Meeting to order at 6:00 p.m.

2. **CONFIRMATION OF AGENDA**

Resolution 176.06.25

Moved by Councillor Langmaid

THAT Council adopt the June 4, 2025 Regular Council Meeting Agenda as presented.

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

AGAINST: None.

CARRIED

3. **CLOSED MEETING**

Resolution 177.06.25

Moved by Councillor Peterson

THAT Council move In Camera to discuss items related to sections 24(1)(a), and 24(1)(b)(i) of the Freedom of Information and Protection of Privacy Act at 6:03 p.m.

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

AGAINST: None.

CARRIED

3.1. Service and Service Level Inventory Review – Advice from officials – FOIP S. 24(1)(a)

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

Resolution 178.06.25

Moved by Councillor Langmaid

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

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

AGAINST: None.

CARRIED

Resolution 179.06.25

Moved by Councillor Peterson

THAT Council amend the June 4, 2025 Regular Council Meeting agenda to add *Funding for Security Services - 2025 Lead by Example Powwow*, as item 11.4 under Business.

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

AGAINST: None.

CARRIED

4. **PUBLIC HEARING**

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

Mayor Fule opened the Public Hearing for Bylaw No. 25-09 at 7:04 p.m. This public hearing was held pursuant to the *Municipal Government Act*, RSA 2000, Chapter M-26 and amendments there to.

- There were no written submissions received.
- Chuck Procter presented for Administration.
- Mike Mathieu spoke in opposition to Bylaw No. 25-09.
- Claude Brown spoke in favor of Bylaw No. 25-09.

Mayor Fule closed the Public Hearing for Bylaw No. 25-09, being a bylaw to amend the Town's Land Use Bylaw No. 14-11 at 7:17 p.m.

5. **BYLAWS**

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

Resolution 180.06.25

Moved by Councillor Wiley

THAT Council give Second Reading to Bylaw No. 25-09, being a Bylaw to amend the Land Use Bylaw No. 14-11.

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

AGAINST: Councillor Langmaid and Councillor Wegener

CARRIED

Resolution 181.06.25

Moved by Councillor Wiley

THAT Council give Third Reading to Bylaw No. 25-09, being a Bylaw to amend the Land Use Bylaw No. 14-11.

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

AGAINST: Councillor Langmaid and Councillor Wegener

CARRIED

Resolution 182.06.25

Moved by Councillor Wiley

THAT Council direct Administration to bring back information on current zoning in the downtown and offering possible solutions to increase density, including the option of Garden and Garage suites.

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

AGAINST: None.

CARRIED

6. **PUBLIC COMMENTS**

- Jason Hollingsworth spoke regarding 10.1 *Land Use Bylaw Amending Bylaw No. 14-11 (Childcare Services as a Discretionary Use in the CHWY – Highway Commercial District)*

- Claude Brown spoke regarding 10.1 *Land Use Bylaw Amending Bylaw No. 14-11 (Childcare Services as a Discretionary Use in the CHWY – Highway Commercial District)*

7. **DELEGATIONS**

None.

8. **CONSENT AGENDA**

Resolution 183.06.25

Moved by Councillor Wiley

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

9.1 Regular Council Meeting Minutes – May 21, 2025

9.2 Special Council Meeting Minutes – May 28, 2025

11.2 RCMP Radio Access MOU

11.3 Property Tax Recovery – Tax Auction Reserve Bids and Conditions of Sale

13.1 MCMC Congratulatory Letters to Ministers

13.2 Joint Municipal Policing Committee Proposal

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

AGAINST: None

CARRIED

9. **CONFIRMATION OF MINUTES**

9.1. **Regular Council Meeting Minutes – May 21, 2025**

The following motion was adopted by the consent agenda:

THAT Council adopt the May 21, 2025 Regular Council Meeting Minutes as presented in Attachment I.

9.2. **Special Council Meeting Minutes – May 28, 2025**

The following motion was adopted by the consent agenda:

THAT Council adopt the May 28, 2025 Special Council Meeting Minutes as presented in Attachment I.

10. **BYLAWS**

10.1. **Land Use Bylaw Amending Bylaw No. 14-11 (Childcare Services as a Discretionary Use in the CHWY – Highway Commercial District)**

Resolution 184.06.25

Moved by Councillor Langmaid

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

AND THAT Council direct Town Administration to schedule a Public Hearing for Bylaw No. 25-14 on July 2, 2025, at 7:00 p.m. in Council Chambers.

FOR: Mayor Fule, Councillor Mitzner, Councillor Langmaid, Councillor Peterson, Councillor Wegener

AGAINST: Councillor Montgomery and Councillor Wiley

CARRIED

11. **BUSINESS**

11.1. **Social Prescribing Grant Program**

Resolution 185.06.25

Moved by Councillor Peterson

THAT Council approves the continuation of the Social Prescribing grant program from October 2025 until September 2028, with attention being given to transportation for seniors who do not qualify for the Handi-Bus.

AND THAT Council approve funding in the amount of:

- \$31,025.00 for 2027
- \$34,425.00 for 2028

FOR: None.

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

DEFEATED

Resolution 186.06.25

Moved by Councillor Wegener

THAT Council approves the continuation of the Social Prescribing grant program from October 2025 until September 2028;

AND THAT Council approve funding in the amount of:

- \$31,025.00 for 2027
- \$34,425.00 for 2028

FOR: Mayor Fule, Councillor Mitzner, Councillor Langmaid, Councillor Peterson, Councillor Wegener

AGAINST: Councillor Montgomery and Councillor Wiley

CARRIED

11.2. RCMP Radio Access MOU

The following motion was adopted by the consent agenda:

THAT Council authorize the Mayor to sign the memorandum of understanding between the RCMP and the Town of Strathmore, as presented in Attachment I.

11.3. Property Tax Recovery – Tax Auction Reserve Bids and Conditions of Sale

The following motion was adopted by the consent agenda:

THAT Council sets the following reserve bids, pursuant to Section 419(a) of the *Municipal Government Act*.

Roll:

20039.00 - \$1,500.00

20040.00 - \$1,500.00

20041.00 - \$1,500.00

20088.00 - \$1,500.00

AND THAT the following conditions of sale be set for each property, pursuant to Section 419(b) of the *Municipal Government Act*.

Each parcel will be offered for sale, subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title. The land is being offered for sale on an “as is, where is” basis and the Town of Strathmore makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject lands for any use intended by the Purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms and conditions will be considered other than those specified by the Town of Strathmore.

The Town of Strathmore may, after the public auction, become the owner of any parcel of land that is not sold at public auction.

Terms: Balances payable within 30 days of the date of the Public Auction. Remittances must be in the form of a certified cheque or bank draft. GST will apply to all applicable lands.

Redemption may be affected by payment of all arrears of taxes, penalties and costs at any time prior to the sale.

11.4 Funding for Security Services - 2025 Lead by Example Powwow

Resolution 187.06.25

Moved by Councillor Wegener

THAT Council approves a payment of \$8,500 from the Town's 2025 Operating Budget to the Kakato'si Kristian Ayoungman Foundation to assist with security service costs related to the 2025 Lead by Example Powwow, with this amount to be deducted off any financial contribution to the 2026 Lead by Example Powwow.

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

AGAINST: Councillor Montgomery

CARRIED

12. COUNCILLOR INFORMATION & INQUIRIES

12.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

12.1.1 Condolences

Councillor Wegener expressed condolences on the recent passing of O'Shea Red Crow who was a member of the Agra Risk Wheatland Kings Junior Hockey Team.

12.1.2 Appreciation

Councillor Montgomery shared appreciation for the cleanliness of the Town.

12.2. BOARD AND COMMITTEE REPORTS

None.

12.3. QUESTION AND ANSWER PERIOD

12.3.1 Tax Auction

Councillor Montgomery inquired on the reserve amount for the properties in the July 3 Tax Auction, it was clarified that the property in question are parking stalls with no structures on them.

12.4. ADMINISTRATIVE INQUIRIES

None.

12.5. NOTICES OF MOTION

Mayor Fule relinquished the Chair to Deputy Mayor Mitzner at 8:37 p.m.

12.5.1. WestCreek Land Transfer – Mayor Fule

Resolution 188.06.25

Moved by Mayor Fule

THAT Council direct the CAO to complete an agreement for the transfer of WestCreek lands south of Gray's Park to the Town of Strathmore, at an appropriate and mutually agreed upon time in the development and approval phases.

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

AGAINST: None.

CARRIED

Mayor Fule regained the chair at 8:42 p.m.

13. CORRESPONDENCE

13.1. MCMC Congratulatory Letters to Ministers

13.2. Joint Municipal Policing Committee Proposal

14. ADJOURNMENT

Mayor Fule adjourned the June 4, 2025 Regular Council Meeting at 8:42 p.m.



Mayor



Director of Strategic, Administrative,
and Financial Services