



MINUTES

REGULAR COUNCIL MEETING

6:00 PM - Wednesday, March 19, 2025

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

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

COUNCIL ABSENT:

Mayor Pat Fule

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

Deputy Mayor Mitzner called the March 19, 2025 Regular Council Meeting to order at 6:00 p.m.

1.1. Traditional Land Acknowledgment for the First Regular Council Meeting in March (Sa'aikisom)

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. 065.03.25

Moved by Councillor Peterson

THAT Council adopt the March 19, 2025 Regular Council Meeting Agenda as presented.

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

AGAINST: None.

CARRIED

3. CLOSED MEETING

Resolution No. 066.03.25

Moved by Councillor Wegener

THAT Council move In Camera to discuss items related to sections 17(1), 24(1)(b)(i), and 19(1) of the Freedom of Information and Protection of Privacy Act at 6:03 p.m.

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

AGAINST: None.

CARRIED

3.1. Board and Committee Appointment – Disclosure harmful to personal privacy – FOIP S. 17(1)

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

3.3. CAO Performance Review – Confidential evaluations – FOIP S. 19(1)

Resolution No. 067.03.25

Moved by Councillor Langmaid

THAT Council move out of Camera at 6:45 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 068.03.25

Moved by Councillor Langmaid

THAT Council appoint Izhar Khan to the Strathmore Municipal Library Board for a term of three (3) years ending October 31, 2027.

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

AGAINST: None.

CARRIED

Resolution No. 069.03.25

Moved by Councillor Langmaid

THAT Council amend the March 19, 2025 Regular Council Meeting agenda to move 9.3 Non-Residential Municipal Tax Incentive Amendment Bylaw No. 25-10 to become 4.1, subsequently reordering the remainder of the agenda.

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

AGAINST: None.

CARRIED

4. BUSINESS

4.1 Non-Residential Municipal Tax Incentive Amendment Bylaw No. 25-10

Resolution No. 070.03.25

Moved by Councillor Montgomery

THAT Council give First Reading to Bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive Bylaw No. 22-03.

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

AGAINST: None.

CARRIED

Resolution No. 071.03.25

Moved by Councillor Montgomery

THAT Council give Second Reading to Bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive Bylaw No. 22-03.

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

AGAINST: None.

CARRIED

Resolution No. 072.03.25

Moved by Councillor Peterson

THAT Council give Unanimous Consent to proceed with Third and Final Reading of Bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive Bylaw No. 22-03.

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

AGAINST: None.

CARRIED

Resolution No. 073.03.25

Moved by Councillor Langmaid

THAT Council give Third Reading to Bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive Bylaw No. 22-03.

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

AGAINST: None.

CARRIED

5. PUBLIC HEARING

5.1. Land Use Bylaw Amending Bylaw No. 24-23 (416 and 417 80B Archie Klaiber Trail)

Deputy Mayor Mitzner opened the Public Hearing for Bylaw No. 24-23, being a bylaw to amend Land Use Bylaw No. 14-11 at 7:00 p.m.

Kate Bakun presented the bylaw amendment for Administration.

Trish Jain spoke in favor of Bylaw No. 24-23.

Jason Hollingsworth spoke in opposition to Bylaw No. 24-23.

No individuals deemed affected by the bylaw spoke.

Deputy Mayor Mitzner closed the Public Hearing 24-23, being a bylaw to amend Land Use Bylaw No. 14-11 at 7:22 p.m.

5.2 Land Use Bylaw Amending Bylaw No. 25-04 (Lakewood Phase 2B)

Deputy Mayor Mitzner opened the Public Hearing for Bylaw No. 25-04, being a bylaw to amend Land Use Bylaw No. 14-11 at 7:23 p.m.

Chuck Procter presented the bylaw amendment for Administration.

Neal Coulter spoke in favor of Bylaw No. 25-04.

Evan Paterson spoke in favor of Bylaw No. 25-04.

Bruce Stewart spoke in favour of Bylaw No. 25-04.

No one was present to speak in opposition to Bylaw No. 25-04.

No individuals deemed affected by the bylaw spoke.

Deputy Mayor Mitzner closed the Public Hearing 25-04, being a bylaw to amend Land Use Bylaw No. 14-11 at 7:40 p.m.

6. DELEGATIONS

6.1. 2024-2025 RCMP Q3 Municipal Policing Report

7. CONSENT AGENDA

Resolution No. 074.03.25

Moved by Councillor Wiley

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

- 8.1 Regular Council Meeting Minutes – February 19, 2025
- 8.2 Special Council Meeting Minutes – February 24, 2025
- 8.3 Special Council Meeting Minutes – March 12, 2025
- 10.4 2024 Capital and Operating Budget Carry Forwards and Closed Projects
- 11.2.1 Marigold Library Board Meeting Minutes – November 23, 2024
- 11.2.2 WADEMSEA Report January 2025
- 11.2.3 WADEMSEA Meeting Minutes – February 18, 2025
- 11.2.4 WHMB Signed Meeting Minutes – January 16, 2025
- 12.1 WHMB – Audit Info letter to all municipalities – February 2025
- 12.2 STARS 2025 Thank You Letter Redacted

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

AGAINST: None.

CARRIED

8. CONFIRMATION OF MINUTES

8.1. Regular Council Meeting Minutes – February 19, 2025

The following motion was adopted by the consent agenda:

THAT Council adopt the February 19, 2025 Regular Council Meeting Minutes as presented in Attachment I.

8.2. Special Council Meeting Minutes – February 24, 2025

The following motion was adopted by the consent agenda:

THAT Council adopt the February 24, 2025 Special Council Meeting Minutes as presented in Attachment I.

8.3. Special Council Meeting Minutes – March 12, 2025

The following motion was adopted by the consent agenda:

THAT Council adopt the March 12, 2025 Special Council Meeting Minutes as presented in Attachment I.

9. **BYLAWS**

9.1. **Land Use Bylaw Amending Bylaw No. 24-23 (416 and 417 80B Archie Klaiber Trail)**

Resolution No. 075.03.25

Moved by Councillor Langmaid

THAT Council give Second Reading to Bylaw No. 24-23, being a Bylaw to amend the Land Use Bylaw No. 14-11.

Resolution No. 076.03.25

Moved by Councillor Peterson

THAT Council recess for 5 minutes.

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

AGAINST: None.

CARRIED

Deputy Mayor Mitzner reconvened the March 19, 2025 Regular Council Meeting at 8:15 p.m.

Resolution No. 075.03.25

Moved by Councillor Langmaid

THAT Council give Second Reading to Bylaw No. 24-23, being a Bylaw to amend the Land Use Bylaw No. 14-11.

FOR: Councillor Langmaid, Councillor Peterson, Councillor Wegener

AGAINST: Deputy Mayor Mitzner, Councillor Wiley, and Councillor Montgomery

DEFEATED

9.2. **Land Use Bylaw Amending Bylaw No. 25-04 (Lakewood Phase 2B)**

Resolution No. 077.03.25

Moved by Councillor Peterson

THAT Council give Second Reading to Bylaw No. 25-04, being a Bylaw to amend the Land Use Bylaw No. 14-11.

FOR: Councillor Langmaid, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: Deputy Mayor Mitzner

CARRIED

Resolution No. 078.03.25

Moved by Councillor Montgomery

THAT Council give Third Reading to Bylaw No. 25-04, being a Bylaw to amend the Land Use Bylaw No. 14-11.

FOR: Councillor Langmaid, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: Deputy Mayor Mitzner

CARRIED

10. BUSINESS

10.1. 2024 Recreation and Cultural Needs Assessment – Final Report

Resolution No. 079.03.25

Moved by Councillor Peterson

THAT Council direct Administration to bring the 2024 Recreation and Cultural Needs Assessment to the May 14, 2025 Committee of the Whole Meeting for discussion.

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

AGAINST: None.

CARRIED

10.2. 2022 - 2025 Strategic Plan and Municipal Legislation Review

Resolution No. 080.03.25

Moved by Councillor Montgomery

THAT Council adopt the 2022-2025 Strategic Plan, as presented in Attachment I.

AND THAT Council rescind the Policies identified as dated, as presented in Attachment IV.

AND THAT Council rescind the outstanding 2020-2024 Resolutions, as presented in Attachment V.

AND THAT Council direct Administration to undertake the work discussed during a confidential closed session to explore and leverage ongoing connections with post-secondary institutions.

FOR: Deputy Mayor Mitzner, Councillor Langmaid, Councillor Peterson, and Councillor Wegener

AGAINST: Councillor Montgomery and Councillor Wiley

CARRIED

10.3. 2024 Reserve Funding Transfers

Resolution No. 081.03.25

Moved by Councillor Wiley

THAT Council direct Administration to bring back item 10.3, 2024 Reserve Funding Transfers, to a future Regular Council meeting.

AND THAT Administration bring back recommendations or demonstrate how the municipal property tax could be brought down to zero.

FOR: Councillor Wiley

AGAINST: Deputy Mayor Mitzner, Councillor Langmaid, Councillor Montgomery, Councillor Peterson, and Councillor Wegener

DEFEATED

Resolution No. 082.03.25

Moved by Councillor Montgomery

THAT Council transfer \$2,919,749 of the 2024 surplus to the following Reserve accounts:

- Financial Stabilization Reserve - \$2,040,000
- Financial Stabilization Reserve (RCMP) - \$532,975
- Capital Reserve - Fire - \$96,774
- Water Reserve - \$250,000

Resolution No. 083.03.25

Moved by Councillor Langmaid

THAT Council amend Council Montgomery's motion to include the following:

"THAT Council approve amendments to the 2025 Operating Budget for the following 2024 project carry-forwards from the Financial Stabilization Reserve:

- Economic Development Marketing Material and Industrial Lands Consulting - \$20,000

- Communications Community and Business Events and Promotions - \$100,000
- Building Maintenance Safety Program - \$100,000
- WHMB Construction Contribution - \$463,400
- WHMB Site Contamination Mitigation - \$100,000
- Medical Services Grant - \$90,000

AND THAT Council approve an amendment to Resolution 047.06.23 to fund the Water License purchase out of the Capital-Water Reserve in the amount of \$629,920."

FOR: Deputy Mayor Mitzner, Councillor Langmaid, Councillor Montgomery, Councillor Peterson, and Councillor Wegener

AGAINST: Councillor Wiley

CARRIED

Resolution No. 082.03.25

Moved by Councillor Montgomery

THAT Council transfer \$2,919,749 of the 2024 surplus to the following Reserve accounts:

- Financial Stabilization Reserve - \$2,040,000
- Financial Stabilization Reserve (RCMP) - \$532,975
- Capital Reserve - Fire - \$96,774
- Water Reserve - \$250,000

AND THAT Council approve amendments to the 2025 Operating Budget for the following 2024 project carry-forwards from the Financial Stabilization Reserve:

- Economic Development Marketing Material and Industrial Lands Consulting - \$20,000
- Communications Community and Business Events and Promotions - \$100,000
- Building Maintenance Safety Program - \$100,000
- WHMB Construction Contribution - \$463,400
- WHMB Site Contamination Mitigation - \$100,000
- Medical Services Grant - \$90,000

AND THAT Council approve an amendment to Resolution 047.06.23 to fund the Water License purchase out of the Capital-Water Reserve in the amount of \$629,920.

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

AGAINST: None.

CARRIED

Resolution No. 084.03.25

Moved by Councillor Wiley

THAT Council direct Administration to create a report on how we can take money from the Financial Stabilization reserve to bring the municipalities tax increase to zero.

FOR: Councillor Montgomery, and Councillor Wiley

AGAINST: Deputy Mayor Mitzner, Councillor Langmaid, Councillor Peterson, and Councillor Wegener

DEFEATED

10.4. 2024 Capital and Operating Budget Carry Forwards and Closed Projects

The following motion was adopted by the consent agenda:

THAT Council approve the carry forward of twenty-five (25) 2024 capital projects in the amount of \$2,922,200.

AND THAT Council approve the carry forward of six (6) operating projects in the amount of \$873,400.

11. COUNCILLOR INFORMATION & INQUIRIES

11.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

Councillor Wiley wished happy birthday to his daughter.

11.2. BOARD AND COMMITTEE REPORTS

11.2.1. Marigold Library Board Meeting Minutes – November 23, 2024

11.2.2. WADEMSA Report – January 2025

11.2.3. WADEMSA Meeting Minutes – February 18, 2025

11.2.4. WHMB Signed Meeting Minutes – January 16, 2025

11.3. QUESTION AND ANSWER PERIOD

None.

11.4. ADMINISTRATIVE INQUIRIES

None.

11.5. NOTICES OF MOTION

None.


12. CORRESPONDENCE

12.1. WHMB – Audit Info letter to all municipalities – February 2025

12.2. STARS 2025 Thank You Letter Redacted

13. ADJOURNMENT

Deputy Mayor Mitzner adjourned the March 19, 2025 Regular Council Meeting at 9:52 p.m.



Mayor



Director of Strategic, Administrative,
and Financial Services