



MINUTES REGULAR COUNCIL MEETING

6:00 PM - Wednesday, July 3, 2024
Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

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

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) (virtual), and Johnathan Strathdee (Manager of Legislative Services)

1. CALL TO ORDER

Mayor Fule called the July 3, 2024 Regular Council Meeting to order at 6:02 p.m.

1.1. Traditional Land Acknowledgement for the First Meeting in July (Sootaikisom)

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. 154.07.24

Moved by Councillor Wegener

THAT Council adopt the July 3, 2024, Regular Council Meeting Agenda as presented.

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

AGAINST: None.

CARRIED

3. **PUBLIC HEARING**

3.1. **Land Use Bylaw Amending Bylaw No. 24-14 (Garden and Garage Suites)**

Mayor Fule opened the Public Hearing for Bylaw No. 24-14 being a bylaw to amend Land Use Bylaw No. 14-11 at 6:04 p.m.

Kate Bakun presented the bylaw on behalf of Administration.

No individuals spoke in favour of the bylaw.

The following individuals spoke in opposition to the bylaw:

- Claude Brown

The following individuals deemed affected spoke:

- Stephane Rainville

Mayor Fule closed the Public Hearing for Bylaw No. 24-14, being a bylaw to amend Land Use Bylaw No. 14-11 at 6:30 p.m.

4. **PUBLIC COMMENTS**

None.

5. **DELEGATIONS**

5.1. **RCMP Q4 Quarterly Report & 2024-2025 Policing Priorities**

Resolution No. 155.07.24

Moved by Councillor Peterson

THAT Council approve the 2024-2025 RCMP Policing Priorities for the Town of Strathmore.

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

AGAINST: None.

CARRIED

Councillor Peterson left the meeting at 6:37 p.m.

Councillor Peterson rejoined the meeting at 6:39 p.m.

6. CONSENT AGENDA

Resolution No. 156.07.24

Moved by Councillor Langmaid

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

7.1 Regular Council Meeting Minutes – June 19, 2024

10.2.1 WHMB Minutes - Regular Meeting – March 21, 2024

10.2.2 WHMB Minutes - Regular Meeting – April 18, 2024

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

AGAINST: None.

CARRIED

7. CONFIRMATION OF MINUTES

7.1. Regular Council Meeting Minutes – June 19, 2024

The following motion was adopted by the consent agenda:

THAT Council adopt the June 19, 2024 Regular Council Meeting Minutes as presented in Attachment I.

8. BYLAWS

8.1 Land Use Bylaw Amending Bylaw No. 24-14 (Garden and Garage Suites)

Resolution No. 157.07.24

Moved by Councillor Peterson

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

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

AGAINST: None.

CARRIED

Resolution No. 158.07.24

Moved by Councillor Langmaid

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

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

AGAINST: Councillor Wiley

CARRIED

8.2. Fire Services Bylaw No. 24-10

Resolution No. 159.07.24

Moved by Councillor Peterson

THAT Council give First reading to Bylaw 24-10, being the Fire Services Bylaw.

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

AGAINST: None.

CARRIED

Resolution No. 160.07.24

Moved by Councillor Wegener

THAT Council give Second reading to Bylaw 24-10, being the Fire Services Bylaw.

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

AGAINST: None.

CARRIED

Resolution No. 161.07.24

Moved by Councillor Langmaid

THAT Council give unanimous consent to give Third and Final reading to Bylaw 24-10, being the Fire Services Bylaw.

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

AGAINST: None.

CARRIED

Resolution No. 162.07.24

Moved by Councillor Peterson

THAT Council give Third reading to Bylaw 24-10, being the Fire Services Bylaw.

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

AGAINST: None.

CARRIED

9. BUSINESS

9.1. WHMB Letter of Support

Resolution No. 163.07.24

Moved by Councillor Peterson

THAT Council rescind Resolution No. 085.04.23;

AND THAT Council amend Resolution No. 071.04.24 to delete: "AND THAT the design work payment is contingent on all Wheatland Housing Management Body funding partners also authorizing payment for their proportionate share of the design work."

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

AGAINST: Councillor Montgomery and Councillor Wiley

CARRIED

Resolution No. 164.07.24

Moved by Councillor Wegener

THAT Council approve the Town of Strathmore's funding requirement, per the Wheatland Housing Management Body's funding formula, for development of the new 120-unit Wheatland Lodge per the April 2024 pro forma prepared by Wheatland Housing Management Body's consultant, specifically THAT the Town of Strathmore's capital cash requisition to the Wheatland Housing Management Body will not exceed \$566,625, without subsequent Council approval, excepting for any increase resulting from: a lower average value of the land appraisals than the current estimated land value of \$1,400,00 for the site for the new Wheatland Lodge, currently owned by the Town of Strathmore.

AND THAT Council direct Administration to transfer the land title of the 4.93 acre parcel, identified as Plan 2210023, Block 3, Lot 7 in Strathmore, Alberta (the Project Site), from the Town of Strathmore to Wheatland Housing Management Body in the future at a mutually agreed date prior to commencement of construction.

AND THAT Council amend the 2024 Capital Budget to approve up to \$100,000 from the Affordable Housing Reserve and direct Administration to include an

additional \$100,000 in the 2025 Capital Budget (for a total of \$200,000 overall) for incremental costs, solely borne by the Town of Strathmore, for contamination mitigation at the Project Site to meet regulatory requirements for the intended land use.

AND THAT Council direct the Chief Administrative Officer to request the Wheatland Housing Management Body to continue to develop the risk mitigation strategies presented to-date, evaluate additional risk mitigation strategies, and present the results of this work to Council at an appropriate time in the future.

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

AGAINST: Councillor Montgomery and Councillor Wiley

CARRIED

Councillor Peterson called Point of Order due to the discussion being unrelated to the motion.

Mayor Fule ruled in favor of the point of order.

Resolution No. 165.07.24

Moved by Councillor Peterson

THAT Council authorize Mayor Fule to sign the WHMB Letter of Support as presented in Attachment I.

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

AGAINST: Councillor Montgomery and Councillor Wiley

CARRIED

Resolution No. 166.07.24

Moved by Councillor Langmaid

THAT Council adjourn the July 3, 2024 Regular Council Meeting at 8:55 p.m. for eight minutes.

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

AGAINST: Councillor Montgomery and Councillor Wiley

CARRIED

Mayor Fule reconvened the July 3, 2024 Regular Council Meeting at 9:05 p.m.

Resolution No. 167.07.24

Moved by Councillor Wegener

THAT Council move In Camera to discuss items related to FOIP;

AND THAT the meeting be extended to 10:30 p.m.

WITHDRAWN

Resolution No. 168.07.24

Moved by Councillor Wegener

THAT Council recess the July 3, 2024 Regular Council Meeting;

AND THAT Council extend the meeting until 10:45 p.m.

FOR: Councillor Mitzner, Councillor Peterson, and Councillor Wegener

AGAINST: Mayor Fule, Councillor Langmaid, Councillor Montgomery, and Councillor Wiley

DEFEATED

Resolution No. 169.07.24

Moved by Councillor Montgomery

THAT Council direct administration to produce a report of the potential budget implications of the lodge and hospice in the first 5 years of operation, based on the information from the WHMB consultant's forecast where the lodge takes 3 years to fill, and under the assumption that the hospice does not secure provincial funding.

FOR: Councillor Montgomery and Councillor Wiley

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

DEFEATED

Resolution No. 170.07.24

Moved by Councillor Montgomery

THAT Council direct administration to report to council on the agreements related to funding obligations of the WHMB for capital projects, and reserve contributions, in order to provide clear details about what our proportional share of upcoming projects will look like.

FOR: Councillor Montgomery and Councillor Wiley

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

DEFEATED

10. COUNCILLOR INFORMATION & INQUIRIES

10.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

Councillor Montgomery posed a question to Councillor Peterson about Wheatland Housing Management Body's funding and budgets.

Councillor Montgomery inquired as to the Consultant's level of comfort with the WHMB's project.

10.2. BOARD AND COMMITTEE REPORTS

10.2.1. WHMB Minutes – Regular Meeting – March 21, 2024

10.2.2. WHMB Minutes – Regular Meeting – April 18, 2024

10.3. QUESTION AND ANSWER PERIOD

None.

10.4. ADMINISTRATIVE INQUIRIES

None.

10.5. NOTICES OF MOTION

10.5.1. Racial Equality Review - Councillor Montgomery

Resolution No. 171.07.24

Moved by Councillor Montgomery

THAT Council direct administration to review their current systems, policies, and practices to ensure that the Town of Strathmore will not consider, inquire about, or use an individual's race, ethnicity, cultural background, or colour; to determine eligibility for services or grants, or in the provision of services and grants, or the charging and collection of fees.

FOR: None.

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

DEFEATED

11. **CORRESPONDENCE**

None.

Resolution No. 172.07.24

Moved by Councillor Langmaid

THAT Council defer the following item to the July 10, 2024 Committee of the Whole Meeting:

12.1 Advocacy Strategy Discussion – Advice from officials – FOIP S. 24(1)(a)

AND THAT Council delete the following item off the agenda:

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

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

AGAINST: None.

CARRIED

12. **CLOSED MEETING**

None.

13. **ADJOURNMENT**

Mayor Fule adjourned the July 3, 2024 Regular Council Meeting at 10:20 p.m.



Mayor



Director of Strategic,
Administrative, and Financial Services