



CITY OF ST. ALBERT
CITY COUNCIL
MEETING MINUTES - UNADOPTED

Tuesday, May 6, 2025

1:00 PM Council Chambers/Hybrid

1. Attendance (at start of meeting)

PRESENT:

Mayor Heron
Councillor Biermanski
Councillor Brodhead
Councillor Hughes
Councillor Joly
Councillor Killick
Councillor MacKay

STAFF PRESENT:

W. Fletcher, Chief Administrative Officer
D. McMordie, Managing Director, Corporate &
Emergency Services/Chief Financial Officer
A. Slaght, Managing Director, Infrastructure & Planning
D. Alex, Managing Director, Operations
M. Caufield, Director, Legal, Legislative & Records
Services/Chief Legislative Officer
C. Wong, Deputy City Clerk
K. Droogers, Legislative Officer

2. Adoption of Agenda

2.1 AR-25-175 Adoption of Agenda

Moved by Councillor MacKay

That the May 6, 2025 Agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. Presentations, Delegations, and Announcements

Lauren Reid, CEO, Central Alberta Regional Victim Serving Society (CARVSS) presented to Council regarding the St. Albert's Police-Based Victim Services.

Mark Cassidy, Resident, presented to Council regarding the Municipal Naming Policy (C-CC-05) Review.

5. Consent Agenda

5.1 CA-25-009 Consent Agenda

Moved by Councillor Hughes

That the recommendations in the following agenda reports be approved:

6.1 Regular Council Meeting Minutes of April 15, 2025.

9.2 Seniors' Advisory Committee Recommendation: 2025 Seniors and Elders Service Awards (CB-25-018)

9.3 Internal Audit Steering Committee

Recommendations: Multi-Year Workplan and Committee Funding

9.4 Community Services Advisory Committee

Recommendation: Community Capital Grant Funding

Recommendations

10.1 Seniors' Advisory Committee Spring Intake

CARRIED UNANIMOUSLY

6. Adoption of Minutes

6.1 MIN-25-035 Regular Council Meeting Minutes of April 15, 2025

The following motion was approved on Consent Agenda:
That the Regular Council Meeting Minutes of April 15, 2025, be approved.

8. Council Postponed Motions (related to 10 Yr Capital Growth Plan)

8.1 PM-26-003 Park and Trail Wayfinding

Notice given by: Councillor Killick

Moved by Councillor Killick

That Park and trail wayfinding be deleted from the 10 Year Growth Plan.

DEFEATED

For: 2 - Heron, and Killick

Against: 5 - Biermanski, Brodhead, Hughes, Joly, and MacKay

8.2 PM-26-004 ENGS-083 Lacombe Lake Parking Lot Paving

Notice given by: Councillor Killick

Moved by Councillor Killick

That ENGS-083 Lacombe Lake Parking Lot Paving is added to the 10 Year Growth Plan.

DEFEATED

For: 3 - Hughes, Killick, and MacKay

Against: 4 - Heron, Biermanski, Brodhead, and Joly

Council recessed at 1:57 p.m.

Council reconvened at 2:01 p.m.

7. Public Hearing 2:00 pm

Mayor Heron opened the Public Hearing at 2:01 p.m.

Coralie Volker, Planner, Select Engineering, Shane Leppky, Senior Development Manager, Genstar Development Company, and Blaydon Dibben, Planning Manager, Select Engineering, addressed Council regarding Public Hearing, Bylaw 8/2025 - Riverside ASP (1st, 2nd & 3rd Readings).

Dave Onishenko, Representing Leder Investments Ltd., presented to Council regarding Public Hearing, Bylaw 8/2025 - Riverside ASP (1st, 2nd & 3rd Readings).

Rod Osborne, President, Rutherford Seniors Development Ltd., addressed Council regarding Public Hearing, Bylaw 8/2025 - Riverside ASP (1st, 2nd & 3rd Readings).

- 7.1 PH-25-006 Bylaw 8/2025 - Riverside ASP Amendment (1st, 2nd & 3rd Readings)
Bylaw 9/2025 - Land Use Bylaw Schedule A and Text Amendment (1st, 2nd & 3rd Readings)
Bylaw 10/2025 - Land Use Bylaw Schedule A Amendment (1st, 2nd & 3rd Readings)

Presented by: Eric Schultz, Planner, Planning and Development Department

Moved by Councillor Joly

That the Public Hearing on Bylaws 8/2025, 9/2025, and 10/2025 be closed.

CARRIED UNANIMOUSLY

Moved by Councillor MacKay

That Bylaw 8/2025, being amendment 6 to the Riverside

Area Structure Plan, be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor MacKay

That Bylaw 8/2025 be read a second time.

CARRIED

For: 6 - Heron, Biermanski, Brodhead, Hughes,
Joly, and MacKay

Against: 1 - Killick

Moved by Councillor Brodhead

That unanimous consent be given for consideration of third
reading of Bylaw 8/2025.

CARRIED UNANIMOUSLY

Moved by Councillor MacKay

That Bylaw 8/2025 be read a third time.

CARRIED

For: 6 - Heron, Biermanski, Brodhead, Hughes,
Joly, and MacKay

Against: 1 - Killick

Moved by Councillor MacKay

That Bylaw 9/2025, being amendment 5 to the Land Use
Bylaw 18/2024, be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor MacKay

That Bylaw 9/2025 be read a second time.

CARRIED

For: 6 - Heron, Biermanski, Brodhead, Hughes,
Joly, and MacKay

Against: 1 - Killick

Moved by Councillor Joly

That unanimous consent be given for consideration of third
reading of Bylaw 9/2025.

CARRIED UNANIMOUSLY

Moved by Councillor MacKay
That Bylaw 9/2025 be read a third time.
CARRIED

For: 6 - Heron, Biermanski, Brodhead, Hughes,
Joly, and MacKay
Against: 1 - Killick

Moved by Councillor Killick
That Bylaw 10/2025, being amendment 6 to the Land Use
Bylaw 18/2024, be read a first time.
CARRIED UNANIMOUSLY

Moved by Councillor Killick
That Bylaw 10/2025 be read a second time.
CARRIED UNANIMOUSLY

Moved by Councillor MacKay
That unanimous consent be given for consideration of third
reading of Bylaw 10/2025.
CARRIED UNANIMOUSLY

Moved by Councillor Killick
That Bylaw 10/2025 be read a third time.
CARRIED UNANIMOUSLY

Council recessed at 3:09 p.m.
Council reconvened at 3:24 p.m.

9. Committee Business - Requests for Decision

- 9.1 CB-25-023** Standing Committee of the Whole Item: 10-Year Capital
Growth Plan Update
Presented by: Deborah Johnson, Financial Controller,
Financial Services
- Moved by Councillor Joly
That the revised 2026-2035 Municipal Capital Growth Plan

be included in the Proposed 2026-2028 Business Plan and Budget along with funding recommendations guided by the Capital Prioritization Matrix.

CARRIED UNANIMOUSLY

- 9.2** CB-25-018 Seniors' Advisory Committee Recommendation: 2025 Seniors and Elders Service Awards
Presented by: Sharon Brown, Chair, Seniors' Advisory Committee

The following motion was approved on Consent Agenda:
That the 2025 Seniors and Elders Service awards be presented to the individuals listed in Confidential Attachment 1 - SAC Recommendation-2025 Seniors and Elders Service Award Recipients.

- 9.3** CB-25-021 Internal Audit Steering Committee Recommendations: Multi-Year Workplan and Committee Funding
Presented by: Councillor Hughes, Chair, Internal Audit Steering Committee

The following motion was approved on Consent Agenda:
1. That the 2025-2028 Internal Audit Steering Committee Workplan be approved.
2. That the following postponed motion be approved:

PM-26-002

That \$100,000 be added to the 2026 base budget on an ongoing basis, to be funded from the tax base, to support Committee-directed audits and activities as per Bylaw 24/2023 Internal Audit Steering Committee.

- 9.4** CB-25-025 Community Services Advisory Committee Recommendation: Community Capital Grant Funding Recommendations
Presented by: Kyle Duplessis, Chair, Community Services Advisory Committee

The following motion was approved on Consent Agenda:

That the following applications for the 2025 Community Capital Grant Program be awarded as follows:

1. Organization: Friends of Leo Nickerson School Enhancement Society
Project: Playground Replacement
Amount: \$100,000

2. Organization: Ronald Harvey School Development Society
Project: Playground Redevelopment
Amount: \$100,000

3. Organization: Fraternal Order of the Eagles
Project: Audio / Visual System Replacement Project
Amount: \$12,639

For a total recommendation of \$212,639

10. Committee Business - For Information Only

- 10.1** CB-25-019 Seniors' Advisory Committee Spring Intake
Presented by: Cheryle Wong, Deputy City Clerk, Legal, Legislative & Records Services
- The following was approved on Consent Agenda:
Council received information regarding the Seniors' Advisory Committee Spring Intake.

11. Business Items - Requests for Decision

- 11.1** AR-25-203 Housing Accelerator Fund Initiatives
Presented by: Katie Mahoney Manager, Planning Branch, and Lory Scott, Affordable Housing Liaison
- Moved by Councillor Joly
That PLAN-013 Housing Accelerator Fund Initiatives be approved in the amount of \$11,813,100, to be funded from the Canada Mortgage and Housing Corporation (CMHC)

Housing Accelerator Fund (HAF) Program.
CARRIED UNANIMOUSLY

- 11.2** AR-25-218 Liggett Place Expansion Update and Funding Request
Presented by: Tim Saunders, Director, Public Operations
and Karsen Zwiers, Senior Project Manager, Capital
Projects Office, Engineering Services
- Moved by Councillor Killick
That the budget for capital project 425803 Transit Garage
(Liggett Place) Expansion (TRAN-024) be increased from
\$10,760,000 to \$12,855,000 to be funded from Borrowing
Bylaw 2/2025.
CARRIED UNANIMOUSLY

12. Bylaws

- 12.1** BL-25-022 Bylaw 18/2025 - 2025 Tax Rate Bylaw (1st, 2nd, 3rd
readings)
Presented by: Stephen Bannerman, Senior Manager,
Assessment and Taxation
- Moved by Councillor Brodhead
That Bylaw 18/2025, being a bylaw to authorize the rates
of property taxation for 2025, be read a first time.
CARRIED UNANIMOUSLY
- Moved by Councillor Brodhead
That Bylaw 18/2025 be read a second time.
CARRIED UNANIMOUSLY
- Moved by Councillor MacKay
That unanimous consent be given for consideration of third
reading of Bylaw 18/2025.
CARRIED UNANIMOUSLY
- Moved by Councillor Brodhead
That Bylaw 18/2025 be read a third and final time.
CARRIED UNANIMOUSLY

14. Council Motions

- 14.1 CM-25-006 Municipal Naming Policy (C-CC-05) Review
Notice given by: Councillor Biermanski

Moved by Councillor Biermanski
That the Name Removal/Renaming Process within Policy C-CC-05 (sections 41-50) be suspended until a review of the policy is completed and revised to align with improved processes regarding community support for naming consideration requests and that Administration provide a revised policy to SCOW by Q3 of 2026.
DEFEATED

For: 3 - Biermanski, Hughes, and MacKay
Against: 4 - Heron, Brodhead, Joly, and Killick

15. Information Requests / Notices of Motion / Announcements

Information Request - Councillor Hughes

Please provide an estimate of what it would cost to reconstruct the current Lacombe Park Lake parking lot and the Botanical Park parking lot (each estimate separately) to match the current gravel standards.

Notice of Motion - Councillor Hughes

That a new service level is presented to council for approval that includes engineering standards for all city owned gravel lots, that will determine maintenance levels and status required for sub-terrain reconstruction of gravel parking lots.

Information Request - Councillor Joly

Could we get an update to CI-083-2022 Green Burial Question, specifically about the comment that "in anticipation that St. Albert could offer green burials at a future point... [a naturalized area] will take 2-3 years

(2024-2025) to be suitably naturalized as a green burial option in the area closest to the natural tree stand in the NW corner"?

Council recessed at 5:21 p.m.

Council reconvened at 5:49 p.m.

16. In Camera

- 16.1** INC-25-025 Joint Use & Planning Agreement Update
Presented by: Craig Walker, Planner II, Planning & Development

ATTENDANCE

W. Fletcher, Chief Administrative Officer (Advice and Information)

D. McMordie, Managing Director, Corporate & Emergency Services/Chief Financial Officer (Advice and Information)

A. Slaght, Managing Director, Infrastructure & Planning (Advice and Information)

D. Alex, Managing Director, Operations (Advice and Information)

M. Caufield, Director, Legal, Legislative & Records Services/Chief Legislative Officer (Advice and Information)

D. Podlubny, Director, Recreation & Parks (Advice and Information)

C. Cameron, Manager, Parks & Community Partnerships (Advice and Information)

C. Walker, Planner, Planning & Development (Advice and Information)

Moved by Councillor Joly

That Council move in camera to discuss a matter pursuant to Sections 24(1)(a), 24(1)(c), 24(1)(g), 25(1)(c), and 27(1)(a) of the Freedom of Information and Protection of Privacy

Act.

CARRIED UNANIMOUSLY

Council went in camera at 5:50 p.m.

Moved by Councillor Killick

That Council reconvene in Public.

CARRIED UNANIMOUSLY

S. Biermanski left the meeting at 7:19 p.m.

Council reconvened in public at 7:26 p.m.

- 16.2** INC-25-022 Council/Chief Administrative Officer Dialogue
Presented by: William Fletcher, Chief Administrative Officer

ATTENDANCE

W. Fletcher, Chief Administrative Officer (Advice and Information)

Moved by Councillor Brodhead

That Council move in camera to have a confidential dialogue with the Chief Administrative Officer pursuant to section 24(1)(a) of the Freedom of Information and Protection of Privacy Act.

CARRIED UNANIMOUSLY

Council went in camera at 7:28 p.m.

Moved by Councillor Hughes

That Council reconvene in Public.

CARRIED UNANIMOUSLY

Council reconvened in public at 7:52 p.m.

17. Adjournment

The Mayor adjourned the meeting at 7:52 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER