



## MEETING MINUTES - UNADOPTED

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Tuesday, April 21, 2026

9:30 AM Council Chambers/Hybrid

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### 1. Attendance (at start of meeting)

**PRESENT:**

Mayor Olivieri  
Councillor Biermanski  
Councillor Clark  
Councillor Hughes  
Councillor MacKay  
Councillor Korotash  
Councillor Patrick

**STAFF PRESENT:**

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

**2. Adoption of Agenda**

**2.1**    AR-26-214    Adoption of Agenda

Moved by Councillor MacKay  
That the April 21, 2026 Agenda be adopted as presented.  
CARRIED UNANIMOUSLY

**5. Consent Agenda**

**5.1**    CA-26-011    Consent Agenda

Moved by Councillor Biermanski  
That the recommendations in the following agenda reports be approved:  
6.1 Regular City Council Meeting Minutes of April 7, 2026.  
8.1 2025 Internal Audit Steering Committee Annual Report.  
9.1 Seniors' Advisory Committee Recommendation: 2026 Seniors and Elders Service Awards.  
9.2 Internal Audit Steering Committee Recommendation: 2026-2028 Internal Audit Steering Committee Work Plan.  
CARRIED UNANIMOUSLY

**10. Business Items - For Information Only**

**10.1**    AR-26-178    Auditor's Year End Communication \*TIME SPECIFIC: 9:30 a.m.\*

Presented by: Brittany Southworth CPA, CA Partner KPMG  
  
The Auditor's Year End Communication was received by Council for information only.

**11. Business Items - Requests for Decision**

**11.1**    AR-26-209    Audited Financial Statements and Year-End Annual Report  
\*\*TIME SPECIFIC 9:30 AM

Presented by: Bill Fletcher, Chief Administrative Officer

Moved by Councillor MacKay  
That the City's 2025 Annual Report, including the audited Consolidated Financial Statements for the fiscal year ended December 31, 2025, be approved.  
CARRIED UNANIMOUSLY

### 3. Presentations, Delegations, and Announcements

John Allen, Board Trustee of St. Albert Public Schools, addressed Council in regard to the St. Albert Public Schools Capital Plan.

Greg Harvey, St. Albert Firefighters Union, addressed Council in regard to the Ground Ambulance Contract agenda item.

Council recessed at 10:27 a.m.  
Council reconvened at 10:30 a.m.

### 7. Public Hearing 10:30 am

Mayor Olivieri opened the Public Hearing at 10:30 a.m.

Terry Supruniuk, Applicant and Landowner, answered questions of Council and Administration in regard to Bylaw 9/2026 and 10/2026, Land Use Bylaw amendments.

- 7.1 PH-26-007 Bylaw 9/2026 - Land Use Bylaw Text Amendments to add Recreation (Indoor) as a discretionary use to Transitional (TRN) District (1st, 2nd & 3rd Readings)  
Bylaw 10/2026 - Land Use Bylaw Text Amendments to add Storage Facility (Recreation Vehicle and Equipment) as a discretionary use to Transitional (TRN) District (1st, 2nd & 3rd Readings)  
Presented by: Suzanne Ruegg, Planner, Planning & Development Department

Moved by Councillor Korotash  
That the Public Hearing on Bylaw 9/2026 and Bylaw  
10/2026 be closed.  
CARRIED UNANIMOUSLY

Moved by Councillor Korotash  
That Bylaw 9/2026, being amendment 16 to the Land Use  
Bylaw 18/2024, be read a first time.  
CARRIED UNANIMOUSLY

Moved by Councillor Korotash  
That Bylaw 9/2026 be read a second time.  
CARRIED UNANIMOUSLY

Moved by Councillor MacKay  
That unanimous consent be given for consideration of third  
reading of Bylaw 9/2026.  
CARRIED UNANIMOUSLY

Moved by Councillor Korotash  
That Bylaw 9/2026 be read a third time.  
CARRIED UNANIMOUSLY

Moved by Councillor Korotash  
That Bylaw 10/2026, being amendment 17 to the Land Use  
Bylaw 18/2024, be read a first time.  
CARRIED UNANIMOUSLY

Moved by Councillor Korotash  
That Bylaw 10/2026 be read a second time.  
CARRIED UNANIMOUSLY

Moved by Councillor MacKay  
That unanimous consent be given for consideration of third  
reading of Bylaw 10/2026.  
CARRIED UNANIMOUSLY

Moved by Councillor Korotash  
That Bylaw 10/2026 be read a third time.  
CARRIED UNANIMOUSLY

Council recessed at 10:50 a.m.  
Council reconvened at 11:01 a.m.

**3. Presentations, Delegations, and Announcements (Cont'd)**

Ray Watkins, Resident, addressed Council in regard to supporting the Project Charter WASWT-021 Northeast Servicing Projects agenda item.

**6. Adoption of Minutes**

**6.1**    MIN-26-028    Regular City Council Meeting Minutes of April 7, 2026

The following motion was approved on Consent Agenda:  
That the Regular City Council Meeting Minutes of April 7, 2026, be approved.

**8. Committee Business - For Information Only**

**8.1**    CB-26-026    2025 Internal Audit Steering Committee Annual Report  
Presented by: Councillor Sheena Hughes, Chair, Internal Audit Steering Committee

The following was approved on Consent Agenda:  
The 2025 Internal Audit Steering Committee Annual Report was received by Council for information only.

**9. Committee Business - Requests for Decision**

**9.1**    CB-26-024    Seniors' Advisory Committee Recommendation: 2026 Seniors and Elders Service Awards  
Presented by: Lori Jack, Chair, Seniors' Advisory Committee

The following motion was approved on Consent Agenda:  
That the 2026 Seniors and Elders Service Awards be awarded and presented to the individuals listed in Confidential attachment - Seniors Advisory Committee Recommendation: 2026 Seniors and Elders Service Award Recipients.

Mary Delanghe, Verla Carter, Wayne McCutcheon, Joel McGovern, Ahmad Kayode Sanni, Fred DeMott, Doug Campbell, Ron Maresse, Maryann Sabourin, Lyn Druett,, Tony Druett, Laura Mariner and Karen Hebert.

- 9.2**    CB-26-027    Internal Audit Steering Committee Recommendation:  
2026-2028 Internal Audit Steering Committee Work Plan  
Presented by: Councillor Sheena Hughes, Chair, Internal  
Audit Steering Committee

The following motion was approved on Consent Agenda:  
That the 2026-2028 Internal Audit Steering Committee  
Workplan attached to the agenda report dated April 21,  
2026 entitled “Internal Audit Steering Committee  
Recommendation: 2026-2028 Internal Audit Steering  
Committee Work Plan” be approved.

**10. Business Items - For Information Only (Cont'd)**

- 10.2**    AR-26-083    2025 Servus Place Financial Report  
Presented by: Atul Saini, Financial Controller, Financial  
Services, Financial & Strategic Services

The Auditor’s Year End Communication was received by  
Council for information only.

**11. Business Items - Requests for Decision (Cont'd)**

- 11.2**    AR-26-132    Budget Adjustments  
Presented by: Suzanne Findlay, Manager, Financial  
Services, Financial & Strategic Services

Moved by Councillor Korotash  
That \$592,900 of Assessment Growth Revenue be used to  
increase the annual Pay-As-You-Go transfer to the Capital  
Reserve.

Moved by Councillor Hughes  
That the main motion be amended to delete the phrase  
“the annual Pay-As-You-Go transfer to the Capital

Reserve” and replace it with “the Growth Stabilization Reserve.”

CARRIED

For: 4 - Olivieri, Biermanski, Clark, and Hughes

Against: 3 - MacKay, Korotash, and Patrick

Moved by Councillor Korotash

That \$592,900 of Assessment Growth Revenue be used to increase the Growth Stabilization Reserve.

CARRIED UNANIMOUSLY

Moved by Councillor Korotash

That the 2026 final Consolidated Municipal and Utility Budget in the amount of \$355,849,000 and the Net Tax Requirement of \$151,669,100 as shown in the attachment titled “2026 Adjusted Consolidated Municipal & Utility Budget” be approved.

CARRIED UNANIMOUSLY

### 13. Civic and External Agencies - Councillors' Updates

Councillors provided updates on the work and activities of the civic and external agencies on which they serve as Council's representatives.

Council recessed at 12:15 p.m.

Council reconvened at 1:04 p.m.

### 14. Council Motions

- 14.1 CM-26-005 Project Charter WASWT-021 Northeast Servicing Projects  
Notice given by: Councillor Hughes

Michaela Davis of Melcor Development, Josh Culling of BILD Edmonton Metro, Mike Yochim of Landrex, Susan Keating of Melcor Development, and Art Valerio of Four Corners Projects Inc, addressed Council in regard to supporting the Project Charter WASWT-021 Northeast

Servicing Projects agenda item.

Dominick Mis of Mis Law and agent representing affected parties, addressed Council in regard to supporting the Project Charter WASWT-021 Northeast Servicing Projects agenda item.

Moved by Councillor Hughes

That project charter, ENGS-089 (Formerly WASWT-021) - Northeast Servicing Projects is approved in the amount of \$74.1 M to be financed as follows:

- 1.\$5.8 M from the Offsite Levy Water Reserve
- 2.\$68.3 M through Debt Financing, with 96% of the annual debt servicing funded from the Off-Site Levy Recovery Fund and 4% funded through taxes.

AND

That the first reading of the borrowing bylaw is brought before council by May 5, 2026.

Council recessed at 2:36 p.m.

Council reconvened at 2:48 p.m.

Moved by Councillor Korotash

That the main motion be amended by deleting the funding sources and replacing them with the following:

- \$3.5 M from the Off-Site Levy Water Reserve
- \$28.1 M from the Federal Build Communities Strong Fund (BCSF) and,
- \$42.5 M through debt financing through Debt Financing, with 93% of the annual debt servicing funded from the Off-Site Levy Recovery Fund and 7% funded through taxes.

CARRIED

For: 5 - Olivieri, Biermanski, MacKay, Korotash, and Patrick

Against: 2 - Clark, and Hughes

Moved by Councillor Hughes  
That project charter, ENGS-089 (Formerly WASWT-021) - Northeast Servicing Projects is approved in the amount of \$74.1 M to be financed as follows:  
\$3.5 M from the Off-Site Levy Water Reserve  
\$28.1 M from the Federal Build Communities Strong Fund (BCSF) and,  
\$42.5 M through debt financing through Debt Financing, with 93% of the annual debt servicing funded from the Off-Site Levy Recovery Fund and 7% funded through taxes.

AND

That the first reading of the borrowing bylaw is brought before council by May 5, 2026.

CARRIED UNANIMOUSLY

Moved by Councillor Hughes  
That Council add “Northeast Servicing Funding” as an Advocacy Priority to Council’s 2026-27 Council Advocacy Priorities, to ensure completion of a funding agreement with all orders of government to secure \$28.1 million for this project.

CARRIED UNANIMOUSLY

**14.2** CM-26-013 On-Street Parking Pilot

Notice given by: Councillor Patrick

Moved by Councillor Patrick

That Administration be directed to implement a timed on-street parking pilot along St. Anne Street, operating within the existing roadway cross section, as follows:

1. Maintain four travel lanes during weekday peak periods (AM and PM peak hours) to support traffic flow; and
2. Permit on-street parking during off peak hours by operating the corridor as a two-lane roadway with designated parking areas on both sides of St. Anne Street; and

3. Install required signage to clearly indicate timed parking zones, restricted periods, and other operational requirements necessary to support the pilot; and
4. Designate at minimum two accessible-only parking stalls directly in front of St. Albert Place; and
5. Monitor enforcement impacts and operational considerations, including parking violations during restricted periods, and respond to public inquiries or complaints as part of regular enforcement practices; and
6. That up to \$5,000 be approved from the Stabilization Reserve to support the On-Street Pilot Parking Project on St. Anne Street; and
7. Report back to Council with findings and recommendations prior to the commencement of utility construction on St. Anne Street.

Councillor Hughes requested to split the main motion.

Moved by Councillor Patrick

That Administration be directed to implement a timed on-street parking pilot along St. Anne Street, operating within the existing roadway cross section, as follows:

1. Maintain four travel lanes during weekday peak periods (AM and PM peak hours) to support traffic flow.

CARRIED

For: 5 - Olivieri, Clark, MacKay, Korotash, and Patrick

Against: 2 - Biermanski, and Hughes

Moved by Councillor Patrick

That Administration be directed to implement a timed on-street parking pilot along St. Anne Street, operating within the existing roadway cross section, as follows:

2. Permit on-street parking during off peak hours by operating the corridor as a two-lane roadway with designated parking areas on both sides of St. Anne Street; and

3. Install required signage to clearly indicate timed parking zones, restricted periods, and other operational requirements necessary to support the pilot; and
4. Designate at minimum two accessible-only parking stalls directly in front of St. Albert Place; and
5. Monitor enforcement impacts and operational considerations, including parking violations during restricted periods, and respond to public inquiries or complaints as part of regular enforcement practices; and
6. That up to \$5,000 be approved from the Stabilization Reserve to support the On-Street Pilot Parking Project on St. Anne Street; and
7. Report back to Council with findings and recommendations prior to the commencement of utility construction on St. Anne Street.

DEFEATED

For: 3 - MacKay, Korotash, and Patrick

Against: 4 - Olivieri, Biermanski, Clark, and Hughes

## 15. Information Requests / Notices of Motion / Announcements

### Notice of Motion - Councillor Patrick

That the City of St. Albert:

1. Formally request that the Government of Alberta pause the implementation of the Alberta Disability Assistance Program (ADAP), including the transition of recipients from the Assured Income for the Severely Handicapped (AISH) program; and
2. Call upon the Province of Alberta to undertake meaningful, accessible, and transparent consultation with persons with disabilities, disability advocacy organizations, and municipal governments, including the City of St. Albert, to ensure that ADAP reflects the lived realities and actual needs of Albertans with disabilities prior to further implementation.

Notice of Motion - Councillor Hughes

That the 20-day notice of motion requirement is waived.  
That a spot redesign and repair of Bellerose Drive, immediately north of Oakmont Drive, as described in the response and map in IR-26-009, Conditions of Bellerose Drive, is approved for up to \$50,000, to be funded from the Capital Reserve.

**16. In Camera**

- 16.1** INC-26-025 Ground Ambulance Contract  
Presented by: Daniel Lemieux, Director, Fire and Emergency Medical Services

**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. Podlubny, Acting Managing Director, Operations (Advice and Information)

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

D. Lemieux, Director, Fire and Emergency Medical Services (Advice and Information)

T. Duley, Senior Manager, Government/Indigenous Relations & Environment (Advice and Information)

R. Stovall, Director, Human Resources & Safety, Human Resources & Safety (Advice and Information)

S. Chan, Manager, Financial Operations & Reporting,  
Financial & Strategic Services (Advice and Information)

Moved by Councillor Clark

That Council move in camera to discuss a matter pursuant to sections 26(1)(a) (disclosure harmful to intergovernmental relations), 29(1)(a), 29(1)(c), 29(1)(d), 29(1)(g) (advice from officials), and 30(1)(c) (disclosure harmful to economic and other interests of a public body) of the Access to Information Act.

CARRIED UNANIMOUSLY

Council went in camera at 4:11 p.m.

Council recessed at 4:11 p.m.

Council reconvened at 4:21 p.m.

Moved by Councillor Clark

That Council reconvene in Public.

CARRIED UNANIMOUSLY

Council reconvened in public at 5:11 p.m.

- 16.2** INC-26-020 Council/Chief Administrative Officer Dialogue  
Presented by: William Fletcher, Chief Administrative Officer

**ATTENDANCE**

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

Moved by Councillor Clark

That Council move in camera to have a confidential dialogue with the Chief Administrative Officer pursuant to section 29(1)(a) of the Access to Information Act.

CARRIED UNANIMOUSLY

Council went in camera at 5:12 p.m.

Moved by Councillor Hughes  
That Council reconvene in Public.  
CARRIED UNANIMOUSLY

Council reconvened in public at 5:44 p.m.

**16.3** INC-26-021

Council Dialogue

Presented by: Mayor Olivieri

Moved by Councillor MacKay

That Council move in camera to have a confidential  
dialogue in accordance with section 28(1)(b) of the Access  
to Information Act.

CARRIED UNANIMOUSLY

Council went in camera at 5:45 p.m.

Moved by Councillor Clark

That Council reconvene in Public.

CARRIED UNANIMOUSLY

Council reconvened in public at 6:14 p.m.

**17. Adjournment**

The Mayor adjourned the meeting at 6:14 p.m.

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MAYOR

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CHIEF LEGISLATIVE OFFICER