



CITY OF ST. ALBERT
CITY COUNCIL
MEETING MINUTES - UNADOPTED

Tuesday, April 15, 2025

1:00 PM Council Chambers/Hybrid

1. Attendance (at start of meeting)

PRESENT:

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

VIA ZOOM:

Councillor Joly

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
R. McDonald, Legislative Officer

2. Adoption of Agenda

2.1 AR-25-144 Adoption of Agenda

Moved by Councillor MacKay
That the April 15, 2025 Agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. Presentations, Delegations, and Announcements

Chair Allan, St. Albert Public School, updated Council in regard to the St. Albert Public Schools Capital Plan.

8. Business Items - For Information Only

- 8.1** AR-25-158 Auditor's Year End Communication *TIME SPECIFIC: 1:00 p.m.*
Presented by: Brittany Keelan CPA, CA Partner KPMG and Sheldon Jacobs, CPA, CA Partner KPMG

The Auditor's Year End Communication item was provided to Council for information.

9. Business Items - Requests for Decision

- 9.1** AR-25-147 Audited Financial Statements and Year-End Annual Report
TIME SPECIFIC: 1:00 p.m.
Presented by: Bill Fletcher, Chief Administrative Officer

Moved by Councillor Killick
That the City's 2024 Annual Report, including the audited Consolidated Financial Statements for the fiscal year ended December 31, 2024, be approved.
CARRIED UNANIMOUSLY

10. Bylaws

- 10.2** BL-25-020 Bylaw 14/2025 - Business Improvement Area Budget and Tax Rate Bylaw (1st, 2nd & 3rd Readings)
Presented by: Stephen Bannerman, City Assessor, Financial and Strategic Services

Shannon Roche, Downtown Business Association, addressed Council in regard to the Bylaw 14/2025 - Business Improvement Area Budget and Tax Rate Bylaw.

Moved by Councillor Killick
That the proposed 2025 BIA Budget, as attached to the agenda report entitled "Business Improvement Area Budget & Tax Rate Bylaw" dated April 15, 2025, be approved.

CARRIED UNANIMOUSLY

Moved by Councillor Killick
That Bylaw 14/2025 be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor Killick
That Bylaw 14/2025 be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor MacKay
That unanimous consent be given for consideration of third reading of Bylaw 14/2025.

CARRIED UNANIMOUSLY

Moved by Councillor Killick
That Bylaw 14/2025 be read a third time.

CARRIED UNANIMOUSLY

4. Business Arising from Presentations, Delegations Announcements and Public Appointments

5. Consent Agenda

5.1 CA-25-007 Consent Agenda

Moved by Councillor Hughes
That the recommendations in the following agenda reports be approved:

6.1 Regular Council Meeting Minutes of April 1, 2025.

7.2 Appointment to the Arts Development Advisory Committee.

8.2 2024 Servus Place Financial Reports.

9.4 Carrot Creek Erosion Protection Project.

10.1 Bylaw 15/2025 Utility Bylaws (1st, 2nd, 3rd Readings).

CARRIED UNANIMOUSLY

6. Adoption of Minutes

6.1 MIN-25-032 Regular Council Meeting Minutes of April 1, 2025

The following motion was approved on Consent Agenda:
That the Regular Council Meeting Minutes of April 1, 2025,
be approved.

7. Committee Business - Requests for Decision

7.1 CB-25-022 Standing Committee of the Whole Item: Consideration of

Approval of Lakeview Acceleration Program

Presented by: Mike Erickson, Director, Economic
Development

Moved by Councillor Hughes

That the Lakeview Business District Development
Acceleration Program be approved, to be funded through:
\$1,600,000 from stabilization reserve; and
\$800,000 annual transfer of assessment growth to begin in
2025; commit this annual transfer in the Growth
Stabilization Reserve until a total balance of \$8 million is
reached.

CARRIED UNANIMOUSLY

Council recessed at 2:50 p.m.

Council reconvened at 3:05 p.m.

Councillor Joly left the meeting at 3:05 p.m.

7.2 CB-25-020 Appointment to the Arts Development Advisory Committee

Presented by: Councillor Joly and Councillor Brodhead

The following motion was approved on Consent Agenda:
That Alexandria Morrison be appointed as a member of the
Arts Development Advisory Committee (ADAC) for a term

beginning on April 15, 2025 and ending on December 31, 2025.

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

- 8.2** AR-25-171 2024 Servus Place Financial Reports
Presented by: Stanley Chan, Manager, Financial
Operations & Reporting, Finance and Strategic Services

This item was on the Consent Agenda:
The 2024 Servus Place Financial Reports were provided to
Council for information.

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

- 9.2** AR-25-193 Collaborative Economic Development
Presented by: Bill Fletcher, CAO

Councillor Joly rejoined the meeting at 3:07 p.m.

Moved by Councillor Brodhead
That Mayor Heron, on behalf of Council, sign the
Collaborative Economic Development MOU committing the
City of St. Albert to CED for a two-year term.
CARRIED UNANIMOUSLY
- 9.3** AR-25-141 Budget Adjustment
Presented by: Suzanne Findlay, Manager, Financial
Services, Financial & Strategic Services

Moved by Councillor MacKay
That \$800,000 of Assessment Growth Revenue be
transferred to the Growth Stabilization Reserve.
That the 2025 final Consolidated Municipal and Utility
Budget in the amount of \$405,361,100 and the Net Tax
Requirement of \$142,017,500, be approved.
CARRIED UNANIMOUSLY

- 9.4** AR-25-154 Carrot Creek Erosion Protection Project
Presented by: Jordan Betteridge, Manager, Engineering Services

The following motion was approved on Consent Agenda:
That Capital Charter STORMWT-021- Carrot Creek Erosion and Sediment Control (Multiple Locations) be approved in the amount of \$4,030,000 to be funded accordingly:

- \$2,821,000 (70%) will be funded from the Drought and Flood Protection Program grant;
- \$1,137,162 will be funded from the Storm Off-Site Levy Reserve; and
- \$71,838 will be funded from the Offsite Levy Recovery Fund.

- 9.5** AR-25-179 Police Services Building Accommodations Update and Funding Request
Presented by: Miranda Rowda, Manager, Capital Projects Office, Engineering Services
and Chadwick Paddick, Project Manager, Capital Projects Office, Engineering Services

Moved by Councillor Killick

That the budget for capital project 422334 Policing Services Building Accommodations (POLI-006) be increased from \$5,000,000 to \$6,710,000 to be funded from Borrowing Bylaw 28/2022.

CARRIED UNANIMOUSLY

10. Bylaws

- 10.1** BL-25-019 Bylaw 15/2025 Utility Bylaws (1st, 2nd, 3rd Readings)
Presented by: Terra Shmyr, Financial Operations Controller - Revenue Services & Utilities

The following motion was approved on Consent Agenda:
That Bylaw 15/2025 be read a first time.

That Bylaw 15/2025 be read a third time.

Council recessed at 4:20 p.m.

Council reconvened at 4:30 p.m.

10.4 BL-25-021

Bylaw 7/2025 - Land Use Bylaw Text Amendment to Midtown (MID) District (3rd Reading)

Presented by: Suzanne Ruegg, Planner, Planning & Development Department

Moved by Councillor Hughes

That Bylaw 7/2025 be amended by deleting section 4 in its entirety and replacing it with the following: "This bylaw comes into effect immediately upon the payment of the applicable 2025 Land Use Bylaw Amendment/Redistricting fee by the developer or their agent."

DEFEATED

For: 2 - Biermanski, and Hughes

Against: 5 - Heron, Brodhead, Joly, Killick, and MacKay

Moved by Councillor Brodhead

That Bylaw 7/2025, being amendment 4 to the Land Use Bylaw, be read a third time.

CARRIED

For: 4 - Heron, Brodhead, Joly, and MacKay

Against: 3 - Biermanski, Hughes, and Killick

12. 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.

13. Information Requests / Notices of Motion / Announcements

Information Request - Councillor MacKay

Can Administration please advise if the \$30,000 Alberta Community Policing Grant is still available to municipalities.

14. In Camera

- 14.1 INC-25-021 Council/Chief Administrative Officer Dialogue
Presented by: William Fletcher, Chief Administrative Officer

ATTENDANCE

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

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

Moved by Councillor MacKay

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 5:15 p.m.

Moved by Councillor Brodhead

That Council reconvene in Public.

CARRIED UNANIMOUSLY

Council reconvened in public at 6:08 p.m.

15. Adjournment

The Mayor adjourned the meeting at 6:09 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER