



CITY OF ST. ALBERT
CITY COUNCIL
MEETING MINUTES - FINAL

Tuesday, April 7, 2026

9:30 AM Council Chambers/Hybrid

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. 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-26-020 Adoption of Agenda

Moved by Councillor Clark

That the April 7, 2026 Agenda be adopted as amended, by moving item 12.2, Council/Chief Administrative Officer Dialogue after item 2, Adoption of the Agenda.

CARRIED UNANIMOUSLY

12. In Camera

12.2 INC-26-015 Council/Chief Administrative Officer Dialogue
Presented by: William Fletcher, Chief Administrative Officer

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)

T. Duley, Senior Manager, Government/Indigenous Relations and Environment (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 9:32 a.m.

Moved by Councillor MacKay

That Council reconvene in Public.
CARRIED UNANIMOUSLY

Council reconvened in public at 10:20 a.m.

Council recessed at 10:20 a.m.
Council reconvened at 10:59 a.m.

3. Presentations, Delegations, and Announcements

Mayor Olivieri proclaimed the month of April, National Poetry Month.

Brett Bolkowy, Resident, addressed Council in regard to Bylaw 11/2026 - Reducing Construction Debris in Neighbourhoods (Amendment #4 to Bylaw 12/2010).

5. Consent Agenda

5.1 CA-26-009 Consent Agenda

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

6.1 Regular Council Meeting Minutes of March 17, 2026.
8.1 Bylaw 6/2026 - Sturgeon Heights Municipal Reserve and Public Utility Lot Designation (1st, 2nd, 3rd Readings)
CARRIED UNANIMOUSLY

6. Adoption of Minutes

6.1 MIN-26-021 Regular City Council Meeting Minutes of March 17, 2026

The following motion was approved on Consent Agenda:
That the Regular City Council Meeting Minutes of March 17, 2026, be approved.

7. Business Items - Requests for Decision

- 7.1 AR-26-095 St. Albert Poet Laureate Appointment
Presented by: Kathleen Bell, Community Cultural Coordinator, Community Services

Moved by Councillor Biermanski
That Tyler Enfield be named St. Albert's Poet Laureate for a two-year term commencing April 1, 2026 and ending March 31, 2028.
CARRIED UNANIMOUSLY

Tyler Enfield, appointed St. Albert's Poet Laureate for a two-year term, read a poem to Council and Administration. Mayor Olivieri presented the National Poetry Month Proclamation to Tyler Enfield.

- 7.2 AR-26-077 Chanter Park Development Request
Presented by: Craig Cameron, Manager, Parks & Community Partnerships, Recreation & Parks

Moved by Councillor MacKay
That project charter RECR-077, attached to the April 7, 2026 agenda report entitled "Chanter Park Development Request", be approved.
CARRIED UNANIMOUSLY

8. Bylaws

- 8.1 BL-26-001 Bylaw 6/2026 - Sturgeon Heights Municipal Reserve and Public Utility Lot Designation (1st, 2nd, 3rd Readings)
Presented by: Barb Dupuis, Planner, Planning & Development Department

The following motions were approved on Consent Agenda:
That Bylaw 6/2026, being a bylaw to designate Municipal Reserve and a Public Utility Lot, be read a first time.
That Bylaw 6/2026 be read a second time.

that it is actively being loaded”.

CARRIED

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

Against: 2 - Olivieri, and Clark

Moved by Councillor Hughes

That Bylaw 11/2026 be amended to add a new section 20.2 as follows: “20.2. A new subsection 5.4 is added as follows. “Where the City determines that clean-up is required, the City will provide notice to those who Own or Occupy Property with 2 business days notice to conduct a clean-up, and if the clean-up is not completed within the designated time, the City may begin the process in accordance with the Municipal Government Act to undertake clean-up and charge back all associated costs and expenses to those who Own or Occupy the Property.””

CARRIED

For: 5 - Olivieri, Biermanski, Clark, Hughes, and
Patrick

Against: 2 - MacKay, and Korotash

Moved by Councillor Hughes

That Bylaw 11/2026 be amended to add penalty amounts for repeated violations of offences under sections 5(2)(b.1) and 5(2)(b.2) of the Community Standards Bylaw over the same 3 month period, with a first offence set at \$1,000, a second offence at \$2,000, and \$5,000 for a third offence.

DEFEATED UNANIMOUSLY

Moved by Councillor Hughes

That all construction and excavation materials related to construction be confined to the construction site and that owners or occupants of residential premises ensure that all building materials stored on the property are stacked or stored in an orderly manner.

CARRIED

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

Against: 3 - MacKay, Korotash, and Patrick

Moved by Councillor Hughes

That Administration amend Bylaw 11/2026 by adding a new section 17.1 as follows: "17.1 A new subsection 5(2) (b.3) is added as follows: any Waste Receptacle at more than 80% capacity;"

DEFEATED

For: 3 - Clark, Hughes, and Korotash

Against: 4 - Olivieri, Biermanski, MacKay, and Patrick

Moved by Councillor Hughes

That Bylaw 11/2026 be read a second time, as amended.

CARRIED UNANIMOUSLY

Moved by Councillor MacKay

That unanimous consent be given for consideration of third reading of Bylaw 11/2026.

CARRIED UNANIMOUSLY

Moved by Councillor Hughes

That Bylaw 11/2026 be read a third time.

CARRIED UNANIMOUSLY

Council recessed at 2:24 p.m.

Council reconvened at 2:35 p.m.

Moved by Councillor Hughes

That Administration provide Council an update for how Construction Debris Management Plans will be part of any new or existing Development Agreements with costs and impacts to Council for consideration by July 14, 2026.

CARRIED

For: 6 - Biermanski, Clark, Hughes, MacKay, Korotash, and Patrick

Against: 1 - Olivieri

Moved by Councillor Hughes
That Administration further investigate the viability of entering into agreements or other legal processes that would require developers to maintain and clean up public property within and adjacent to the development area by end of Q1 2027.

CARRIED UNANIMOUSLY

Moved by Councillor Hughes
That Administration provide Council an annual report detailing the number of construction waste complaints received, the number of investigations conducted, fines issued, and any enforcement measures taken during the previous calendar year.

CARRIED

For: 6 - Olivieri, Biermanski, Clark, Hughes, MacKay, and Patrick

Against: 1 - Korotash

Moved by Councillor Korotash
That Administration add provisions regarding withholding funds or drawing upon them to ensure properties are cleaned up to the Development Security Policy for Council consideration by end of Q1 2027.

CARRIED

For: 4 - Biermanski, Hughes, Korotash, and Patrick

Against: 3 - Olivieri, Clark, and MacKay

- 8.3 BL-26-003 Bylaw 15/2026 - 2026 Business Improvement Tax and Tax Rate Bylaw (1st, 2nd & 3rd Readings)
Presented by: Stephen Bannerman, City Assessor, Financial and Strategic Services

Moved by Councillor MacKay
That Bylaw 15/2026 be read a first time.

CARRIED UNANIMOUSLY



Moved by Councillor MacKay
That Bylaw 15/2026 be read a second time.
CARRIED UNANIMOUSLY

Moved by Councillor Biermanski
That unanimous consent be given for consideration of third reading of Bylaw 15/2026.
CARRIED UNANIMOUSLY

Moved by Councillor Patrick
That Bylaw 15/2026 be read a third time.
CARRIED UNANIMOUSLY

10. Council Motions

10.1 CM-26-011 Amendment to Council Policy C-FS-05 Budget & Taxation Guiding Principles - allocation of new assessment growth
Notice given by: Councillor Biermanski

Moved by Councillor Biermanski
That Council amend Financial Policy C-FS-05 to revise the allocation of new assessment growth as follows:
1. Reduce the allocation to New Growth Business Cases from 55% to 45%; and
2. Increase the allocation to the Growth Stabilization Reserve by 5%; and
3. Allocate 5% of new assessment growth to a newly established Debt Offset Reserve for the purpose of reducing reliance on tax-supported debt financing for future capital projects; and
That Administration update Financial Policy C-FS-05 and return any necessary bylaw amendments establishing the Debt Offset Reserve for Council approval by July 14, 2026.
CARRIED

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

Against: 3 - MacKay, Korotash, and Patrick

- 10.2** CM-26-010 Amendment to Council Policy C-FS-05 Budget & Taxation Guiding Principles - changes to threshold
Notice given by: Councillor Biermanski

Moved by Councillor Biermanski
That Council Policy C-FS-05, Budget & Taxation Guiding Principles, section 14(b)(v) is amended to change the threshold to be eligible to apply the prior year's assessment growth from 5% tax increase to 3.5% tax increase.
CARRIED

For: 4 - Olivieri, Biermanski, Clark, and Hughes
Against: 3 - MacKay, Korotash, and Patrick

- 10.3** CM-26-012 Snow Removal Conditions
Notice given by: Councillor Clark

Moved by Councillor Clark
That Administration prepare amendments to the Community Standards Bylaw for Council's consideration on or before October 20, 2026 regarding the following:
- Requiring residents to clear sidewalks of snow and ice within 48 hours of a snowfall event or ice formation, or apply traction material when ice removal is not possible;
- Adding clarification regarding what snow and ice accumulation means; and
- Clarifying the conditions under which snow may be removed from sidewalks and placed onto adjacent roadways.
CARRIED UNANIMOUSLY

11. Information Requests / Notices of Motion / Announcements

Notice of Motion - 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. 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

5. Report back to Council with findings and recommendations prior to the commencement of utility construction on St. Anne Street.

Information Request - Councillor Hughes

Please provide the number of tickets or other recorded actions taken in response to drag racing or other major automotive noise issues in 2024 and 2025.

Please provide the proactive and reactive actions the RCMP plan to take in 2026 to deter and respond to drag racing issues and what would be required if needed to elevate this issue as a priority.

Information Request - Councillor Clark

Can you advise of the status of the building and development permits regarding the old Blind Pig location and when do they expire? Do we charge a per diem when a developer has a driving lane and/or sidewalk closed for construction for an extended period of time.

12. In Camera - Cont'd

- 12.1** INC-26-018 Human Resources Annual Report
Presented by: Ryan Stovall, Director, Human Resources & Safety

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)

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

B. Jewer, Manager, Total Compensation & HR Analytics, Human Resources & Safety (Advice and Information)

Moved by Councillor MacKay

That Council move in camera to discuss a matter pursuant to sections 29(1)(a) and 29(1)(d) of the Access to Information Act.

CARRIED UNANIMOUSLY

Council went in camera at 4:20 p.m.

Moved by Councillor Hughes

That Council reconvene in Public.

CARRIED UNANIMOUSLY

Council reconvened in public at 4:39 p.m.

- 12.2** INC-26-015 Council/Chief Administrative Officer Dialogue
Presented by: William Fletcher, Chief Administrative Officer

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)

T. Saunders, Director, Public Operations (Advice and Information)

R. Lefebvre, Senior Manager, Utilities, Public Operations (Advice and Information)

Moved by Councillor Patrick

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 4:40 p.m.

Moved by Councillor Clark

That Council reconvene in Public.

CARRIED UNANIMOUSLY

Council reconvened in public at 5:15 p.m.

13. Adjournment

The Mayor adjourned the meeting at 5:15 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER