



## Regular Council Meeting Minutes

July 8, 2025

Council Chamber - Leduc County Centre, Nisku, AB

Council Present: Mayor Tanni Doblanko  
Councillor Rick Smith  
Councillor Kelly-Lynn Lewis  
Councillor Dal Virdi  
Councillor Glenn Belozar  
Councillor Ray Scobie

Council Absent: Councillor Larry Wanchuk

Staff Present: Duane Coleman, County Manager  
Renee Klimosko, Deputy County Manager  
Lisa Brown, Legislative Coordinator  
Michelle Edgerly, Executive Assistant – County Manager's Office

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**1. Call to Order - 1:30 p.m.**

Mayor Doblanko called the meeting to order at 1:30 p.m.

**2. Adoption of agenda - July 8, 2025 Regular Council Meeting**

**Resolution No. 132-25**

**Mover:** Councillor Belozar

That the agenda for the July 8, 2025 Regular Council Meeting be adopted as presented.

Carried Unanimously

**3. Adoption of previous minutes - June 24, 2025 Regular Council Meeting**

**Resolution No. 133-25**

**Mover:** Councillor Virdi

That the June 24, 2025 Regular Council Meeting minutes be adopted as presented.

Carried Unanimously

**4. Presentations**

**a. Staff Introduction**

The following staff member was introduced to Council:

- Akosua Akude, Municipal Engineer

**b. Public**

There was no one in attendance to provide a public presentation.

**6. Department reports/recommendations**

**a. 1:30 p.m. - Assessment and Land Management**

**6.a.1 Request adjustment of property taxes due to fire, Roll 607034**

**Resolution No. 134-25**

**Mover:** Councillor Virdi

That Council approves the refund of \$1,545.07 for tax roll 607034 for the prorated portion of taxes to account for the time that the improvement destroyed by the fire was not on the property.

Carried Unanimously

**b. 1:35 p.m. - Utilities**

**6.b.1 Pump P104 - repair and refurbishment, east reservoir**

**Resolution No. 135-25**

**Mover:** Councillor Lewis

That Council approves the increase of the budget for the Pump P-104 Repair and Refurbishment – East (Project 2025-141100 RPEQ) by \$27,000 to a total of \$77,000 be funded by Water Distribution - Operating, Repair and Replacement Reserve.

Carried Unanimously

**c. 2:15 p.m. - Protective Services**

**6.c.1 Wizard Lake Boating Committee, working group proposal**

**Resolution No. 136-25**

**Mover:** Mayor Doblanko

That administration informs Wetaskiwin County that Leduc County is opting not to participate as a member of the Wizard Lake Boating Committee. Leduc County will continue to support the Wizard Lake area through the established measures already in place.

Carried Unanimously

**5. 1:45 p.m. - Public hearing**

**a. Bylaw 12-25 To Adopt 510 Local Area Structure Plan**

Mayor Doblanko opened the public hearing at 1:47 p.m. for Bylaw No. 12-25.

Mayor Doblanko asked for Council introductions and gave a verbal overview of proceedings.

Mayor Doblanko called upon the Planning and Development Department to introduce Bylaw 12-25 To Adopt 510 Local Area Structure Plan.

Mayor Doblanko called upon the registered speaker, Mr. Bernhard Brinkmann.

Mayor Doblanko called upon the registered speaker, Mr. Timothy Belma.

Mayor Doblanko called upon anyone present in Council Chamber wishing to speak in favour of the bylaw. Call a second time. Call a third time. No one wished to speak.

Mayor Doblanko called upon anyone present in Council Chamber wishing to speak opposed to the bylaw. Call a second time. Call a third time. No one wished to speak.

Mayor Doblanko closed the public for Bylaw No. 12-25 at 2:15 p.m.



**Resolution No. 137-25**

**Mover:** Councillor Smith

That Council gives second reading to Bylaw No. 12-25 to adopt the 510 Local Area Structure Plan, as amended.

Carried Unanimously

**Resolution No. 138-25**

**Mover:** Councillor Lewis

That Council gives third and final reading to Bylaw No. 12-25.

Carried Unanimously

**6. Department reports/recommendations (con't)**

**d. 2:40 p.m. - Planning and Development**

**6.d.1 DS-05 Development Agreements Policy**

**Resolution No. 139-25**

**Mover:** Mayor Doblanko

That Council approves DS-05 Development Agreements Policy as presented.

Carried Unanimously

**6.d.2 DS-06 Community Entrance Feature Policy**

**Resolution No. 140-25**

**Mover:** Councillor Beloner

That Council approves DS-06 Community Entrance Feature Policy as presented.

Carried Unanimously

**6.d.3 Transportation Corridor Study - Whitemud Landing Major Area Structure Plan**

**Resolution No. 141-25**

**Mover:** Mayor Doblanko

That Council receives the Transportation Corridor Study – Whitemud Landing Major Area Structure Plan presentation for information.

Carried Unanimously

**e. 3:45 p.m. - County Manager's Office**

**6.e.1 Bylaw 15-25 To rescind Council Code of Conduct Bylaw 02-24 and Resolution No. 223-24 to appoint an Ethics Commissioner and Resolution No. 224-24 to approve a list of facilitators**

**Resolution No. 142-25**

**Mover:** Mayor Doblanko

That Council gives first reading to Bylaw No. 15-25 to rescind Council Code of Conduct Bylaw 02-24.

Carried Unanimously

**Resolution No. 143-25**

**Mover:** Councillor Belozar

That Council gives second reading to Bylaw No. 15-25.

Carried Unanimously

**Resolution No. 144-25**

**Mover:** Councillor Smith

That Bylaw No. 15-25 be given third reading by unanimous consent of the Council members present.

Carried Unanimously

**Resolution No. 145-25**

**Mover:** Councillor Scobie

That Council gives third and final reading to Bylaw No. 15-25.

Carried Unanimously

**Resolution No. 146-25**

**Mover:** Councillor Smith

That Council rescinds resolution No. 223-24 appointment of Ethics Commissioner.

Carried Unanimously

**Resolution No. 147-25**

**Mover:** Councillor Scobie

That Council rescinds resolution No. 224-24 approval of a list of facilitators.

Carried Unanimously

**6.e.2 2026 Budget Guidelines**

**Resolution No. 148-25**

**Mover:** Councillor Lewis

That Council directs administration to follow the guidelines, as presented, in the development of the 2026 budget.

- The budget will include the following documents:
  - Corporate Plan
  - Department Operational Plans
  - Operating budget projections for 2027 to 2029
  - Long-range financial plan for 2027 to 2036
  - Major Project Plan
  - Capital Project Plan
  - New Initiatives Plan
- The interim budget for 2026 will be prepared based on the following assumption:
  - Tax rate increases of up to 2 per cent for all assessment classes are anticipated.
- The tax dollar budget will be established at \$60.4M.
- Tax dollar funding for the Major Project and Capital Project Plans will be allocated as follows:
  - Major Project Plan – tax dollar funding of up to \$1.0M.
  - Capital Project Plan –

- minimum of \$5.0M in tax dollar funding will be allocated to the capital project plan (excluding bridge program). Any unused tax dollars will be allocated to the Asset Lifecycle Management reserve.
- Minimum of \$1.7M in tax dollar funding will be allocated to the bridge program. Any unused tax dollars will be allocated to the Asset Lifecycle Management reserve.

Carried Unanimously

## 7. Adjournment

Mayor Doblanko adjourned the meeting at 3:16 p.m.

  
Mayor

  
County Manager