



## Regular Council Meeting

### Minutes

June 24, 2025

Council Chamber - Leduc County Centre, Nisku, AB

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

Staff Present: Duane Coleman, County Manager  
Renee Klimosko, Deputy County Manager  
Alan Grayston, General Manager - Development and Community Services  
Lisa Brown, Legislative Coordinator  
Miranda Anderson, Executive Assistant – Council

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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 - June 24, 2025 Regular Council Meeting

##### Resolution No. 127-25

**Mover:** Councillor Wanchuk

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

Carried Unanimously

#### 3. Adoption of previous minutes

##### Resolution No. 128-25

**Mover:** Councillor Lewis

That the June 10, 2025 Regular Council Meeting minutes be adopted as presented.

Carried Unanimously

#### 4. Presentations

##### a. Public

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

##### b. Staff introductions

The following staff were introduced to Council:

- Luke Dion, Light Equipment Operator - Parks
- Amanda Kozculab, Team Lead – Parks

**c. Staff Recognition**

The following staff members were recognized:

- Steve Lepp, Supervisor of GIS - 20 years
- Shauna Fandrick, Manager of Assessment and Land Management Services - 25 years

**f. 3:30 p.m. - County Manager's Office**

**6.f.1 2025 Elections Agreement with School Boards**

**Resolution No. 129-25**

**Mover:** Councillor Lewis

That Council approves entering into an agreement with for Black Gold School Division to conduct the 2025 elections for the school division.

Carried Unanimously

**Resolution No. 130-25**

**Mover:** Councillor Lewis

That Council approves entering into an agreement with for St. Thomas Aquinas Roman Catholic Separate School Division to conduct the 2025 elections for the school division.

Carried Unanimously

**Resolution No. 131-25**

**Mover:** Councillor Lewis

That Council approves entering into an agreement with for Elk Island Catholic Separate School Division to conduct the 2025 elections for the school division.

Carried Unanimously

Mayor Doblanko called a recess at 1:39 p.m.

The meeting was reconvened at 1:45 p.m.

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

**a. Land Use Bylaw 14-25**

Mayor Doblanko opened the public hearing at 1:45 p.m. for Land Use Bylaw 14-25.

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

Mayor Doblanko called upon the Planning and Development Department to introduce Land Use Bylaw 14-25.

**5.a.1 Presentation - Planning and Development**

C. Richards, Supervisor – Development Services presented Land Use Bylaw 14-25.

Mayor Doblanko called upon the Communications Department to present the 'What we heard - phase 3' report.

**5.a.2 Phase 3 'What we heard' report**

M. Scheidl, Manager of Communications, Intergovernmental Relations and Legislative Services presented the Phase 3 – What we heard report with respect to the open houses.



Mayor Doblanko called upon the registered speaker, Ms. Shirley Jolly.

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 Land Use Bylaw 14-25 at 2:39 p.m.

**Resolution No. 132-25**

**Mover:** Councillor Smith

That Council gives Land Use Bylaw 14-25 second reading.

Carried Unanimously

**Resolution No. 133-25**

**Mover:** Councillor Virdi

That Council gives Land Use Bylaw 14-25 third and final reading.

Carried Unanimously

**6. Department reports/recommendations**

**a. 2:45 p.m. - Engineering and Utilities, Utilities**

**6.a.1 UT-07 Utilities Level of Services Policy**

**Resolution No. 134-25**

**Mover:** Councillor Scobie

That Council approves the UT-07 Utilities Level of Service policy, as presented.

Carried Unanimously

**b. 2:50 p.m. - Community Services, Parks and Recreation**

**6.b.1 CD-06 Community Partnership policy**

**Resolution No. 135-25**

**Mover:** Mayor Doblanko

That Council approves the CD-06 Community Partnership policy, as presented.

Carried Unanimously

**c. 3:00 p.m. - Assessment and Land Management**

**6.c.1 Removal of reserve designation for the purpose of sale for County-owned land, Plan 0724794, Block 1, Lot 11MR**

**Resolution No. 136-25**

**Mover:** Councillor Lewis

That Council directs administration to advertise for a public hearing pursuant to the *Municipal Government Act*, section 674, to remove the reserve designation from Plan 0724797, Block 1, Lot 11MR (Roll 725020) for the subsequent sale of the parcel.

Carried Unanimously

**Resolution No. 137-25**

**Mover:** Councillor Virdi

That Council approves, subsequently to the removal of the municipal reserve designation, that administration will utilize policy CM-07 Land Disposal to direct the land sale of Plan 0724797, Block 1, Lot 11MR (Roll 725020) through a private party negotiation.

Carried Unanimously

**6.c.2 Request adjustment of property taxes due to a fire, Roll 1289000**

**Resolution No. 138-25**

**Mover:** Councillor Scobie

That Council approves the refund of \$553.74 for tax roll 1289000 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

**d. 3:15 p.m. - Finance**

**6.d.1 Establish 2025 Tax Sale Date**

**Resolution No. 139-25**

**Mover:** Mayor Doblanko

That Council establishes the tax sale date for Thursday, October 23, 2025, at 10:00 a.m. at County Centre.

Carried Unanimously

**e. 3:20 p.m. - Planning and Development, Regional and Long-Range Planning**

**6.e.1 Regional Housing Needs Assessment (RHNA) Endorsement report**

**Resolution No. 140-25**

**Mover:** Councillor Smith

That Council receives the Regional Housing Needs Assessment Report as information.

Carried Unanimously

**7. Adjournment**

Mayor Doblanko adjourned the meeting at 3:21 p.m.

  
Mayor

  
County Manager