



MINUTES

REGULAR COUNCIL MEETING

6:00 PM - Wednesday, July 22, 2026

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

Mayor Pat Fule, Councillor Claude Brown, Councillor Jim Chisholm, Councillor Matt Hyde, Councillor Melissa Langmaid, Deputy Mayor Richard Wegener, and Councillor Brent Wiley

STAFF PRESENT:

Kevin Scoble (Chief Administrative Officer), Jamie Dugdale (Director of Infrastructure, Operations, and Development Services), Mark Pretzlaff (Director of Community and Protective Services), Kara Rusk (Director of Strategic, Administrative, and Financial Services), and Johnathan Strathdee (Manager of Legislative Services)

1. CALL TO ORDER

Mayor Fule called the July 22, 2026 Regular Council Meeting to order at 6:00 p.m.

1.1. Traditional Land Acknowledgment for the First Regular Council Meeting in July (Sootaikisom)

We honour all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries. We acknowledge that the ancestral and traditional lands on which we gather are Land of the Blackfoot Confederacy and Treaty 7 territory, a traditional meeting ground for many Indigenous peoples, and in particular our neighbors, Siksika Nation on whose traditional territory we work, live, and play, and on whose traditional territory we stand and where Strathmore resides.

2. CONFIRMATION OF AGENDA

Resolution No. 185.07.26

Moved by Councillor Langmaid

THAT Council adopt the July 22, 2026 Regular Council Meeting Agenda as amended:

ADDITION:

12.4 Council Dialogue – Advice from officials – ATIA S. 29(1)(b)(iii)

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

3. PUBLIC HEARING

None.

4. PUBLIC COMMENTS

None.

5. DELEGATIONS

5.1. Delegation – Murray Norrington

6. CONSENT AGENDA

Resolution No. 186.07.26

Moved by Councillor Hyde

THAT Council adopt the recommendations of the following agenda reports by an omnibus motion:

7.1 Regular Council Meeting Minutes – June 24, 2026

7.2 Special Council Meeting Minutes – July 9, 2026

8.3 Property Tax Recovery – Tax Auction Reserve Bids and Conditions of Sale

10.2.1 Wheatland Housing Management Body (WHMB) Meeting
Minutes – May 21, 2026

10.2.2 Municipal Library Board Meeting Minutes – May 19, 2026

11.1 FAIM – Fundraiser Donation Request

11.2 2026 Terry Fox Run

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

7. CONFIRMATION OF MINUTES

7.1. Regular Council Meeting Minutes – June 24, 2026

The following motion was adopted by the consent agenda:

THAT Council adopt the June 24, 2026 Regular Council Meeting Minutes as presented in Attachment I.

7.2. Special Council Meeting Minutes – July 9, 2026

The following motion was adopted by the consent agenda:

THAT Council adopt the July 9, 2026 Special Council Meeting Minutes as presented in Attachment I.

8. BUSINESS

8.1. RCMP Q4 Quarterly Report & 2026-2027 Policing Priorities

Resolution No. 187.07.26

Moved by Councillor Langmaid

THAT Council take a 5-minute recess.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

Mayor Fule reconvened the July 22, 2026 Regular Council Meeting at 6:58 p.m.

Resolution No. 188.07.26

Moved by Councillor Hyde

THAT Council approve the 2026-2027 RCMP Policing Priorities for the Town of Strathmore.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

8.2. Capital Budget Amendment – Aerial Fire Truck

Resolution No. 189.07.26

Moved by Councillor Wegener

THAT Council authorize 2027 and 2028 Capital Budget for the *Aerial Fire Truck Replacement* as follows:

- the 2027 Budget of \$1,250,000 to be funded through LGFF/CCBF Grants
- the 2028 Budget of \$1,400,000 to be funded through LGFF/CCBF Grants

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

8.3. Property Tax Recovery – Tax Auction Reserve Bids and Conditions of Sale

The following motion was adopted by the consent agenda:

THAT Council set the following reserve bids, pursuant to *Section 419(a) of the Municipal Government Act*.

Roll:

00223.00 - \$42,000.00

00229.00 - \$47,250.00

01126.00 - \$169,882.50

01124.00 - \$162,532.50

10345.00 - \$203,250.00

AND THAT the following conditions of sale be set for each property, pursuant to *Section 419(b) of the Municipal Government Act*.

Each parcel will be offered for sale, subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.

The land is being offered for sale on an "as is, where is" basis and the Town of Strathmore makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms and conditions of sale will be considered other than those specified by the Town of Strathmore.

The Town of Strathmore may, after the public auction, become the owner of any parcel of land not sold at public auction.

Terms: Balances payable within 30 days of the date of the public auction. Remittances must be in the form of a certified cheque or bank draft. GST will apply to all applicable lands. If payment is not received from the winning bidder within 30 days of the date of the public auction, the Town of Strathmore holds the right to offer the property to the next highest bidder.

Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale.

For the specific properties listed in arrears, numerous unsuccessful attempts have been made to contact the owners and collect the amounts owing, beginning in 2023 for the properties listed. Since November 2025, Administration has attempted to phone/email the registered owners of the properties multiple times, and has mailed tax arrears letters monthly - in addition to multiple similar attempts prior.

Within the process of registering a Tax Notification on the property, Alberta Land Titles mails all interested parties the tax notification being registered on title.

Administration also works with the property owner to try collect the outstanding taxes and if there is a mortgage on file, the mortgage holder gets notified of all proceeding when going to Tax Recovery.

All of these properties are residential or a mobile residential property.

9. BYLAWS

9.1. ASP Bylaw Amending Bylaw No. 26-11 (The Prairies)

Resolution No. 190.07.26

Moved by Councillor Wiley

THAT Council give First Reading to Bylaw No. 26-11, being a bylaw to amend the Prairies Area Structure Plan Bylaw 11-08;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 26-11 on September 2, 2026 at 6:00 p.m. in Council Chambers.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

9.2. Land Use Bylaw Amending Bylaw No. 26-14 (The Prairies)

Resolution No. 191.07.26

Moved by Councillor Chisholm

THAT Council give First Reading to Bylaw No. 26-14, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 26-14 on September 2, 2026 at 6:05 p.m. in Council Chambers.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

10. COUNCILLOR INFORMATION & INQUIRIES

10.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

10.1.1. Strathmore Stampede

Councillor Wiley thanked all the volunteers and board members who are working tirelessly on the upcoming Strathmore Stampede.

10.2. BOARD AND COMMITTEE REPORTS

10.2.1. Wheatland Housing Management Body (WHMB) Meeting Minutes – May 21, 2026

10.2.2. Municipal Library Board Meeting Minutes – May 19, 2026

10.3. QUESTION AND ANSWER PERIOD

None.

10.4. ADMINISTRATIVE INQUIRIES

None.

10.5. NOTICES OF MOTION

None.

11. CORRESPONDENCE

11.1. FAIM – Fundraiser Donation Request

11.2. Terry Fox Run

12. CLOSED MEETING

Resolution No. 192.07.26

Moved by Councillor Hyde

THAT Council move In Camera to discuss items related to sections 29(1)(a) and 29(1)(b)(iii) of the *Access to Information Act* at 7:36 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

12.1. Service Agreements – Advice from officials – ATIA S. 29(1)(a)

12.2. Emergency Medical Services – Advice from officials – ATIA S. 29(1)(a)

Councillor Brown and Councillor Wegener left the meeting at 9:32 p.m.

Councillor Brown and Councillor Wegener returned to the meeting at 9:47 p.m.

12.3. Council CAO Dialogue – Advice from officials – ATIA S. 29(1)(b)(iii)

12.4. Council Dialogue – Advice from officials – ATIA S. 29(1)(b)(iii)

Councillor Wiley left the meeting at 9:55 p.m.

Resolution No. 193.07.26

Moved by Councillor Brown

THAT Council move out of Camera at 9:59 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wegener

AGAINST: None.

CARRIED

Resolution No. 194.07.26

Moved by Councillor Langmaid

THAT Council extend the meeting to 10:15 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wegener

AGAINST: None.

CARRIED

Resolution No. 195.07.26

Moved by Councillor Langmaid

THAT Council move In Camera to discuss items related to sections 29(1)(a) and 29(1)(b)(iii) of the *Access to Information Act* at 9:59 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wegener

AGAINST: None.

CARRIED

Resolution No. 196.07.26

Moved by Councillor Langmaid

THAT Council move out of Camera at 10:15 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wegener

AGAINST: None.

CARRIED

13. ADJOURNMENT

Mayor Fule adjourned the July 22, 2026 Regular Council Meeting at 10:15 p.m.



Mayor



Director of Strategic, Administrative,
and Financial Services