

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF GIBBONS HELD ON WEDNESDAY, APRIL 9, 2025, AT 4807 – 50th AVENUE IN COUNCIL CHAMBERS

Council Present: Acting Mayor Dale Yushchyshyn
Councillor Loraine Berry
Councillor Amber Harris
Councillor Willis Kozak
Councillor Jay Millante
Councillor Norm Sandahl

Council Absent:

Staff Present: Eric Lowe – Interim CAO
Monique Jeffrey – Director of Corporate Services
Hailey Bradley – Community Services Coordinator
Kendra Steventon – Parks Attendant
Chris Pinault – Recording Secretary

Staff Absent: Stephanie Peters – Director of Community Services – with regrets
Terra Pattison – Finance Manager – with regrets
Curtis Parsons – Manager of Operations – with regrets

As a quorum was present, Acting Mayor Yushchyshyn called the meeting to order at 10:00 am.

3.0 ADDITIONS TO THE AGENDA

Councillor Sandahl requested to move item 8.1 to before 7.0 and requested a closed session portion under *FOIP S.24* as part of this presentation.

Mr. Lowe requested that the following items be added to the agenda:

16.4 Personnel *FOIP S. 17*
16.5 Administrative Update *FOIP S. 23*

Councillor Harris requested that the following items be added to the agenda:

9.5 - Bylaw ALT 1.25
9.6 - Sanctions and Code of Conduct
10.1 – Preliminary Site Preparation Totals for Current Developments

4.0 ADOPTION OF THE AGENDA

Councillor Millante moved to accept the agenda as amended.

25.159 MOTION CARRIED

5.0 ADOPTION OF THE PUBLIC HEARING MEETING MINUTES

6.0 ADOPTION OF THE MINUTES

6.1 REGULAR MEETING OF COUNCIL – MARCH 26, 2025

Councillor Berry moved to accept the minutes of the March 26, 2025, Regular Meeting of Council as presented.

25.160 MOTION CARRIED

8.0 APPOINTMENTS

8.1 CAPITAL REGION NORTHEAST WATER SERVICES COMMISSION

Commission Chair Gene Sobolewski and Board Chair Bill Tonita presented an overview of the Capital Region Northeast Water Services Commission to Council.

Councillor Millante moved to accept the Capital Region Northeast Water Services Commission report as information

25.161 MOTION CARRIED

Councillor Sandahl moved that Council move to Closed Session as per *Section 197 (2)* of the *Municipal Government Act* concerning the following item at 10:22 am.

25.162 MOTION CARRIED

Councillor Kozak moved that Council revert to normal seating 10:41 am.

25.163 MOTION CARRIED

Councillor Kozak moved to accept the Closed Session portion of the report from the Capital Region Northeast Water Services Commission as presented.

25.164 MOTION CARRIED

Mr. Tonita and Mr. Sobolewski left the meeting at 10:41 am.

7.0 FINANCE

7.1 ACCOUNTS PAID AS AT APRIL 3, 2025

Councillor Sandahl moved to accept the Accounts Paid as at April 3, 2025, as information as presented.

25.165 MOTION CARRIED

Councillor Millante moved to direct Administration provide a list items still under warranty on the vac truck and report back to Council at the next Regular Meeting of Council.

25.166 MOTION CARRIED

Councillor Berry moved to direct Administration to provide more details on the house cleaning expense as listed on the Accounts Payable listing and report back to Council.

25.167 MOTION CARRIED

Councillor Harris moved to direct Administration to investigate the billing practices of MEMJ for the period of March 17-31, 2025, and report to Council at the next meeting

25.168 MOTION DEFEATED

7.2 2025 TAX SALE

Councillor Berry moved that Council set the following upset prices for properties to be sold at the 2025 Tax Sale on Friday June 20, 2025:

Certificate of Title	Legal Land Description	Assessed Value
212 140 772	Plan 6091NY Block 10 Lot 5	\$222,720.00
212 140 762	Plan 7922517 Bloc 30 Lot 5	\$229,690.00
062 465 120	Plan 7622168 Block 17 Lot 23	\$313,600.00

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

25.169 MOTION CARRIED

Councillor Berry moved that Council set the condition that winning bids must be accompanied by a certified cheque or cash in the amount of 10% of bid value by 1:00 pm on the date of the sale and the remainder must be received by cash or certified cheque no later than 30 days after the sale of the public auction and that Administration follow up with Council after the sale has taken place.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	In Favour
Councillor Harris	In Favour
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

25.170 MOTION CARRIED

7.3 BALANCE SHEET AS AT DECEMBER 31, 2024

Councillor Sandahl moved that Council receive the Balance Sheet as of December 31, 2024, as information as presented.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

25.171 MOTION CARRIED

9.0 OLD BUSINESS

9.1 CURRENT LOANS AND INTEREST

Councillor Berry moved that Council accept the Loans and Interest report as information.

25.172 MOTION CARRIED

9.2 COUNCIL CONTACT WITH AUDITOR CLARIFICATION

Councillor Berry moved to accept the letter from Phil Dirks of Metrix Group as presented.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

25.173 **MOTION CARRIED**

9.3 MUNICIPAL CORPORATION

Councillor Sandahl moved to accept the provided documents on Municipal Corporations as information.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

25.174 **MOTION CARRIED**

9.4 LINES OF CREDIT

Councillor Sandahl moved to that Council accept the provided information on the 2 Lines of Credit as information.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

25.175 **MOTION CARRIED**

Councillor Harris direct Administration for a detailed monthly listing of the 2 lines of Credit from November 2021 until the current date.

Acting Mayor Yushchyshyn	Against
Councillor Berry	Against
Councillor Harris	In Favour
Councillor Kozak	Against
Councillor Millante	Against
Councillor Sandahl	Against

25.176 MOTION DEFEATED

9.5 BYLAW ALT 1-25

Councillor Harris moved to accept this as information.

25.177 MOTION CARRIED

9.6 SANCTIONS AND CODE OF CONDUCT

Councillor Sandahl moved to remove this item from the agenda.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

25.178 MOTION CARRIED

10.0 NEW BUSINESS

10.1 PRELIMINARY SITE PREPARATION TOTALS FOR CURRENT DEVELOPMENTS

Councillor Harris moved to direct Administration to present the total costs for Preliminary Site Preparation for Development for the Cottage Lands, South Side Commons Development and the Legion Project.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
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Councillor Berry	Against
Councillor Harris	In Favour
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	Against

25.179 MOTION CARRIED

11.0 BYLAWS AND POLICIES

11.1 BYLAW ALT 4-25 – RESCIND BYLAWS RELATING TO COTTAGE LANDS

Councillor Berry moved that Council give 1st Reading to Bylaw ALT 4-25 Rescind Cottage Land Bylaws.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

25.180 MOTION CARRIED

Councillor Sandahl moved that Council give 2nd Reading to Bylaw ALT 4-25 Rescind Cottage Land Bylaws.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

25.180 MOTION CARRIED

Council Millante moved that Council hold 3rd Reading of Bylaw ALT 4-25 Rescind Cottage Land Bylaws.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

25.181 **MOTION DEFEATED**

11.2 BYLAW MOG 3-23 CHIEF ADMINISTRATIVE OFFICE BYLAW

Councillor Kozak moved that Council accept this as information.

Councillor Kozak rescinded the motion.

Councillor Berry moved to table this item and direct Administration to email the previous CAO Bylaw as backup information for review of this Bylaw.

25.182 **MOTION CARRIED**

11.3 POLICY PP 1-25 WORKPLACE HARASSMENT POLICY

Councillor Berry moved to accept Policy PP 1-25 Workplace Harassment Policy as presented.

Councillor Berry rescinded the motion.

Councillor Harris moved to table this item and that Administration provide Council with the previous policy for comparison.

Councillor Harris requested a recorded vote:

Acting Mayor Yushchyshyn	In Favour
Councillor Berry	Against
Councillor Harris	In Favour
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	Against

25.183 **MOTION CARRIED**

12.0 STAFF REPORTS

12.1 ADMINISTRATION REPORT

Councillor Sandahl moved to accept the Administration Report as information.

25.184 MOTION CARRIED

13.0 COMMITTEE REPORTS

Councillor Berry attended:

- Alberta Seniors and Community Housing Association Conference
- Northern Lights Library Systems Policy Committee meeting
- Redwater Mayor's Breakfast

Councillor Harris had nothing to report due to current sanctions.

Councillor Kozak attended:

- Arrow Utilities Board meeting
- Alberta Municipalities Towns East Meet & Greet
- Coffee with a Cop
- Edmonton Global Annual General Meeting
- Redwater Mayor's Breakfast

Councillor Millante attended:

- Gibbons Fire Department meeting

Councillor Sandahl attended:

- Alberta Municipalities Towns East Meet and Greet
- Edmonton Global Annual General Meeting
- Redwater Mayor's Breakfast
- Capital Region Northeast Water Services Commission meeting

Acting Mayor Yushchyshyn attended:

- Alberta Municipalities Towns East Meet & Greet
- Coffee with a Cop
- Redwater Mayor's Breakfast
- Transportation and Infrastructure Committee meeting

Councillor Millante moved to accept the Committee Reports as information.

25.185 MOTION CARRIED

14.0 CORRESPONDENCE

14.1 STURGEON REGIONAL EMERGENCY MANAGEMENT PARTNERSHIP GRANT

Councillor Kozak moved to accept the correspondence as information.

25.186 MOTION CARRIED

15.0 NOTICE OF MOTION

Acting Mayor Yushchyshyn called a recess at 12:06 pm.

Acting Mayor Yushchyshyn called the meeting back to order at 12:11 pm.

Councillor Millante moved that Council remove item 16.3 from the agenda.

25.187 MOTION CARRIED

16.0 CLOSED SESSION

Councillor Sandahl moved that Council move to Closed Session as per *Section 197 (2)* of the *Municipal Government Act* concerning the following item at 12:13 pm.

25.188 MOTION CARRIED

Councillor Harris moved that Council revert to normal seating 12:55 pm.

25.189 MOTION CARRIED

16.1 INTER-AGENCY RELATIONS FOIP S.25

Councillor Sandahl moved that Council accept the presentation by Mr. Wetsch as presented.

25.190 MOTION CARRIED

16.2 BYLAW ALT 1-25 FOIP S.23

Councillor Harris moved to table this item until the next Regular Meeting of Council.

25.191 MOTION CARRIED

16.3 INTERGOVERNMENTAL RELATIONS FOIP S. 21 & 24

This item has been removed from the agenda.

16.4 PERSONNEL FOIP S. 17

Councillor Berry moved to accept the update from Mr. Lowe as presented.

25.192 MOTION CARRIED

16.5 ADMINISTRATIVE UPDATE FOIP S. 23

Councillor Millante moved to set a CAO Briefing session on April 14th at 4:00 pm.

25.193 MOTION CARRIED

Councillor Kozak moved to set a public Budget Meeting on April 15th at 7:00 pm and that it be advertised.

25.194 MOTION CARRIED

17.0 ADJOURNMENT

There being no further business Acting Mayor Yushchyshyn adjourned the meeting at 12:57 pm.

[ORIGINAL DOCUMENT IS SIGNED]

Acting Mayor Dale Yushchyshyn

[ORIGINAL DOCUMENT IS SIGNED]

Interim CAO Eric Lowe