



**CITY OF PRINCE ALBERT
CITY COUNCIL
REGULAR MEETING MINUTES**

**Monday, July 22, 2024, 2:00 p.m.
COUNCIL CHAMBER, CITY HALL**

Council Present: Mayor Greg Dionne
Councillor Charlene Miller
Councillor Terra Lennox-Zepp
Councillor Tony Head
Councillor Don Cody
Councillor Dennis Ogrodnick
Councillor Blake Edwards
Councillor Dawn Kilmer
Councillor Darren Solomon

Admin Present: Jody Boulet, Acting City Manager
Terri Mercier, City Clerk
Kris Olsen, Fire Chief
Jeffrey Da Silva, Director of Public Works
Wilna Furstenberg, Communications Manager
Kevin Yates, Acting Director of Corporate Services
Briane Folmer, Acting Director of Financial Services
Craig Guidinger, Director of Planning and Development Services

1. CALL TO ORDER

Mayor Dionne called the meeting to order, stated the Land Acknowledgement and asked the City Clerk to offer the Prayer.

2. APPROVAL OF AGENDA

Motion No. 0217.

Moved by: Councillor Miller

Seconded by: Councillor Head

That the Agenda for this meeting be approved, as presented, and, that the presentations, delegations and speakers listed on the Agenda be heard when called forward by the Mayor.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogradnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

3. PRESENTATIONS & RECOGNITIONS

4. DECLARATION OF CONFLICT OF INTEREST

- 4.1 Councillor Edwards - Item No.10.4 - 2024 Recreation Facility Grant Program - 1st Intake (RPT 2024-224)

Carlton Park Community Club Board Member

- 4.2 Councillor Head - Item No. 10.19 - Coverage of Legal Fees Request (RPT 2024-227)

Subject of the report

- 4.3 Councillor Lennox-Zepp - Item No. 10.19 - Coverage of Legal Fees Request (RPT 2024-227)

I am involved in an analogous matter

- 4.4 Councillor Miller - Item No. 10.19 - Coverage of Legal Fees Request (RPT 2024-227)

Named in the report

- 4.5 Mayor Dionne - Item No. 10.19 - Coverage of Legal Fees Request (RPT 2024-227)

Subject of the request

5. ADOPTION OF MINUTES

5.1 June 24, 2024, City Council Meeting Minutes for Approval

Motion No. 0218.

Moved by: Councillor Ogrodnick

Seconded by: Councillor Kilmer

That the Minutes of the Council Regular Meeting held June 24, 2024, be taken as read and adopted.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

6. NOTICE OF PROCLAMATIONS

7. PUBLIC HEARINGS

8. DELEGATIONS

9. COMMUNICATIONS

10. REPORTS OF ADMINISTRATION & COMMITTEES

10.1 Bylaw No. 21 of 2024 – Rezoning FUD to R4 and Adding Street Townhouses (RPT 2024-212)

Motion No. 0219.

Moved by: Councillor Miller

Seconded by: Councillor Kilmer

1. That Bylaw No. 21 of 2024 to amend Zoning Bylaw No. 1 of 2019 to rezone a portion of land from FUD - Future Urban Development Zoning District to R4 - High Density Residential Zoning District including adding Street Townhouses as a new use, be given first reading; and,
2. That Administration be authorized to provide Public Notice for the Public Hearing.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

Motion No. 0220.

Moved by: Councillor Miller

Seconded by: Councillor Kilmer

That Bylaw No. 21 of 2024 be introduced and read a first time.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.2 Bylaw Nos. 24 and 25 of 2024 – Rezoning and Land Use Amendments – 302 Riverside Drive (RPT 2024-221)

Motion No. 0221.

Moved by: Councillor Lennox-Zepp

Seconded by: Councillor Head

1. That Bylaw No. 24 of 2024 to amend Zoning Bylaw No. 1 of 2019, to rezone 302 Riverside Drive, legally described as Lot 1, Block 13, Plan CI2892, Extension 0 from CMU - Commercial Mixed Use to R2 - Small Lot Residential, be given first reading; and,
2. That Bylaw No. 25 of 2024, to amend Official Community Plan Bylaw No. 21 of 2015, to amend:
 - a. The land use shown on Schedules 16.1.1 and 16.1.2, from Neighbourhood Commercial to Country Residential (Service Level 2); and,
 - b. The land use, Neighbourhood Commercial, shown on Schedule 16.1.20, by removing it in its entirety for the property located at 302 Riverside Drive, legally described as Lot 1, Block 13, Plan CI2892, Extension 0, be given first reading; and,
3. That Administration be authorized to provide Public Notice for the Public Hearing for both Bylaws.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

Motion No. 0222.

Moved by: Councillor Lennox-Zepp

Seconded by: Councillor Head

That Bylaw No. 24 of 2024 be introduced and read a first time.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

Motion No. 0223.

Moved by: Councillor Lennox-Zepp

Seconded by: Councillor Head

That Bylaw No. 25 of 2024 be introduced and read a first time.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.3 Bylaw No. 26 of 2024 – Rezoning 325 15th Avenue East from R2 to R3 (RPT 2024-222)

Motion No. 0224.

Moved by: Councillor Ogrodnick

Seconded by: Councillor Solomon

1. That Bylaw No. 26 of 2024 to amend Zoning Bylaw No. 1 of 2019, to rezone 325 15th Avenue East, legally described as Lot B, Block 105, Plan 101376064, Extension 66 from R2 – Small Lot Residential to the R3 – Medium Density Residential Zoning District, be given first reading; and,
2. That Administration be authorized to provide Public Notice for the public hearing.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

Motion No. 0225.

Moved by: Councillor Ogrodnick

Seconded by: Councillor Solomon

That Bylaw No. 26 of 2024 be introduced and read a first time.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.4 2024 Recreation Facility Grant Program – 1st Intake (RPT 2024-224)

Councillor Edwards declared a conflict on this item. (Carlton Park Community Club Board Member)

Motion No. 0226.

Moved by: Councillor Head

Seconded by: Councillor Ogrodnick

That the following recommendations be approved under the 1st intake of the 2024 Recreation Facility Grant Program and funded through the Community Services Land Fund:

1. That the Carlton Park Community Club receive \$3,469.96 for replacement of a water heater and pressure relief valve in the hall, replacement of the cold line on their beverage cooler and repair of the locks to the hall and zamboni doors;
2. That the East End Community Club receive \$3,153.00 for replacement of the thirty (30) pound refrigerant cylinders and cylinder deposits, upgrading to Light Emitting Diode lighting and repair to the water heater along with other minor maintenance repairs; and,
3. That the Nordale Community Club receive \$10,000 for washroom upgrades, including replacement of all toilets, sinks, urinal components, ceiling tiles and counters.

In Favour (8): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Kilmer, and Councillor Solomon

Conflict (1): Councillor Edwards

CARRIED UNANIMOUSLY (8 to 0)

10.5 Skate Sharpening Service Agreement 2024 - Kinsmen Arena (RPT 2024-226)

Motion No. 0227.

Moved by: Councillor Solomon
Seconded by: Councillor Ogrodnick

- 1. That the Service Agreement between The City and Prosharp Prince Albert for Skate Sharpening Services at the Kinsmen Arena, be approved for a three (3) year term from September 1, 2024 to April 30, 2027;
- 2. That the Annual Service Fee for the term of the Agreement be set at \$1,400.00, plus applicable taxes; and,
- 3. That the Mayor and City Clerk be authorized to execute the Service Agreement on behalf of The City, once prepared.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.6 2023 Audited Consolidated Financial Statements (RPT 2024-211)

Motion No. 0228.

Moved by: Councillor Kilmer
Seconded by: Councillor Edwards

- 1. That The City's Audited Consolidated Financial Statements for the year ended December 31, 2023, be approved.
- 2. That the Mayor and City Clerk be authorized to execute any necessary documents on behalf of the City, if required.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.7 2023 Operating Yearend – Unaudited Financial Reporting (RPT 2024-207)

Motion No. 0229.

Moved by: Councillor Head
Seconded by: Councillor Edwards

That RPT 2024-207 be received as information and filed.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.8 2024 Base Tax Abatement on Unserviced Land (RPT 2024-199)

Motion No. 0230.

Moved by: Councillor Edwards
Seconded by: Councillor Kilmer

1. That the Snow Management and Roadways Special Tax portions of the 2024 taxes on the properties listed in RPT 2024-199, for a total of \$6,063.00, be abated due to being unserviced and vacant property, and;
2. That the Snow Management and Roadways Special Tax portions of the 2024 taxes on Airport parking properties listed in RPT 2024-199, for a total of \$1,878.00, be abated due to being unserviced and with development limited to temporary structures.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.9 2024 Care Home Abatements (RPT 2024-198)

Motion No. 0231.

Moved by: Councillor Lennox-Zepp

Seconded by: Councillor Miller

That the recipients of the abatement for twelve (12) Personal Care Homes sign an Agreement with The City that the abatement will be realized by the residents of the Homes.

In Favour (3): Councillor Miller, Councillor Lennox-Zepp, and Councillor Kilmer

Against (6): Mayor Dionne, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, and Councillor Solomon

MOTION DEFEATED (3 to 6)

Motion No. 0232.

Moved by: Councillor Ogrodnick

Seconded by: Councillor Edwards

1. That the Municipal Property Tax Abatement for twelve (12) Personal Care Homes in the amount of \$14,594.21, be approved.
2. That the Education Property Tax Abatement portion for twelve (12) Personal Care Homes be based on approval from the Saskatchewan Ministry of Government Relations, if required, and the Prince Albert Catholic Separate School Division.

In Favour (7): Mayor Dionne, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Against (2): Councillor Miller, and Councillor Lennox-Zepp

CARRIED (7 to 2)

10.10 8th Avenue West Right-of-Way – Sale for Below Market Value (RPT 2024-215)

Motion No. 0233.

Moved by: Councillor Solomon
Seconded by: Councillor Edwards

1. That the sale of a portion of 8th Avenue West Right-of-Way, legally described as Street/Lane 15, Plan G6163 Extension 15, be approved for \$1.00 including Provincial Sales Tax; and,
2. That the Mayor and City Clerk be authorized to execute the Sale Agreement and any other required documentation, on behalf of The City, once prepared.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.11 Prince Albert Victoria Hospital – Letter of Understanding

Motion No. 0234.

Moved by: Councillor Edwards
Seconded by: Councillor Ogrodnick

1. That the Letter of Understanding between The City and SaskBuilds and Procurement, Government of Saskatchewan, be approved; and,
2. That the Mayor and City Clerk be authorized to execute the Letter of Understanding on behalf of The City.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.12 Carlton Park Municipal Reserve License Agreement (RPT 2024-214)

Motion No. 0235.

Moved by: Councillor Head
Seconded by: Councillor Kilmer

That the License Agreement between The City and Children’s Choice Development Co-operative located at 3100 Dunn Drive, for the use of a portion of Park and Municipal Reserve Land, legally described as MR6, Plan 80PA17588, Extension 1 and Parcel Z, Plan 80PA17588 Extension 0, be approved for a five (5) year term from August 1, 2024 to July 31, 2029.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.13 Digital Sign Application - 4115 7th Avenue East (RPT 2024-220)

Motion No. 0236.

Moved by: Councillor Head
Seconded by: Councillor Solomon

That the Permanent Sign Application for a Freestanding and Digital Sign, to be located at 4115 7th Avenue East, legally described as Parcel 1, Plan 102375446, be approved.

In Favour (8): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Absent (1): Councillor Cody

CARRIED (8 to 0)

10.14 First Time Home Buyer Program Application – 428 13th Street West (RPT 2024-216)

Motion No. 0237.

Moved by: Councillor Kilmer
Seconded by: Councillor Ogrodnick

That the First Time Home Buyer Program Application for Tara Peterson, for the purchase of 428 13th Street West, be approved for \$5,000, funded through the Housing Reserve.

In Favour (8): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Absent (1): Councillor Cody

CARRIED (8 to 0)

10.15 Derelict Property Demolition Incentive Program (RPT 2024-209)

Motion No. 0238.

Moved by: Councillor Head
Seconded by: Councillor Edwards

1. That the Derelict Property Demolition Incentive Program be approved for an eighteen (18) month term from August 1, 2024 to January 1, 2026; and,
2. That a comprehensive review of the Program be completed by Quarter 2 of 2026, to be submitted for consideration by the Executive Committee.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.16 Heritage Property Alteration – Holmes Residence – 585 19th Street East (RPT 2024-218)

Motion No. 0239.

Moved by: Councillor Kilmer
Seconded by: Councillor Head

That the request to alter the Municipal Heritage Property known as the Holmes Residence, currently referred to as Kilarney Kastle, located at 585 19th Street East, legally described as Lots 20-23, Block 34, Plan B651, be approved.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.17 Prince Albert and District Chamber of Commerce Relocation Cost Request (RPT 2024-217)

Motion No. 0240.

Moved by: Councillor Cody
Seconded by: Councillor Miller

That the amount of \$27,500, which represents fifty percent (50%) of the costs associated with the Prince Albert and District Chamber of Commerce relocation from the Tourism Centre to 54 11th Street East, be approved and funded from Fiscal Stabilization.

In Favour (8): Mayor Dionne, Councillor Miller, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Against (1): Councillor Lennox-Zepp

CARRIED (8 to 1)

10.18 Ronald McDonald House Servicing Agreement – 25th Street West (RPT 2024-225)

Motion No. 0241.

Moved by: Councillor Ogrodnick

Seconded by: Councillor Solomon

1. That the Servicing Agreement between The City and Friends of Saskatchewan Children Inc. for the completion of underground services for 25th Street West be approved;
2. That the estimated cost of \$1,010,000 for the construction of underground servicing be funded from the Land Fund, with an estimated cost recovery in the amount of \$788,832 to be paid over five (5) years by Friends of Saskatchewan Children Inc. (Ronald McDonald House);
3. That public access to 25th Street West from 7th to 10th Avenue be restricted upon commencement of the underground construction until the completion of the surface work in 2025; and,
4. That the Mayor and City Clerk be authorized to execute the Agreement subject to negotiation and approval by the City Solicitor.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.19 Coverage of Legal Fees Request (RPT 2024-227)

Councillor Head declared a conflict on this item. (Subject of the report)

Councillor Lennox-Zepp declared a conflict on this item. (I am involved in an analogous matter)

Councillor Miller declared a conflict on this item. (Named in the report)

Mayor Dionne declared a conflict on this item. (Subject of the request)

Councillor Solomon assumed the Chair at 3:16 p.m.

Motion No. 0242.

Moved by: Councillor Ogrodnick

Seconded by: Councillor Cody

That payment be authorized pursuant to section 317(3)(a) of The Cities Act, in the total amount of \$10,308.75, funded through Legal Services, to cover the legal costs incurred personally by Mayor Dionne in successfully defending two unfounded Code of Ethics Bylaw complaints initiated against him directly by persons who had involvement in the Municipal Labour Strike.

In Favour (5): Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Conflict (4): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, and Councillor Head

CARRIED UNANIMOUSLY (5 to 0)

Mayor Dionne resumed the Chair at 3:27 p.m.

11. UNFINISHED BUSINESS

12. MAYOR & COUNCILLORS FORUM

13. INQUIRIES

13.1 Councillor Lennox-Zepp - Indoor and Outdoor Swimming Lessons

Why have indoor swimming lessons been reduced (45) forty-five minutes instead of the previous one (1) hour for several lessons. Why have several indoor swimming lesson sessions been reduced from ten (10) days to eight (8) days of lessons.

Why was it that last year the outdoor lessons were two (2) weeks in duration, with a lesson every weekday for a total ten (10) days of lessons and this year, they are reduced to two (2) weeks in duration but no lessons on Fridays for a total of eight (8) days of lessons.

13.2 Councillor Edwards - City Police Operations

How much say does the Mayor and City Council have with regards to the City Police operations.

14. INQUIRY RESPONSES

14.1 June 24, 2024 City Council Inquiry Responses

Motion No. 0243.

Moved by: Councillor Ogrodnick

Seconded by: Councillor Miller

That the June 24, 2024 City Council Inquiry Responses be received as information and filed.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

15. NOTICE OF MOTION

16. MOTIONS

16.1 Councillor Edwards - Vacant Lot at 11th Street and Central Avenue

Motion No. 0244.

Moved by: Councillor Edwards

Seconded by: Councillor Lennox-Zepp

That Administration provide a report on the unfunded 2024 Budget item allowing access to the vacant lot located at 11th Street East and Central Avenue, and provide a new cost if The City waived the fees to cut the trees down and the overall cost to prepare the lot.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

17. PUBLIC FORUM

17.1 Peter Friedrichsen - Prince Albert Model Forest Association

18. ADJOURNMENT

Motion No. 0245.

Moved by: Councillor Kilmer
Seconded by: Councillor Miller

That the Council adjourn at 4:15 p.m.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp,
Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards,
Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

MAYOR

CITY CLERK