

SUMMER VILLAGE OF CASTLE ISLAND
REGULAR COUNCIL MEETING MINUTES
TUESDAY, JANUARY 14TH, 2025
SUMMER VILLAGE ADMINISTRATION OFFICE
2317 TOWNSHIP ROAD 545, LAC STE. ANNE COUNTY & VIA ZOOM

	PRESENT	<p>Mayor: Ian Kupchenko – via zoom Deputy Mayor: Calvin Smith – via zoom Councillor: Jeff Elkow – via zoom</p> <p>Administration: Wendy Wildman, Chief Administrative Officer Diane Wannamaker, Administration</p> <p>Public attendance (in person): 0</p>
1.	CALL TO ORDER	Mayor Kupchenko called the meeting to order at 4:02 p.m.
2.	AGENDA 25-01	<p>MOVED by Councillor Elkow that the January 14th, 2025 agenda be approved with the following additions:</p> <p>4.a) Appointments – Peter Shabada, All Wood Services 5.h) Sewage/Gazebo Contract & Causeway Project</p> <p style="text-align: right;">CARRIED</p>
3.	MINUTES 25-02	<p>MOVED by Deputy Mayor Smith that the minutes of the November 26th, 2024 Regular Council Meeting be approved as presented.</p> <p style="text-align: right;">CARRIED</p>
4.	<p>APPOINTMENTS <i>Henry Pasemko</i> 4:02 p.m.</p> <p><i>Peter Shabada – All Wood Services</i> 4:20 p.m.</p> <p>25-03</p>	<p>Mr. Pasemko arrived for the meeting at 4:02 p.m. to discuss the tax penalty applied to his account.</p> <p>Mr. Pasemko left the meeting at 4:20 p.m.</p> <p>Mr. Shabada (All Wood Services) arrived for the meeting at 4:20 p.m. to discuss public works issues and expectations.</p> <p>Mr. Shabada left the meeting at 4:31 p.m.</p> <p>MOVED by Mayor Kupchenko that the verbal information provided by Mr. Pasemko regarding tax penalties on his account be accepted for information.</p> <p style="text-align: right;">CARRIED</p>

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	25-04	<p>MOVED by Mayor Kupchenko that the discussion between Council and Mr. Shabada regarding the public works duties and expectations be accepted for information.</p> <p style="text-align: right;">CARRIED</p>
5.	<p>ACTION ITEMS</p> <p>25-05 <i>Bylaw 2024-07, Establish the Position of SDAB Clerk</i></p> <p>25-06</p> <p>25-07</p> <p>25-08</p> <p>25-09 <i>Bylaw 2025-02 Municipal Development Plan</i></p> <p>25-10</p> <p>25-11</p> <p>25-12</p> <p>25-13 <i>Bylaw 2025-01, Land Use Bylaw</i></p>	<p>MOVED by Mayor Kupchenko that Bylaw 2024-07, a Bylaw to Establish the Position of Subdivision Development and Appeal Board Clerk be given first reading.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Deputy Mayor Smith that Bylaw 2024-07 be given 2nd reading.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Councillor Elkow that Bylaw 2024-07 be given consideration for third and final reading.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>MOVED by Mayor Kupchenko that Bylaw 2024-07 be given third reading.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Mayor Kupchenko that Bylaw 2025-02, a Bylaw for the Municipal Development Plan be given first reading, and further that the Public Hearing be set for May 20th, 2025 at 4:15 p.m. at the Summer Village of Castle Island Administration office.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Councillor Elkow that all notifications and documentation for the Municipal Development Plan Public Hearing scheduled for May 20th, 2025 be forwarded to land owners and interested parties via email only with same also posted on the website.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Mayor Kupchenko that the May 13th, 2025 Council meeting be rescheduled to May 20th, 2025 at 4:00 p.m.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Mayor Kupchenko that the March 11th, 2025 Council meeting be rescheduled to March 18th, 2025 at 4:00 p.m.</p> <p>MOVED Mayor Kupchenko that Bylaw 2025-01, Land Use Bylaw (LUB) be deferred to the March 18th, 2025 meeting, allowing for Council to have the opportunity to have Rick Arndt review the Land Use Bylaw.</p> <p style="text-align: right;">CARRIED</p>

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25-14	<p>MOVED by Mayor Kupchenko that the Summer Village of Castle Island appoints Angela Duncan as Returning Officer for the 2025 Municipal Elections, with services provided via Wildwillow Enterprises Inc.</p> <p style="text-align: right;">CARRIED</p>
25-15	<p>MOVED by Mayor Kupchenko that nomination day for the Summer Village of Castle Island municipal election be scheduled for June 1st, 2025 from 10:00 a.m. to 12:00 p.m. at the gazebo in the Summer Village and further that if an election is required, it be scheduled for June 29th, 2025 from 10:00 a.m. to 8:00 p.m. at the gazebo located at Park 19 in the Summer Village.</p> <p style="text-align: right;">CARRIED</p>
25-16	<p>MOVED by Mayor Kupchenko that the Summer Village of Castle Island will not participate in a Candidate Orientation Workshop for the 2025 municipal election.</p> <p style="text-align: right;">CARRIED</p>
25-17	<p>MOVED by Mayor Kupchenko that the 2nd review of the Draft 2025 Operating and Capital Budget be accepted for information and that Administration make changes to this Draft 2025 Operating and Capital Budget as directed at meeting time, and that a 3rd and final review of the updated Draft 2025 Operating and Capital Budget take place at the March 18th, 2025 meeting.</p> <p style="text-align: right;">CARRIED</p>
25-18	<p>MOVED by Deputy Mayor Smith that further to the April 22nd, 2024 Council meeting (Motion 24-63), that Mayor Kupchenko negotiate with the North 43 Lagoon Commission to make the following changes to the draft North 43 Lagoon Commission pipeline (sewerline) agreement with the Summer Village of Castle Island to ensure protection of the Villages' interests:</p> <ul style="list-style-type: none"> - "the Lands:" to be clarified as an area within 1 metre of the gazebo structure - the Summer Village, nor anyone authorized by the Summer Village, does not need permission from the Commission to utilize the gazebo area or the lands - include a dispute resolution mechanism outlining mediation followed by arbitration if necessary <p style="text-align: right;">CARRIED</p>

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	25-19	MOVED by Mayor Kupchenko that the discussion on the causeway project be accepted for information and payment to the contractor less the \$5,000 holdback be approved. CARRIED
6.	COUNCIL REPORTS	N/A
7.	DEVELOPMENT PERMITS	N/A
8.	INSPECTION GROUP PERMITS	N/A
9.	FINANCIAL 25-20	MOVED by Mayor Kupchenko that the financial reports to December 31 st , 2024, as reviewed in the draft budget, be accepted for information. CARRIED
10.	CORRESPONDENCE 25-21	MOVED by Mayor Kupchenko that the following correspondence items be accepted for information: <ul style="list-style-type: none"> ➤ November 28/24 article – Red Deer Advocate regarding fire response refund situation ➤ December 2nd, 2024 Edmonton Journal article regarding provincial funding for fire protection – Alberta Municipalities advocating ➤ Alberta Municipalities – current events – news for December 6th, 2024 ➤ Alberta Municipal Affairs, December 5th, 2024 correspondence regarding the 2024 Assessment Year Modifiers (AYM's). AIM's serve as a cost index, adjusting the assessment values of regulated properties each year. ➤ Association of Summer Villages of Alberta – 2024 Year in Review – Newsletter ➤ Alberta Municipalities – December 12, 2024 announcement that Mr. Dana Mackie has been appointed as new Chief Executive Officer effective January 2nd, 2025

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		<p>➤ Holiday Newsletter from Municipal Planning Services outlining staff compliments and the opportunity to provide Planning 101 training for Councils, Administration etc.</p> <p style="text-align: right;">CARRIED</p>
11.	CAO REPORT 25-22	<p>MOVED by Mayor Kupchenko that the Chief Administrative Officer Report be accepted for information.</p> <p style="text-align: right;">CARRIED</p>
12.	CLOSED SESSION 25-23	<p>MOVED by Mayor Kupchenko that Council close the meeting to the public for Disclosure Harmful to Personal Privacy, Section 17, Disclosure Harmful to Personal Privacy – Tax Cancellation Request Roll 19 and Section 16, Disclosure Harmful to Business Interests of a 3rd Party – Public Works Agreement, of the Freedom of Information and Protection of Privacy Act (FOIPP) at 5:30 p.m. to discuss the following items:</p> <ul style="list-style-type: none"> ➤ Tax Penalty Cancellation Request, Roll 019 ➤ Public Works Agreement, Peter Shabada, operating as All Wood Services <p style="text-align: right;">CARRIED</p> <p>The meeting recessed from 5:30 p.m. to 5:33 p.m. (no public present)</p> <p>The following individuals were present for the Closed Session:</p> <p>Ian Kupchenko Calvin Smith Jeff Elkow Wendy Wildman Diane Wannamaker</p>
	25-24	<p>MOVED by Mayor Kupchenko that Council return to an open meeting at 5:51 p.m.</p> <p style="text-align: right;">CARRIED</p> <p>The meeting recessed from 5:51 p.m. to 5:55 p.m. (no public present)</p>
	25-25	<p>MOVED by Mayor Kupchenko that the tax penalty cancellation request for 19 Martin Road (Roll 019) be approved for the January 1st, 2025 penalty amount only in the amount of \$95.83 further that the landowner be advised</p>

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	25-26	<p>that the decision not to waive the July 1st, 2024 penalty amount of \$532.37 is in keeping with past precedents and that the Summer Village does not, nor has ever had automatic withdrawals from bank accounts.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Councillor Elkow that further discussion on snowplowing, grass cutting, public works maintenance and solid waste pickup contract be deferred to the March Council meeting.</p> <p style="text-align: right;">CARRIED</p>
13.	ADJOURNMENT	Mayor Kupchenko declared the meeting adjourned at 6:05 p.m.

Mayor, Ian Kupchenko

Chief Administrative Officer, Wendy Wildman

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