

Municipality of Crowsnest Pass

Council Meeting Minutes

Tuesday, September 16, 2025

A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, September 16, 2025.

Council Present:

Mayor Blair Painter, Councillors: Dave Filipuzzi, Doreen Glavin, Glen Girhiny, Lisa Sygutek and Dean Ward

Council Absent: Vicki Kubik

Administration Present:

Patrick Thomas, Chief Administrative Officer
Kristin Colucci, Deputy Chief Administrative Officer
Brian McCulloh, Director of Finance
Sally Turner, Manager of Finance
Jeremy Wickson, Director of Development, Engineering & Operations
Johan Van Der Bank, Manager of Development and Trades
Laken McKee, Recording Secretary

CALL TO ORDER

Mayor Painter called the meeting to order at 1:00 pm.

ADOPTION OF AGENDA

Additions:

10.d 3.a Letter to Mayor and Council from Ron Hungar – Councillor Filipuzzi

01-2025-09-16: Councillor Ward moved to adopt the agenda as amended.
Carried

CONSENT AGENDA

3.b Letter from Beirsto & Associates Engineering & Survey, Regarding Byron Hills Ranch Logging Operations

That Council accept the letter from Beirsto & Associates Engineering & Survey, Regarding Byron Hills Ranch Logging Operations, as information.

02-2025-09-16: Councillor Girhiny moved that Council approve the Consent Agenda items as amended.
Carried

ADOPTION OF MINUTES

03-2025-09-16: Councillor Glavin moved to adopt the Minutes of the Council Meeting of September 9, 2025, as presented.
Carried

PUBLIC HEARINGS

Bylaw 1233, 2025 – Tecumseh Area Structure Plan (NW¼ 15-8-5-W5M Tecumseh)

Mayor Painter declared the Public Hearing opened at 1:03 pm for Bylaw No. 1233, 2025.

Patrick Thomas, Chief Administrative Officer, provided a brief overview of the bylaw and read into the record that there were 6 written submissions received prior to the due date.

Mayor Painter called for members of the public to speak in favor or opposition to Bylaw 1233, 2025.

Shelly Berlin – Opposed
Darren Berlin – Opposed
Brad Elenko – In favour
Geoff Legge – Opposed
Jim Kerr – Opposed
Terry Ostrom – Opposed
Ben Campbell – In Favour
Josh Campbell – In Favour
Kai Eckardt– Opposed
Diane Friel Toppin – Opposed
Hilary Mozeski – In Favour
Ryan Legroulx – In Favour

Mayor Painter declared the public hearing closed at 2:09 pm.

Recess

Mayor Painter called for a short recess at 2:10 pm

Reconvene

Mayor Painter reconvened the meeting at 2:20 pm

Bylaw 1234, 2025 – Land Use Bylaw Amendment - redesignate the NW¼ 15-8-5-W5M from "Non-Urban Area NUA-1" to "Grouped Country Residential - GCR-1" and "Recreation and Open Space RO-1" pursuant to the approved Tecumseh Area Structure Plan (Bylaw 1233, 2025)

Mayor Painter declared the Public Hearing opened at 2:21 pm for Bylaw No. 1234, 2025.

Patrick Thomas, Chief Administrative Officer, provided a brief overview of the bylaw and read into the record that there were 6 written submissions received prior to the due date.

Mayor Painter called for members of the public to speak in favor or opposition to Bylaw 1234, 2025.

Shelly Berlin – Opposed
Morgan Brady – In Favour
Geoff Legge – Opposed
Brad Elenko – In Favour
Kai Eckardt – Opposed
Josh Campbell – In Favour
Darren Berlin – Opposed
Jim Kerr – Opposed

Mayor Painter declared the public hearing closed at 2:43 pm.

DELEGATIONS

Jackie Seely, Municipal Relations, Southern Alberta, STARS – Annual STARS Update

Jackie Seely, Donor Relations and Development Officer for STARS were in attendance to present an annual update to Council with statistics for STARS over the past year. Jackie Seely presented the Municipality with a plaque to thank the Municipality for their annual donations over the years, Beginning in 1993 and continuing to work toward a Regional Leader.

REQUESTS FOR DECISION

Bylaw 1233, 2025 - Tecumseh Area Structure Plan (NW¼ 15-8-5-W5M Tecumseh)

04-2025-09-16: Councillor Ward moved second reading of Bylaw 1233, 2025.
Carried

05-2025-09-16: Councillor Sygutek moved third and final reading of Bylaw 1233, 2025.
Carried

Bylaw 1234, 2025 - Land Use Bylaw Amendment - redesignate the NW¼ 15-8-5-W5M from "Non-Urban Area NUA-1" to "Grouped Country Residential - GCR-1" and "Recreation and Open Space RO-1" pursuant to the Tecumseh Area Structure Plan (Bylaw 1233, 2025)

06-2025-09-16: Councillor Filipuzzi moved second reading of Bylaw 1234, 2025.
Carried

07-2025-09-16: Councillor Sygutek moved third and final reading of Bylaw 1234, 2025.
Carried

Recess

Mayor Painter called for a short recess at 3:32 pm

Reconvene

Mayor Painter reconvened the meeting at 3:47 pm

Service Areas Report

08-2025-09-16: Councillor Ward moved that Council accept the Service Areas Report, as information.
Carried

Audit Services Contract Award Approval

09-2025-09-16: Councillor Filipuzzi moved that Council approve Metrix Group LLP as the municipality's auditor for the next 5 years, per the request for proposal.
Carried

COUNCIL MEMBER REPORTS

Councillor Ward attended the opening of Dairy Queen.

- Dairy Queen is the first business to open in the Crowsnest Commons.
 - A lifelong resident of the Crowsnest Pass who is 90 years old was honored to cut the ribbon for the Dairy Queen opening.
 - Huge shout out to the owner of Dairy Queen, Parv Shah, for making this residents day!

Councillor Sygutek attended the Candidates Information Session on September 11th and gave a shout out to Deputy CAO, Kristin Colucci and Returning Officer, Barb Kelly, on a wonderful presentation.

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- Councillor Sygutek gave a shout out to Administration and thanked them for all their hard work throughout the years.
- Huge shout out to CAO, Patrick Thomas and Deputy CAO, Kristin Colucci and all their staff members for their hard work and dedication to this Municipality.

Councillor Girhiny attended the Candidates Information Session.

- Loved seeing all of the young faces who attended the information session.
- Gave a shout out to Administration for all their hard work.

Councillor Glavin expressed her gratitude to Administration and how she has enjoyed working alongside everyone in the Municipality during her 12 years on Council.

Councillor Filipuzzi thanked all Municipal staff for all their hard work and expressed how much of a pleasure it has been to work with each person who is employed by the Municipality of the Crowsnest Pass.

- Has loved serving the community over the last 12 years.

Recess

Mayor Painter called for a short recess at 4:38 pm

Reconvene

Mayor Painter reconvened the meeting at 4:45 pm

PUBLIC INPUT PERIOD

Dylan Roberts – Access to the vision statement and Municipal Development Plan

Bailey Lapp from Beairsto & Associates Engineering & Survey – Thanked Council for reading her letter regarding Byron Hills Ranch Logging Operations.

COUNCILLOR INQUIRIES AND NOTICE OF MOTION

10.a Foreign Workers Program – Councillor Sygutek

10-2025-09-16: Councillor Girhiny moved that Council accept the Foreign Workers Program, as information.
Carried

10.b Skateboard Park Construction – Councillor Sygutek

11-2025-09-16: Councillor Sygutek moved that Council take up to \$600,000 out of the new recreation facility reserves and put it towards completing the skateboard park.
Carried

10.c Health Advisory Committee Update – Councillor Sygutek

12-2025-09-16: Councillor Sygutek moved that Council accept the Health Advisory Committee Update, as information.
Carried

10. d 3.a Letter to Mayor and Council from Ron Hungar- Councillor Filipuzzi

13-2025-09-16: Councillor Filipuzzi moved that this item be added to the 2026 in the Budget submissions.
Carried

IN CAMERA

14-2025-09-16: Councillor Sygutek moved that Council go In Camera for the purpose of discussion of the following confidential matters under the Access to Information Act and to take a short recess at 4:58 pm:

- a. Economic Interests of the Public Body – Land Sales Application – ATIA Section 30

Reconvene

Mayor Painter convened the In Camera meeting at 5:01 pm. Patrick Thomas, Chief Administrative Officer in attendance to provide advice to Council.

15-2025-09-16: Councillor Sygutek moved that Council come out of In Camera at 5:28 pm.
Carried

16-2025-09-16: Councillor Sygutek moved that Council accept the offer to purchase Lots 11-18, Block 32, Plan 5150S, subject to the following conditions:

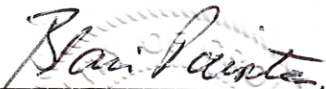
1. That the purchase price is \$324,300.
2. That the applicant is responsible for all costs associated with engineering, servicing, and legal requirements, including the legal costs of the Municipality, in respect of this land transaction.
3. That development of at least one Single-Detached Dwelling on one of the eight properties is commenced by December 31, 2027, failing which the Municipality retains the right of first refusal to purchase all eight properties back at 50% of the selling price.
4. That this transaction is completed by June 30, 2026.

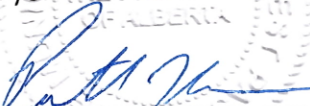
Carried

ADJOURNMENT

17-2025-09-09: Councillor Filipuzzi moved to adjourn the meeting at 5:29 pm.

Carried



Blair Painter
Mayor


Patrick Thomas
Chief Administrative Officer

