

**MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE
TOWN OF FALHER**

IN THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY, SEPTEMBER 10, 2025
IN THE COUNCIL CHAMBERS OF THE MUNICIPAL OFFICE

PRESENT:	Mayor	Donna Buchinski
	Councillors	Lindsay Brown Robert Lauzé Gaetane Pizycki
	Administration	James Bell Florita Perez
CALL TO ORDER	Mayor Buchinski called the meeting to order at 7:00 p.m.	
ACCEPTANCE OF AGENDA		
Res. 25-247	Moved by Councillor Brown that the agenda be approved as presented. CARRIED	
APPROVAL OF MINUTES		
	<u>Minutes of July 30th, 2025, Regular Meeting</u>	
Res. 25-248	Moved by Councillor Lauzé that the minutes of the regular meeting held on July 30th, 2025, be approved as circulated. CARRIED	
Business Arising		
	<u>Alberta Legislature Updates</u>	
Res. 25-249	Moved by Councillor Brown to accept item as information. CARRIED	
	<u>MAP Review Items</u>	
	a) Non-Residential Tax Incentives	
Res. 25-250	Moved by Councillor Brown that Policy 611 Tax Refund – Commercial Buildings be repealed. CARRIED	
	b) Subdivision and Development Appeal Board	
Res. 25-251	Moved by Councillor Lauzé to accept item as information. CARRIED	
	<u>Municipal District of Smoky River No. 130 Agreement Withdrawal</u>	
Res. 25-252	Moved by Councillor Brown that the Town of Falher host an open house during the week of September 15 th 2025, for public engagement on potential regional service changes, with participation from these services, and that an invitation be extended to the municipal Councils from the region. CARRIED	

Res. 25-253	Moved by Councillor Pizycki that administration explore application to the Alberta Community Partnership (ACP) grant in partnership with one or more of the region’s municipalities; and that administration explore draft Agreement Amendments with the Town of McLennan, the Village of Donnelly, and the Village of Girouxville, in preparation/anticipation of possible regional service withdrawals on behalf of the Municipal District of Smoky River No.130. CARRIED
FINANCIAL	
	<u>Bank Reconciliation</u>
Res. 25-254	Moved by Councillor Lauzé that the Bank Reconciliation for the period ending July 31,2025 and August 31,2025 be approved as circulated. CARRIED
	<u>Income Statement</u>
Res. 25-255	Moved by Councillor Brown that the Income Statement for the period ending July 31,2025 and August 31,2025, be accepted as information. CARRIED
	<u>Airport Financials</u>
Res. 25-256	Moved by Councillor Pizycki that the Airport Financials for the period ending July 31,2025 and August 31,2025, be accepted as information. CARRIED
	<u>Physician House Report</u>
Res. 25-257	Moved by Councillor Pizycki that Physician House Report for the period ending July 31,2025 and August 31,2025, be accepted as information. CARRIED
	<u>Tax Recovery Public Auction</u>
Res. 25-258	Moved by Councillor Pizycki that under provisions of the Municipal Government Act for recovery of property taxes, the Town of Falher will offer for sale, by public auction, in the Town Administration Building, Falher, Alberta on Wednesday, November 19, 2025, at 2:00 p.m. the following lands and that the minimum bids and conditions be established as follows: Legal Address: Lot 10; Block 5; Plan 707E0 Civic Address: 116 2nd Ave. S.E. Certificate of Title: 842271206 Minimum Bid: \$201,540.00 Legal Address: Lot 5A; Block 12; Plan 7822026 Civic Address: 9 3rd Avenue S.W. Certificate of Title: 142055344 Minimum Bid: \$10,350.00 Legal Address: Lot 28; Block 18; Plan 9021483 Civic Address: 619 Labbe Crescent S.E. Certificate of Title: 902362739 Minimum Bid: \$5,990.00

	Legal Address: Lot 11; Block 3; Plan 789HW Civic Address: 9 - 1st Avenue N.W. Certificate of Title: 892188656+2 Minimum Bid: \$16,860.00 Legal Address: Lot 9-10; Block 3; Plan 789HW Civic Address: 5 - 1st Avenue N.W. Certificate of Title: 892188654+1 Minimum Bid: \$21,280.00 Legal Address: Lot 8; Block 3; Plan 789HW Civic Address: 3 - 1st Avenue N.W. Certificate of Title: 892188654 Minimum Bid: \$16,860.00 Legal Address: Lot 7; Block 5; Plan 8622332 Civic Address: 2 - 4th Street S.E. Certificate of Title: 902178349 Minimum Bid: \$19,000.00 Legal Address: Lot 41; Block 15; Plan 7621500 Civic Address: 119 - 6th Avenue S.W. Certificate of Title: 132056003 Minimum Bid: \$9,320.00 Legal Address: Lot 2; Block A; Plan 8122966 Civic Address: 1101 - Main Street S.W. Certificate of Title: 892188655 Minimum Bid: \$43,000.00 Legal Address: Lot 18; Block 7; Plan 1323171 Civic Address: 217 - Main Street S.W. Certificate of Title: 132223528 Minimum Bid: \$10,170.00 Legal Address: Lot THE WEST HALF OF LOT ONE (1) ; Block 1; Plan 6349ET Civic Address: - Certificate of Title: 992374695 Minimum Bid: \$10,070.00 Legal Address: Lot THE EAST HALF OF LOT ONE (1) ; Block 1; Plan 6349ET Civic Address: 16 - Railway Avenue N.E. Certificate of Title: 052234247 Minimum Bid: \$10,070.00 Legal Address: Lot 2&3; Block 2; Plan 6349ET Civic Address: 106 - North Railway Avenue Certificate of Title: 052234249 Minimum Bid: \$12,850.00 Legal Address: Lot 4; Block 2; Plan 6349ET Civic Address: 114 - Railway Avenue N.E. Certificate of Title: 052234245 Minimum Bid: \$10,680.00
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	Legal Address: Lot A CONTAINING .7450 HECTARES(1.84 ACRES) MORE OR LESS EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS A) PLAN 1022601 SUBDIVISION 0.012 0.03; Block -; Plan 3015KS Civic Address: - Certificate of Title: 102131501+1 Minimum Bid: \$44,560.00
	Legal Address: Lot -; Block A; Plan 7830359 Civic Address: - Certificate of Title: 962283127 Minimum Bid: \$40,370.00
	Legal Address: Lot 1; Block 1; Plan 1621774 Civic Address: 101 - 4th Avenue S.E. Certificate of Title: 162121625 Minimum Bid: \$46,376.00
	Legal Address: Lot 2; Block 1; Plan 1621774 Civic Address: 103 - 4th Avenue S.E. Certificate of Title: 162121625 Minimum Bid: \$43,245.00
	Legal Address: Lot 3; Block 1; Plan 1621774 Civic Address: 105 - 4th Avenue S.E. Certificate of Title: 162121625+2 Minimum Bid: \$43,245.00
	Legal Address: Lot 4; Block 1; Plan 1621774 Civic Address: 107 - 4th Avenue S.E. Certificate of Title: 162121625+3 Minimum Bid: \$43,245.00
	Legal Address: Lot 5; Block 1; Plan 1621774 Civic Address: 109 - 4th Avenue S.E. Certificate of Title: 162121625+4 Minimum Bid: \$43,245.00
	Legal Address: Lot 17; Block 11; Plan 695MC Civic Address: 110 - 4th Avenue S.W. Certificate of Title: 132406361 Minimum Bid: \$6,430.00
	Legal Address: Lot 6; Block 1; Plan 1621774 Civic Address: 111 - 4th Avenue S.E. Certificate of Title: 162121625+5 Minimum Bid: \$46,376.00
	Legal Address: Lot 1; Block 2; Plan 1621774 Civic Address: 401 - 1st Street S.E. Certificate of Title: 162121625+6 Minimum Bid: \$47,218.58
	Legal Address: Lot 2; Block 2; Plan 1621774 Civic Address: 403 - 1st Street S.E. Certificate of Title: 162121625+7 Minimum Bid: \$47,999.16

	Legal Address: Lot 3; Block 2; Plan 1621774 Civic Address: 405 - 1st Street S.E. Certificate of Title: 162121625+8 Minimum Bid: \$48,004.74 Legal Address: Lot 12; Block 14; Plan 1621774 Civic Address: 106 - 4th Avenue S.E. Certificate of Title: 162121625+10 Minimum Bid: \$101,463.00 Legal Address: Lot 13; Block 14; Plan 1621774 Civic Address: 110 - 4th Avenue S.E. Certificate of Title: 162121625+11 Minimum Bid: \$103,258.52 Legal Address: Lot 24; Block 2; Plan 1621774 Civic Address: 113 - 1st A Street S.E. Certificate of Title: 162121625+9 Minimum Bid: \$217,847.54 Legal Address: Lot 14; Block 14; Plan 1621774 Civic Address: 114 - 4th Avenue S.E. Certificate of Title: 162121625+12 Minimum Bid: \$102,546.76 NOTICE: TERMS & CONDITIONS FOR TAX SALE 1. Each parcel is offered for sale subject to a reserve bid and the reservations and conditions contained in the existing Certificate of Title. 2. The land is being offered on an "as is, where is" basis, with no warranties or representations by the Town, including, without limitation, any warranties or representations in relation to: - o the general state of the property; - o the adequacy or availability of services; - o soil conditions; - o land use zoning or developability; - o building or development permissions; - o the absence or presence of environmental contamination. 3. The purchaser is solely responsible for any investigation and due diligence regarding the parcel prior to the sale, including any required remediation under the Environmental Protection and Enhancement Act or any other legislation. 4. No conditional bids will be accepted. No terms other than those set by the Town will be considered. 5. No additional information regarding the properties will be provided at the time of auction. 6. Any buildings, mobile homes, or other structures on the parcel at the date of sale will be included in the sale. 7. Payment in full by cash or certified cheque is required at the time of sale for all properties with a reserved bid lower than \$50,000.00. 8. Payment of 10% by cash or certified cheque is required at the time of sale for all properties with a reserved bid greater than or equal to \$50,000, with the remainder required to be paid to the Town within 10 calendar days of the public auction date.
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	Title shall only be transferred to the purchaser upon receipt by the Town of the full amount of the purchase price; failure to pay the remainder of the purchase price to the Town within the required period will result in the sale becoming null and void 9. If a parcel is not sold at the public auction, the Town may become the owner of that parcel. 10.Redemption may be effected by payment of all tax arrears and associated costs at any time prior to the auction. CARRIED
	Meeting recessed at 8:02 p.m. and reconvened at 8:05 p.m.
BYLAWS & POLICIES	
	<u>Bylaw No. 25-06 (Municipal Development Plan Amendment)</u>
Res. 25-259	Moved by Councillor Brown to have first reading of Bylaw No. 25-06, with a public hearing at the next regular meeting of Council, currently scheduled for October 1 st , 2025. CARRIED
	<u>Bylaw No. 25-04 (Designated Officers)</u>
Res. 25-260	Moved by Councillor Brown to have first reading of Bylaw No. 25-04. CARRIED
Res. 25-261	Moved by Councillor Lauzé that Bylaw No. 25-04 be given a second reading. CARRIED
Res. 25-262	Moved by Councillor Brown that Bylaw No. 25-04 be presented for a third reading. CARRIED UNANIMOUSLY
Res. 25-263	Moved by Councillor Pizycki that Bylaw No. 25-04 be given a third and final reading. CARRIED
	<u>Occupational Health and Safety Inspection Report and Compliance</u>
Res. 25-264	Moved by Councillor Pizycki to accept item as information. CARRIED
	<u>Town of Falher Emergency Response Plan</u>
Res. 25-265	Moved by Councillor Brown to adopt the Town of Falher Emergency Response Plan as presented. CARRIED
Community Services	
	<u>FABULAS Request</u>
Res. 25-266	Moved by Councillor Pizycki to approve FABULAS request, pending an agreement outlining dates, times, procedures, insurance, Town final approval, etc. CARRIED

	<u>Fire Alarm System Falher Regional Recreation Complex</u>
Res. 25-267	Moved by Councillor Pizycki to approve the replacement of the Fire Alarm System at the Falher Regional Recreation Complex, as recommended by Administration, with a projected cost of \$45,567 to be funded from 4-7201-720 Recreation Complex Reserves; 50% from General Operating Reserves and 50% from Building Non Regular Maintenance, with replenishment equal to the reserves utilized scheduled within the Town of Falher's Operating Budget from 2026,2027,2028,2029. CARRIED
	<u>Smoky River Minor Hockey Request</u>
Res. 25-268	Moved by Councillor Brown that decision be deferred to a later date and direct administration to gather additional information about the request for the 2026-2027 Hockey Season. CARRIED
NEW BUSINESS	
	<u>ATCO Franchise Fees</u>
Res. 25-269	Moved by Councillor Brown to accept franchise fees for ATCO Gas and ATCO Electric as information. CARRIED
	<u>EY Entrepreneur of the Year 2025 Prairies Finalists</u>
Res. 25-270	Moved by Councillor Brown to send a letter of congratulations to Wolfe Honey Ltd. for being an EY Entrepreneur of the Year 2025 Prairies finalists. CARRIED
	<u>Invitation to meet with Minister Dan Williams</u>
Res. 25-271	Moved by Councillor Brown to submit a request to Honourable Dan Williams, Minister of Municipal Affairs, at the 2025 Alberta Municipalities (Abmunis) Fall convention to be held on November 12-14, 2025 at the Calgary Telus Convention Centre, regarding: - The effect of unpaid oil and gas tax bills on municipal services in intermunicipal regions. - New Police Funding Model. CARRIED
	<u>RCMP Q1 2025 2025 Update</u>
Res. 25-272	Moved by Councillor Brown to accept item as information. CARRIED
CORRESPONDENCE	
	<u>General Correspondence</u>
Res. 25-273	Moved by Councillor Lauzé to write a letter to Honourable Premier Danielle Smith regarding the impact of unpaid oil and gas property taxes, with copies (cc) sent to the Honourable Dan Williams, Minister of Municipal Affairs; the Honourable Todd Loewen, MLA; the Village of Donnelly; the Village of Girouxville; the Town of McLennan; the Municipal District of Smoky River No. 130; and the Northern Alberta Elected Leaders (NAEL). CARRIED
Res. 25-274	Moved by Councillor Pizycki that the listed correspondence be accepted as information. CARRIED

COMMITTEE REPORTS	
	Mayor Buchinski - Water Commission – June 12, 2025 - Health PCA Discussion on New System – June 23, 2025 - Summer MLC– June 25, 2025 - Smoky Hemp Decortication Tour– June 25, 2025 - Heart River Housing– June 26, 2025 - MMSA Executive Committee – June 30, 2025 - PCA/Donnelly Letter – July 24th - MMSA Executive – Aug. 11, 2025 - Water Commission – Aug. 14, 2025 - SR Transportation – Aug. 19, 2025 - Water Commission – Aug. 21, 2025 Councillor Brown - Library Board – July 29, 2025 - Waste Commission – August 21, 2025 Councillor Lauzé - Water Commission– August 14, 2025 - Waste Commission – August 21, 2025 - Water Commission – August 21, 2025 Councillor Pizycki - No Report
Res. 25-275	Moved by Councillor Lauzé that the Committee reports be accepted as information. CARRIED
	Director of Public Works Report
Res. 25-276	Moved by Councillor Piczyki that the Director of Public Works report and action list be accepted as information. CARRIED
	Director of Community Services Report
Res. 25-277	Moved by Councillor Brown that the Director of Community Services report and action list be accepted as information. CARRIED
	Chief Administrative Officer Report and Action List
Res. 25-278	Moved by Councillor Piczyki that the Chief Administrative Officer's report and action list be accepted as information. CARRIED
CONFIDENTIAL	
	In Closed Session
Res. 25-279	Moved by Councillor Brown at 9:06 p.m. that the council go into a closed session discussion as per: Access to Information Act, SA 2024, c A-1.4, s 20 CARRIED
	Florita Perez left the meeting at 9:06 p.m.
	Out of Closed Session

Res. 25-280	Moved by Councillor Pizycki that the council come out of the closed session at 9:38 p.m. CARRIED
	Next Meeting
	Regular Meeting – October 1, 2025
ADJOURNMENT:	Mayor Buchinski adjourned the meeting at 9:39 p.m.
	_____ Mayor
	_____ Municipal Administrator