



**Council Meeting Summary
March 31, 2025**

The Committee of the Whole Meeting was called to order at 7:05 PM in Council Chambers at the Town Office in White City. Check out the agenda and meeting recording here:

<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=490>

The meeting included the following items:

Agenda –

The agenda was accepted as presented, with no additions or deletions.

Declaration of Conflict of Interest –

No conflicts of interest were declared by Council members for any of the items on the agenda.

Consent Agenda –

Council reviewed the Consent Agenda, with no questions or concerns raised by members.

Reports of Administration –

Town Manager's Report –

Council received the Town Manager's Report, which was circulated on March 28, 2025. The Town Manager highlighted several items:

- **WCRM158 Wastewater Expansion Project:** Easement agreements are being pursued for the discharge area, and updates were shared on GST rebate handling and connection fee modeling. Stress testing has identified potential concerns related to commercial land development and costs, with mitigation options under review. Spring maintenance is also underway on the pivots, and upcoming meetings with leaseholders are scheduled.
- **Community Planning:** A meeting is scheduled with Ian Gores, Director of Community Planning, during the SUMA Convention to discuss proactive infrastructure and growth planning.
- **SaskWater Meeting:** Discussions were held regarding historical capital investment and accurate depreciation modeling in utility fees. The new Manager of Finance, Ken Ritsco, will be briefed and involved in ongoing discussions.
- **WCRM158 Wastewater Authority Review:** The Town is seeking comparable consultant proposals for a review of the wastewater authority. A second conversation is pending before a recommendation is brought forward to Council.
- **Public Safety:** There were no new updates from the Saskatchewan Public Safety Association regarding motor vehicle collision response on provincial highways.
- **SUMA Convention (April 13–16):** Council members were reminded to submit any items for ministerial dialogue or the Bear Pit session by noon the following day. Additional networking



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meetings are planned, including one with the City of Warman and a pending meeting with the Minister of Justice.

Council engaged in discussion on several items:

- **Justice and RCMP Discussions:** Council discussed the importance of meeting with the Minister of Justice, not only regarding bylaw courts but also in light of potential philosophical shifts in RCMP service delivery. The Town Manager noted that while changes are not confirmed, national-level conversations could impact local service models and agreements. A meeting with the Minister is being pursued.
- **Developer Engagement and Drainage Issues:** Council discussed a recent informal lunch between Mayor Simpson, the Town Manager, and developer Mr. Kuzmic regarding proposed development in the RM adjacent to Town boundaries. Council emphasized the importance of such discussions taking place formally at Council or committee meetings, particularly regarding historic drainage concerns stemming from the 2015 boundary alteration agreement.
- **Drainage and Community Planning Oversight:** Council members raised concerns about changes to drainage infrastructure and past approvals that may not align with original plans. Administration confirmed ongoing efforts to review and raise these concerns with the RM and reiterated the need for formal delegation presentations by developers.

Following discussion, Council passed a motion to accept the Town Manager's Report as presented.

SUMA Voting Delegate Replacement –

Due to scheduling conflicts, Deputy Mayor Kolb announced that he would be unable to attend the upcoming SUMA Convention and would need to be replaced as one of White City's four designated voting delegates.

Council was advised that the remaining voting delegates—Mayor Simpson, Councillor Boschman, and Councillor Zorn—had already been appointed. Council was asked to select a replacement from among Councillors Sultana, Grant, and Krzysik.

Councillor Grant volunteered to serve as the fourth voting delegate. A motion was made by Councillor Boschman to appoint Councillor Krzysik as a SUMA voting delegate, seconded by Councillor Sultana. The motion was carried.



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New Business –

2025 Annual Budget: Taxable Assessment Error & Mill Rate Adjustment –

Administration presented a briefing note outlining a correction to the 2025 annual budget stemming from an error in the assessment data used during initial budget projections. The issue arose from the use of 2024 assessment values instead of preliminary 2025 data provided by SAMA. This resulted in the adoption of an incorrect mill rate of 4.1378, which would have produced an unintended tax increase of approximately 11.4% (7.1% on an average property).

To correct the discrepancy, Administration proposed a revised mill rate of 3.7290, which would better align with the original budget intent and result in a more moderate tax levy increase of 5.86%—including 1.4% assessment growth—for a net tax increase of approximately 4.4%. Final assessment figures received on March 28, 2025, indicated a taxable assessment of \$652.8 million, approximately \$3.2 million higher than previously used calculations. Based on the revised mill rate and updated assessment data, the anticipated budget surplus would be \$86,850.

Council discussed whether it would be possible to further refine the mill rate to match the original tax revenue target more closely. While this would require recalculating the mill rate based on updated figures, development incentives, and exemptions, administration advised that additional time would be needed to complete this work accurately.

Council supported the intent to align the revised mill rate with the original tax revenue projections. Rather than delaying the budget process to the next regular meeting, Council agreed to defer the decision and bring the item forward at a Special Council Meeting, which would also include consideration of a tender bid for the Double K Outdoor Rink project.

Council Remuneration Review –

Council reviewed a report outlining discrepancies in remuneration claims submitted between December 2024 and February 2025, totaling approximately \$11,500 in overpayments. These discrepancies were attributed to misinterpretations of the Council Remuneration Policy, particularly among newly elected members.

Administration and Council agreed that further clarity and consistency is needed in applying the policy, especially during onboarding. Councillors shared perspectives on discretion, accountability, and the importance of aligning claims with the Town's annual remuneration budget.

Council passed a motion to defer the item to the April 28, 2025 Council meeting, allowing members to individually review and, if desired, revise their claims. Members agreed that any overpayments should be reimbursed and emphasized the need to review the policy to ensure fairness, transparency, and alignment with budget expectations.



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Proposed Commercial Subdivision – RM of Edenwold

Council received a presentation from administration regarding a proposed commercial subdivision in the RM of Edenwold, located along South Plains Road in Emerald Park. The subdivision would separate a 2.74-acre parcel from a larger 8.65-acre site to accommodate a proposed large-scale grocery store development.

Although the application was originally submitted to Community Planning in November 2024, it was not referred to the Town for comments—an oversight that deviates from standard practice for adjacent municipalities. The RM subsequently submitted the referral directly to White City under its own regulations, prompting administration to request an extension for Council to provide formal comment.

The subdivision complies with the RM’s zoning bylaw, and the proposed development is listed as a discretionary use within the Shopping Centre District. The development is proposed to be serviced by an existing water line and a temporary septic system until a sewage line is installed.

Council raised several concerns and comments, including:

- The need for a proper assessment of wastewater impacts, particularly once the sewer connection is completed.
- The importance of ensuring the development pays appropriate wastewater connection fees in line with WCRM158 policy.
- Questions about the size comparison with the existing IGA grocery store (the proposed building is approximately 2,600 square metres, compared to 3,400 square metres for the IGA).
- Concerns about fairness in wastewater system contributions and a desire for greater oversight to prevent precedent-setting situations similar to past developments.

Council passed a motion recommending that the proposed subdivision be approved by the RM of Edenwold and that the Town submit written comments noting:

- No known land use incompatibilities or facility conflicts with the proposed development;
- The importance of connecting to the regional wastewater system as soon as feasible;
- That appropriate wastewater connection fees must be applied in accordance with WCRM150 policy;
- That comments be submitted to both the RM of Edenwold and Community Planning.



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Proposed Industrial Subdivision – RM of Edenwold

Council also reviewed a second subdivision application from the RM of Edenwold, involving an industrial lot line adjustment within Emerald Park. The adjustment would straighten the shared boundary between two industrial parcels along Great Plains Industrial Drive, aligning it with current land use patterns.

Administration confirmed:

- No changes to existing land use are proposed at this time;
- Only the northern parcel currently has servicing;
- If the southern parcels are developed in the future, additional servicing considerations would be required.

Council briefly discussed the importance of monitoring future development and ensuring that commercial or industrial projects triggering increased wastewater demands are properly referred to the WCRM150 Authority for review.

Picasso Pathways Development Overview –

Administration provided Council with an introductory overview of the proposed Picasso Pathways development, located south of the Town Centre. The purpose of the report was to give Council background information in advance of a delegation from Caverhill Developments, scheduled to attend the April 28, 2025 Committee of the Whole meeting.

The development includes:

- **39** single residential lots;
- **4** large condominium parcels (zoned R6);
- **3** home care parcels (zoned R5, similar to Mackenzie Pointe and Garden of Eden);
- **1** downtown commercial parcel fronting Emerald Park Road (zoned C2).

Since first being approached by the developer in 2018, the Town has taken several steps to support the project, including rezoning the land from Future Urban Development, approving a servicing agreement, and subsequent amendments.

Further discussion regarding the financial aspects of the development was deferred to closed session under a confidential item.



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Return from Closed Session –

Council returned from closed session and passed a motion to accept the confidential information related to the Picasso Pathways development as presented.

Council Round Table –

Council members shared updates on recent community events and meetings:

- **Councillor Grant** attended the EMO tabletop exercise and found it to be a valuable refresher on emergency operations and municipal responsibilities.
- **Councillor Sultana** sought clarification on participation in community events and confirmed her attendance at several upcoming cultural and fundraising events, including:
 - An Eid al-Fitr celebration at the Saskatchewan Legislative Building (April 5);
 - A Lincoln's fundraising event (April 4);
 - A Regina Hospital Foundation Chinese premiere fundraiser (April 12).
- **Town Manager** expressed appreciation to staff and elected officials who participated in the EMO exercise, acknowledging the value of ongoing preparedness training.
- **Deputy Mayor Kolb** echoed the importance of EMO sessions and suggested hosting them more regularly to maintain a high level of readiness and confidence among Council and staff.
- **Councillor Zorn** shared additional insights from the EMO exercise and follow-up conversations with emergency management professionals. He raised awareness about concerns from the City of Regina regarding provincial fire response proposals and emphasized the need to monitor provincial policy developments.
- **Councillor Zorn** also highlighted key updates from a recent RCMP stakeholder meeting:
 - Officers are now being equipped with body-worn cameras;
 - Local crime updates were provided, including break-ins at the Village of Edenwold and the Ramada;
 - The RCMP welcomed the opportunity to participate in upcoming community events such as Summer Sizzle and the bike rodeo.

Council also discussed potential improvements to emergency preparedness efforts, including:

- Using Summer Sizzle as a live scenario exercise for EMO training;



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- Conducting a mock callout via Voyent;
- Inviting participation from neighbouring municipalities in future training events.

This concluded the Regular Council Meeting for March 31, 2025. The next Regular Council Meeting will be held on April 28, 2025 at 7 PM in Council Chambers. We hope to see you there!