

**MINUTES OF THE TOWN OF NEEPAWA PUBLIC HEARING OF COUNCIL HELD TUESDAY JUNE 5, 2018 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB**

Present: Mayor de Groot, Councillors Cockburn, Dietrich, Gerrard, Parrott & Stilwell and CAO Colleen Sychyshyn, Manager of Operations Denis Saquet, Development Officer Denis Saquet

Regrets: Deputy Mayor Jarema

Guests: Rebecca Walmsley – NACTV, Ken Waddell & Eoin Devereaux – Neepawa Banner & Press

**1. Approval of Agenda**

**Resolution No:** 2018 356

**Cockburn/Parrott**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve the Regular Meeting agenda for June 5, 2018.

**CARRIED**

**2. In-Camera**

**Resolution No:** 2018 357

**Cockburn/Dietrich**

BE IT RESOLVED that the Council of the Town of Neepawa do now sit as a “Committee of the Whole In Camera” to discuss strategic planning matters.

**CARRIED**

**3. Out of In-Camera**

**Resolution No:** 2018 358

**Cockburn/Gerrard**

BE IT RESOLVED that the Council of the Town of Neepawa do now adjourn the “In Camera” session at 7:01 p.m. and resume the Regular Meeting of Council.

**CARRIED**

**4. Approval of Minutes**

**Resolution No:** 2018 359

**Cockburn/Gerrard**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve the minutes of the Regular Meeting held May 15, 2018 as circulated, posted and attached.

**CARRIED**

**5. 7:05 p.m. Public Hearing - Variation Order V-01-2018 (Dynamic Land Development Corporation)**

Council stayed the regular meeting to hold the public hearing; resuming at 7:09 p.m.

- Manager of Operations Denis Saquet declared a conflict of interest in this matter and vacated the room for the duration of the hearing.

**6. 7:15 p.m. Public Hearing - Variation Order V-02-2018 (Brews Bros Bistro/Zen Developments)**

Council stayed the regular meeting to hold the public hearing; resuming at 7:18 p.m.

**7. Old Business**

**7.1 290 Davidson St. - Sale to Budz n Bloom**

- Due to the announcement last year that identified construction of a new 54 spot daycare as part of the school expansion at the Neepawa Collegiate and Beautiful Plains School Division property, the Board of the Budz N Bloom Daycare Centre believe it would be in their best interest to not proceed in building an

additional daycare building. As such, they respectfully request that the Town release them from the obligation to finalize the purchase of 290 Davidson St. A resolution will be forthcoming.

## **8. New Business**

### **8.1 Policy Revisions - Clarity for Refund Criteria**

- Edits have been made to policy FI-030 (Refunds and NSF Charges) and policy LS-015 (Pool – Passes, Programs, Lessons and Rentals) to clarify parameters for granting refunds.

### **8.2 Offer to Purchase Property - Stone Cliff Builders Inc. (Dimitri & Inna Schiller)**

- Currently proceeding with planning for a 48 unit multi-residential development on property they own on Commerce Street. However have expressed interest in re-locating their project to the CN Subdivision.
- Offer put forth for Council consideration to purchase the two multi-residential lots for \$350,000.00.

## **9. Council Committee Assignment Reports**

### **Community Development Committee – Councillor Cockburn**

- Commended the Recreation Department for the recent changes to the swim passes which provides certainty of payment for those wishing to utilize the pool. Swim passes are now laminated and must be left at the office on entrance and picked up on exit. Pool users must be able to produce a valid pass.

## **10. Managers' Report**

### **Manager of Operations Denis Saquet**

- The footing for the new Fire Hall will be poured this week
- Grease continues to be a major issue within the sewer system.
- The garbage and recycling bins in the back lane between Mountain Ave. & First Ave., are scheduled for removal due to the ongoing abuse. Contact will be made with businesses in the area regarding the rollout of a cart style pick up.
- Public Works have been salvaging the fence & other equipment from the Tennis Courts due to the imminent construction for school purposes. Planning is underway to re-establish at an alternate spot.

## **11. Correspondence**

**11.1 Tourism Westman** – Invite to Tourism Gala June 13, 2018. “Neepawa Street Party was nominated.

**11.2 Manitoba Health, Seniors and Active Living** – 2018 West Nile larvicide program funding.

**11.3 Minnedosa Fun Fest Parade** – Mayor de Groot to be registered to attend.

**11.4 RCMP Report** - Received as information and filed.

**11.5 Westlake Employment Skills & Services** – Thank you for recent funding commitment for 2018/19.

## **12. Mayors Report**

- Summarized recent information received at an Asset Management workshop & expressed displeasure with the dumpster abuse on the back lane between Mountain and First.

## **13. Resolutions**

### **13.1 Approve Variation V-01-2018 (Dynamic Land Development Corp)**

Manager of Operations Denis Saquet declared a conflict for the following resolution & vacated the room, returning at the close of discussion and debate.

**Resolution No: 2018 360**

**Parrott/Gerrard**

WHEREAS Lot 1, Plan 62361 located at 380 Ellen Street is a corner lot with frontage deemed from Ellen Street;  
AND WHEREAS the applicant wishes to face the proposed single family dwelling with attached garage onto Walker Avenue, thus lining up with the existing houses on Walker Avenue;

THEREFORE BE IT RESOLVED that the Council of the Town of Neepawa approve Variation Order V-01-2018 of Dynamic Land Developments Corporation for Lot 1, Plan 62361 at 380 Ellen Street to allow the front yard (north boundary) of 25 feet to be reduced to 15 feet and the rear yard (south boundary) of 25 feet to be reduced to 6 feet, within the Residential Multiple Family Zone (RM-2).

**CARRIED**

### **13.2 Approve Variation V-02-2018 (Brews Bros Bistro/Zen Developments)**

**Resolution No: 2018 361**

**Cockburn/Dietrich**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve Variation Order V-02-2018 of Brews Bros Bistro/Zen Developments affecting Lot 15, Block 3, Plan 26984 to reduce the minimum number of two off street parking spaces in a commercial zone to zero spaces.

**CARRIED**

### **13.3 Offer to Purchase Property - Stone Cliff Builders Inc.**

**Resolution No: 2018 362**

**Cockburn/Gerrard**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve the sale of that portion of Lot 1, Plan 60241 in SW 1/4 33-14-15 WPM described as Lot 2 and 3, Block 2, as shown on a proposed plan of subdivision prepared by Steven Bradley Richmond M.L.S. to Stone Cliff Builders Inc. (Dimitri & Inna Schiller) for an amount of \$350,000.00;

FURTHER BE IT RESOLVED THAT Administration be directed to formalize all required sales and development agreements in accordance with applicable criteria contained with the Land Sales Policy.

**CARRIED**

### **13.4 Sale of 290 Davidson St. - Budz n Bloom**

**Resolution No: 2018 363**

**Dietrich/Gerrard**

BE IT RESOLVED THAT the Council for the Town of Neepawa authorize the release of Budz n Bloom Daycare from their obligation to conclude the purchase of 290 Davidson St. from the Town of Neepawa.

**CARRIED**

### **13.5 Approve Policy Revisions**

**Resolution No: 2018 364**

**Parrott/Cockburn**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve the revisions made to the following policies regarding refunds:

FI-030 - Refunds and NSF Charges

LS-015 - Pool Passes, Programs, Lessons and Rentals.

**CARRIED**

### **13.6 Tax Sale - Set Time and Date**

**Resolution No:** 2018 365

**Dietrich/Cockburn**

BE IT RESOLVED THAT the Council of the Town of Neepawa designate November 1, 2018 as the date for the 2018 Tax Sale Proceedings, respecting tax arrears dated 2016 and prior, by way of Public Auction in accordance with Section 365(3) of the Municipal Act;

FURTHER BE IT RESOLVED THAT the Auction take place at 2:00 p.m. at the Town of Neepawa Civic Administration Office Council Chambers, 275 Hamilton Street, Neepawa, Manitoba.

**CARRIED**

### **13.7 Regular Council Meetings - July & August**

**Resolution No:** 2018 366

**Cockburn/Gerrard**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve the cancellation of the regular meetings scheduled for the third Tuesday in each of the months July and August, therefore only holding a single meeting on the first Tuesday of each respective month.

**CARRIED**

### **13.8 Proclaim June 21, 2018 as Garden Day in Neepawa**

**Resolution No:** 2018 367

**Parrott/Stilwell**

WHEREAS for the period June 9 - 18, 2018, the Town of Neepawa will be part of Garden Days, a joyous country-wide celebration of the role of gardens in our lives and communities, and in honour of National Garden Day, observed annually on the Friday before Father's Day; and

WHEREAS Garden Days will educate residents of the Town of Neepawa about the community's garden culture and history; the importance of public and private gardens; the values of home gardening; the health, well-being and aesthetic benefits of gardens; and the promotion of environmental stewardship; and

WHEREAS Garden Days will be an opportunity for new and seasoned gardening enthusiasts, families, schools and tourists alike to go out into their own garden, visit a local garden or garden centre or travel to a community to share their knowledge and passion for gardens and gardening; and

WHEREAS Garden Days will celebrate our community's garden culture and heritage and our local landscape, nursery and garden centre industry;

THEREFORE BE IT RESOLVED THAT the Town of Neepawa hereby proclaim Thursday June 21, 2018 as Official Garden Day in Neepawa, Manitoba.

**CARRIED**

### **13.9 Manitoba Water Services Board - Cost Sharing Agreement - Phase 1 Wastewater Lagoon Upgrading**

**Resolution No:** 2018 368

**Cockburn/Parrott**

WHEREAS the Town of Neepawa has secured funding through the Manitoba Water Services Board under the Clean Water and Wastewater Fund (CWWF) for Phase 1 of the wastewater lagoon upgrading;

THEREFORE BE IT RESOLVED THAT the Council of the Town of Neepawa authorize the Mayor and CAO to enter into an agreement with the Manitoba Water Services Board respecting Phase 1 of the upgrades to the wastewater lagoon to a value of \$4.4 million, cost shared 50/50 between the Town of Neepawa and the Government of Canada.

**CARRIED**

**14. By-Laws**

**14.1 By-Law No. 3181-18 Close & Transfer Pt. of Public Lane in Bl. 9, Pl 403 of Pcl. A NE 33-14-15W - 1st Reading  
Resolution No: 2018 369**

**Parrott/Cockburn**

BE IT RESOLVED THAT By-Law No. 3181-18, being a By-Law of the Town of Neepawa to close a portion of public lane in block 9, Plan 403 within parcel A of Part NE 33-14-15WPM and transfer same, once closed, to the Beautiful Plains School Division, be now read for a first time.

**CARRIED**

**15. Accounts and Financial Statements**

**15.1 Cheque Register**

**Resolution No: 2018 370**

**Dietrich/Gerrard**

BE IT RESOLVED THAT the Council for the Town of Neepawa approve the accounts for May 2018 totalling \$744,594.04, as reviewed and representing cheques #201800798 to #201801078 and excluding #201800828 & #201800952

**CARRIED**

Councillor Gerrard declared a conflict for the following resolution & vacated the room, returning at the close of discussion and debate.

**15.2 Cheque Register (HH)**

**Resolution No: 2018 371**

**Parrott/Cockburn**

BE IT RESOLVED THAT the Council for the Town of Neepawa approve the accounts for May 2018 totalling \$508.96, as reviewed and representing cheques #201800828 & 201800952.

**CARRIED**

**15.3 April Financial Statements**

**Resolution No: 2018 372**

**Gerrard/Cockburn**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve the April 2018 Financial Statement.

**CARRIED**

**16. Adjournment**

**Resolution No: 2018 373**

**Cockburn/Dietrich**

BE IT RESOLVED THAT The Council of the Town of Neepawa do now adjourn this Regular Meeting of Council at 7:54 p.m.

**CARRIED**

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Mayor

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Chief Administrative Officer