

**MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY FEBRUARY 15, 2022 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB**

Present: Mayor McCutcheon, Deputy Mayor Hedley, Councillors Gerrard, Kostenchuk, Nadeau, Parrott and Pudlo, CAO Colleen Synchyshyn, Manager of Operations Denis Saquet, ACAO Jodi Baker, Development Officer Jeff Braun

Guest: Jeremy Vogt – NACTV, Eoin Devereaux- Neepawa Banner & Press

**1. Approval of Agenda**

**Resolution No: 2022-30**

**Pudlo/Kostenchuk**

BE IT RESOLVED THAT we approve the Regular Meeting agenda for Tuesday, February 15, 2022.

**CARRIED**

**2. Approval of Minutes**

**Resolution No: 2022-31**

**Nadeau/Hedley**

BE IT RESOLVED THAT we approve the minutes of the regular meeting and two public hearings held February 1, 2022 as circulated.

**CARRIED**

**3. Council Reports**

**3.1 Prairie Mountain Health - Councillor Parrott**

- Recently attended stakeholder meetings in Dauphin and Swan River to discuss their health-related needs.
- With the recent announcement of a new hospital for Neepawa, the timing is opportune to begin to engage with community stakeholders here to discuss the needs specific to Neepawa and area.

**3.2 General Government & Finance - Councillor Gerrard**

- Continue to finalize the 2022 budget with the goal of balancing long-term need with community growth.

**4. Department Reports**

**4.1 Manager of Operations – Denis Saquet**

- Rockfill continues to be delivered to Park Lake and the necessary tree removal is slated to start this week.
- Staff and contractors are working on pushing back the snow to widen the streets.
- Has been meeting with the Town’s engineers to discuss various potential projects for the 2022 budget.

**5. Correspondence**

**5.1 Minister of Municipal Relations**

- Approval for \$37,482.69 from the Mitigation and Preparedness Program towards projects targeting the relocation of public infrastructure out of the flood zone.

**6. Finance**

**6.1 Supplemental Tax Deletion for 2021**

**Resolution No: 2022-32**

**Parrott/Hedley**

BE IT RESOLVED THAT we approve the following supplemental deletion to the 2021 tax roll under the authority of Section 326 of *The Municipal Act*, and based upon the recommendation from the provincial Assessment Branch:

Roll #	Levy	Reason for Assessment Reduction	Effective Date
71500	(\$1,883.03)	Overstated assessed value (home is a shell; attachments no value & pool gone).	January 2021

**CARRIED**

## **7. Unfinished Business**

### **7.1 Remove Resolution 2022-22 from the Table**

**Resolution No: 2022-33**

**Gerrard/Hedley**

BE IT RESOLVED THAT Resolution No. 2022-22 be removed from the table and opened for debate.

**CARRIED**

### **7.2 Variation Application V-05-2021 - Lots 20/21, Block 81, Plan 256**

**Resolution No: 2022-34 (Tabled as 2022-22)**

**Nadeau/Pudlo**

BE IT RESOLVED THAT we approve Variation Application V-05-2021 of Wenliang Chen on behalf of G.C. Basanta respecting Lots 20 & 21, Block 81, Plan 256 at 270 Main Street East to allow for the intensification of the residential use from the current RT-Residential Two Unit Zone to the proposed RM1 - Residential Multi-Unit Zone as well as approving a side yard setback reduction for both side yards from the required 10 feet to a proposed 9 feet each. These variances to allow for the construction of a 2-storey, 4-unit residential dwelling with 2 units on the main floor and 2 units on the second floor.

**Amendment**

**Parrott/Nadeau**

BE IT FURTHER RESOLVED that the property owner be required to cover the cost of installing water and sewer to the property, based on the minimums established under Clause 36 of By-Law 3204-21. However, should the costs exceed the minimums, the owner shall be responsible for the actual cost of the installations.

**AMENDMENT CARRIED**

**AMENDED RESOLUTION CARRIED**

### **7.3 Subdivision 4437-21-8145 (Osborne/Suski) – Remove Condition**

**Resolution No: 2022-35**

**Kostenchuk/Pudlo**

WHEREAS the Council of the Town of Neepawa approved Subdivision Application 4437-21-8245 of Dustin Osborne and Sherry Suski by way of Resolution 2021-53 on March 2, 2021, subject to various conditions; AND WHEREAS the condition requiring the correction of an encroachment on Lot 2, Block 4, Plan 6965 owned by the Town of Neepawa is no longer required, due to the subsequent sale of the affected parcel by the Town to Mr. Osborne and Ms. Suski;

THEREFORE BE IT RESOLVED THAT the Town remove Condition No. 2 respecting the encroachment, as contained in resolution 2021-53, and amend the development agreement accordingly.

**CARRIED**

## **8. New Business**

### **8.1 Street Lighting – CN Subdivision**

**Resolution No: 2022-36**

**Gerrard/Kostenchuk**

BE IT RESOLVED THAT we approve the installation of street lighting in the commercial area of the CN Subdivision and give the CAO the authority to sign an Electric Service Agreement with Manitoba Hydro in amount of \$131,404.32 plus GST.

**CARRIED**

### **8.2 Manitoba Water Service Board Project Funding Requests for 2022**

**Resolution No: 2022-37**

**Hedley/Nadeau**

WHEREAS the Manitoba Water Services Board is requesting the identification of water and sewer projects slated for the next five years in rural Manitoba in order to prepare a capital plan for the prioritization and

allocation of funding;

THEREFORE BE IT RESOLVED THAT the Council of the Town of Neepawa hereby identify the following water and sewer projects to be considered for technical and financial assistance through the Manitoba Water Services Board capital plan:

1. Water Tower Repair & Maintenance
2. Addition of a Third Raw Water Well Site Location
3. Meter Pit @ HyLife Foods
4. Highway 16 Watermain extension
5. Mill Street Lift Station Relocation

**CARRIED**

### **8.3 Approving Policy - OP-AD-15 Asset Management Plan & Levels of Service**

**Resolution No: 2022-38**

**Kostenchuk/Nadeau**

BE IT RESOLVED THAT we approve Policy OP-AD-115, being a policy outlining an Asset Management Plan for the Town of Neepawa and establishing Levels of Service.

**CARRIED**

## **9. By-Laws**

### **9.1 By-Law 3210-22 Regulating Lot Grading & Drainage – 2<sup>nd</sup> Reading**

**Resolution No: 2022-39**

**Hedley/Pudlo**

BE IT RESOLVED THAT By-Law No. 3210-22, being a By-Law of the Town of Neepawa to regulate the lot grading and drainage of private or public property in the Town of Neepawa, be now read for a second time.

**CARRIED**

### **9.2 By-Law 3210-22 Regulating Lot Grading & Drainage – 3<sup>rd</sup> Reading**

**Resolution No: 2022-40**

**Parrott/Pudlo**

BE IT RESOLVED THAT By-Law No. 3210-22, being a By-Law of the Town of Neepawa to regulate the lot grading and drainage of private or public property in the Town of Neepawa, be now read for a third time and passed.

**CARRIED**

### **9.3 By-Law 3211-22 Capital Asset Management**

**Resolution No: 2022-41**

**Nadeau/Pudlo**

BE IT RESOLVED THAT By-Law No. 3211-22, being a By-Law of the Town of Neepawa to establish a program to sustainably manage the capital assets of the Town of Neepawa, be now read for a first time.

**CARRIED**

## **10. Other Business**

- Congratulations to head coach Ken Pearson of the Neepawa Titans who achieved the milestone of coaching his 1,000<sup>th</sup> game with the MJHL.

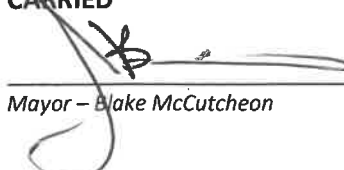
## **11. Adjournment**

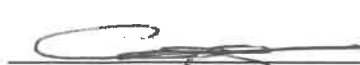
**Resolution No: 2022-43**

**Pudlo/Kostenchuk**

BE IT RESOLVED THAT we do now adjourn this Regular Meeting of Council at 7:50 p.m.

**CARRIED**

  
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Mayor – Blake McCutcheon

  
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CAO – Colleen Synchshyn