

MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY SEPTEMBER 20, 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 & Pudlo, CAO Colleen Synchysyn, Manager of Operations Denis Saquet

Guests (Joining at 7:00 p.m.): Liway Cabrera – NACTV, Eoin Devereaux – Neepawa Banner & Press, Lisa Pottinger

Pre-Meeting - 6:00 p.m. – 7:00 p.m. Committee of the Whole

Resolution No: 2022-190

Hedley/Gerrard

BE IT RESOLVED THAT we do now sit as a “Committee of the Whole In-Camera” at 5:00 p.m. to discuss planning and development matters.

CARRIED

Resolution No: 2022-191

Gerrard/Nadeau

BE IT RESOLVED THAT we do now recess the Committee of the Whole In-Camera session at 6:55. P.m. to hold the regular meeting of council.

CARRIED

1. 7:00 p.m. - Approval of Regular Meeting Agenda

Resolution No: 2022-192

Pudlo/Nadeau

BE IT RESOLVED THAT we approve the Regular Meeting agenda for Tuesday, September 20, 2022.

CARRIED

2. Approval of Minutes

Resolution No: 2022-193

Gerrard/Parrott

BE IT RESOLVED THAT we approve the minutes of the regular meeting held September 6, 2022 as circulated.

CARRIED

3. Council Reports

3.1 Home Assistance Neepawa & District (HAND) - Councillor Kostenchuk

- An RFQ was issued to secure a contractor for the Handivan service. From the three proposals received, Justin Cicholski was selected to be the contractor for the next 5-year period.

3.2 Sayward Estate – Councillor Gerrard

- Recently met to disperse almost \$50,000 for the purchase of new equipment, etc. for the hospital and the personal care home. These funds given as part of the Sayward Estate to the Beautiful Plains Community Foundation to be dispersed annually for health-related purposes.
- On a side note, insofar as the new hospital that was recently announced, persons wishing to donate can do so at the Town Office and are eligible to receive a charitable donation receipt.

3.3 Beautiful Plains Community Clinic – Councillor Parrott

- Tenders have gone out for the west side repairs and a canopy.
- Currently working with Shared Health, Prairie Mountain Health and Assiniboine Community College to secure a Licensed Practical Nursing Program for Neepawa. If successful, the potential is for classes to start in September 2023.

- Along with Mayor McCutcheon, will be attending a physician recruitment and retention summit in Portage September 21, 2022.

4. Department Reports

4.1 Manager of Operations – Denis Saquet

- Paving has been completed on Commerce St. west, using a new product that incorporates a grid within the pavement to stabilize the street.
- The concrete crew from Maple Leaf have begun prepping Davidson Street, as well as an area by the Yellowhead Centre, prior to the asphalt crew returning.
- Manitoba Hydro is starting to install the street lights at the CN property.
- Currently experiencing a temporary delay on the water reservoir project due to programming issues.
- The tennis courts remain on the list for paving in 2022.

5. Finance

5.1 August 2022 Financial Statement

Resolution No: 2022-194

Gerrard/Kostenchuk

BE IT RESOLVED THAT we approve the Financial Statement for the month ended August 31, 2022.

CARRIED

5.2 Supplemental Taxes for 2022

Resolution No: 2022-195

Hedley/Kostenchuk

BE IT RESOLVED THAT, in accordance with Section 326 of the Municipal Act, the Council of the Town of Neepawa approve supplementary additions and deletions to the 2022 Tax Roll, as per information received from the provincial Assessment Branch. The detailed listing is attached as Schedule "A" and reflects a net added tax value of \$187,690.69.

CARRIED

5.3 Approve Development Incentive Application 1-2022 (Neepawa Kinsmen Senior Citizens Housing Inc.)

Resolution No: 2022-196

Parrott/Nadeau

WHEREAS Neepawa Kinsmen Senior Citizens Housing Inc. has constructed a 48 suite assisted living facility at 307 Davidson Street and has submitted an application under By-Law No. 3176-17 to be considered for a development incentive;

AND WHEREAS the Town of Neepawa is now in receipt of the 2022 supplemental assessment information confirming that Neepawa Kinsmen Senior Citizens Housing Inc. has met the required assessment threshold, deeming them eligible for a development incentive;

THEREFORE BE IT RESOLVED THAT we approve Application 1-2022 of Neepawa Kinsmen Senior Citizens Housing Inc. providing for a development incentive as per Section 2.13 of by-Law 3176-17 resulting in the phasing in of the general municipal portion of taxes over a 3 year term starting in 2022.

CARRIED

Deputy Mayor Hedley declared a conflict for the following resolution; vacated the room; returning at the close of discussion and debate.

5.4 Approve Development Incentive Application 2-2022 (Neepawa-Gladstone Co-op)

Resolution No: 2022-197

Gerrard/Pudlo

WHEREAS the Neepawa Gladstone Co-operative Ltd. has constructed a new 15400 sq. ft. cold storage lumber shed at 300 PTH 5 North and has submitted an application under By-Law No. 3176-17 to be considered for a

development incentive;

AND WHEREAS the Town of Neepawa is now in receipt of the 2022 supplemental assessment information confirming that the Neepawa Gladstone Co-operative Ltd. has met the required assessment threshold, deeming them eligible for a development incentive;

THEREFORE BE IT RESOLVED THAT we approve Application 2-2022 of the Neepawa Gladstone Co-operative Ltd. providing for a development incentive as per Section 2.14 (b) of by-Law 3176-17 resulting in the phasing in of the general municipal portion of taxes over a 4-year term starting in 2023.

CARRIED

6.. New Business

6.1 Physician Recruitment and Retention in Rural & Northern Manitoba Summit

Resolution No: 2022-198

Hedley/Nadeau

BE IT RESOLVED THAT we approve Mayor McCutcheon and Councillor Parrott to attend the Physician Recruitment and Retention in Rural & Northern Manitoba Summit to be held in Portage la Prairie on September 21, 2022.

CARRIED

6.2 Purchase of Property

Resolution No: 2022-199

Kostenchuk/Parrott

BE IT RESOLVED THAT we approve the purchase of the building located at 224 Airport Road from Bruce Cook in amount of \$12,500.00.

CARRIED

6.3 Park Lake Dam & Reservoir - 2020 Flood Remediation & Recovery

Resolution No: 2022-200

Pudlo/Gerrard

BE IT RESOLVED THAT we approve the bid of Tri-Core Projects Ltd. for the remediation of the Park Lake Dam and Reservoir in amount of \$11,027,810.00 plus GST.

CARRIED

6.4 Active Transportation Study

Resolution No: 2022-201

Kostenchuk/Parrott

BE IT RESOLVED THAT we accept the tender of Urban Systems to complete an Active Transportation study for Neepawa in amount of \$49,941.90.

CARRIED

7. Other Business

- Mayor McCutcheon read through a Member Statement made by Honourable Eileen Clarke, Minister of Municipal Relations and MLA for Agassiz Constituency during the March 9, 2022 session at the legislature.
- In summary, the statement gave recognition to Neepawa for leadership and achievements in support of community growth and advancement.
- A framed copy of the statement was personally delivered by Mrs. Clarke on September 16, 2022.

8. Adjournment

Resolution No: 2022-202

Pudlo/Kostenchuk

BE IT RESOLVED THAT we do now adjourn this Regular Meeting of Council at 7:35 p.m.

CARRIED

In-Camera

Resolution No: 2022-203

Pudlo/Kostenchuk

BE IT RESOLVED THAT we do we return as a "Committee of the Whole In-Camera" @ 7:40 p.m. to further our discussion of planning and development matters.

CARRIED

Out of In-Camera

Resolution No: 2022-204

Pudlo/Kostenchuk

BE IT RESOLVED THAT we adjourn the "Committee of the Whole in-camera session at 8:35 p.m.

CARRIED



Mayor – Blake McCutcheon



CAO – Colleen Sychyshyn

Schedule A – Resolution 2021-195

TOWN OF NEEPAWA # 437			
2021 & 2022 ADDED TAXES			
ROLL NUMBER	LEVY	REASON	EFFECTIVE DATE
669000	\$ 3,794.33	Retail Store	Jan-21
8250	\$ 141.02	split from roll	Sep-21
5550	\$ 4,340.30	split from roll	Jan-22
67000	\$ 676.52	split part of plan 69785 from roll 66900	Apr-22
73500	\$ 131.56	plan 70372 to roll 7300	Sep-22
7400	\$ 387.32	liability change exempt to taxable	Mar-22
119000	\$ 1,868.47	New home and carport	Jul-22
739500	\$ 1,427.70	New home	Jun-22
740000	\$ 1,427.70	New Home	Jun-22
832800	\$ 227.20	liability change exempt to taxable	Aug-22
92000	\$ 3,137.71	New home and carport	Mar-22
122000	\$ 2,754.32	New home	Jan-22
10900	\$ 3,554.00	New home and garage	Jan-22
118000	\$ 3,817.34	New home and garage	Jan-22
24000	\$ 2,770.47	New home and garage	Mar-22
53400	\$ 158.64	new garage	Jul-22
93000	\$ 3,683.35	New home and carport	Jan-22
12000	\$ 2,113.88	New home	Apr-22
90000	\$ 3,733.97	new home	Jan-22
96000	\$ 931.91	New home	Sep-22
82000	\$ 2,192.17	New Duplex	Mar-22
82500	\$ 2,655.36	Split from roll 820 & New Duplex	Jan-22
97000	\$ 931.48	New home	Sep-22
11500	\$ 1,990.45	New house and carport	Jun-22
65100	\$ 73,520.45	Kinsmen Courts Phase 2	Jan-22
142300	\$ 16,624.86	New autostack building	May-22
1575000	\$ 188.73	Liability change exempt to taxable	Mar-22
9100	\$ 2,784.10	New home	Jan-22
8700	\$ 3,583.77	New home and carport	Jan-22
8600	\$ 1,416.70	New House	Jul-22
8900	\$ 3,551.01	New home and garage	Jan-22
938000	\$ 4,033.89	New water Treatment Building	Aug-22
9385000	\$ 2,191.49	Membrane Building Addition	Aug-22
7100	\$ 2,581.63	New Home moved on lot	Jan-22
8800	\$ 1,110.55	New House and Garage	Sep-22
9500	\$ 1,603.47	New house and carport	Jul-22
9900	\$ 1,416.70	New Home	Jul-22
113000	\$ 1,966.07	New Home and Garage	Jul-22
94000	\$ 3,275.41	New Home and Garage	Jan-22
1741400	\$ 2,218.35	New home and garage	Jul-22
11700	\$ 3,885.83	New Home and garage	Jan-22
1240100	\$ 2,643.20	Plan 68930 split from roll 12400	Jan-22

669000	\$ 3,574.85	Prairie Trichomes retail store/ Split part for plan 69785 to roll 67000	Jan-22 & Apr-22
121000	\$ 3,744.56	New home and garage	Jan-22
12400500	\$ 13,373.68	Split from roll 124000	Jan-22
Total Added	\$ 198,136.47		

2022 DELETED TAXES			
ROLL NUMBER	LEVY	REASON	EFFECTIVE DATE
1583000	\$ 177.96	Building demolished	Nov-21
820000	\$ 12.38	split from roll	Sep-22
1583000	\$ 1,070.48	Building demolished	Jan-22
71500	\$ 1,895.11	Home is a shell- attachments are of no value - pool gone	Jan-22
73000	\$ 33.19	split lot 2 plan 70372 to roll 73500	Sep-22
55000	\$ 60.89	Split plan 69374 to roll 5550	Jan-22
66400	\$ 752.27	House destroyed by fire	Sep-22
129300	\$ 1,430.54	Property Review with owner	Jan-22
124000	\$ 5,012.96	Split plan 68930 to rolls 124005 and 124010	Jan-22
Total deleted	\$ 10,445.78		
Net Added & Deleted	\$ 187,690.69		