

MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY, OCTOBER 3, 2023 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB

Present: Mayor Hedley, Deputy Mayor Parrott, Councillors Gerrard, Kostenchuk, Nadeau & Pottinger, CAO Colleen Synchyshyn, Manager of Operations Denis Saquet

Regrets: Councillor Sisley

Guests: Jeremy Vogt – NACTV, Eoin Devereaux – Neepawa Banner/Press

1. 5:00 p.m. – 7:00 p.m. – Pre-Meeting Committee of the Whole.

Resolution: 2023-197

Kostenchuk/Nadeau

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

CARRIED

Resolution: 2023-198

Pottinger/Kostenchuk

BE IT RESOLVED THAT we do now adjourn the in-camera session at 6:59 p.m.

CARRIED

Guests (Joining at 7:00 p.m.): Eoin Devereaux - Banner/Press; Rrain Prior – NACTV

2. Approval of Agenda

Resolution No: 2023-199

Parrott/Kostenchuk

BE IT RESOLVED THAT we approve the Regular Meeting agenda for Tuesday, October 3, 2023.

CARRIED

3. Approval of Minutes

Resolution No: 2023-200

Pottinger/Gerrard

BE IT RESOLVED THAT we approve the minutes of the Regular Meeting held September 19, 2023 and the Special Meeting of September 27, 2023, as circulated.

CARRIED

4. Council Reports

4.1 Various – Deputy Mayor Parrott

- Participated in welcoming 10 new residents to Neepawa.
- Extended thanks to Vince Walker for his years of service at the Beautiful Plains Community Clinic.
- The Training Centre is making good progress and should be ready in 6 weeks.

4.2 Various – Councillor Nadeau

- Yellowhead Centre - Interviews are underway for the hiring of a new Director of Operations.
- LPN Training - Another information night is to be held October 11, 2023 for interested individuals to ask questions about the upcoming training for Licensed Practical Nurses to start in Neepawa in January 2024.
- Neepawa Library – meeting room policy has been revised & new furniture for the children’s area.

4.3 General Government & Finance Committee - Councillor Gerrard

- An application has been submitted to the Housing Accelerator Fund as part of the Canada’s National Housing Strategy. This strategy designed to facilitate growth and evolve neighbourhoods.

- The basis for the application is the recent housing study that was initiated by the Town to gain a better understanding of the housing needs in Neepawa.
- If Neepawa is approved for funding, there is a 3-year window to enable the capture of up to \$4.9 million. These monies to be utilized to remove barriers to development and assist with critical infrastructure.
- Key to receiving the funding is the translation of the investment into development that will result in the addition of a variety of new and affordable homes in Neepawa.

4.4 Home Assistance Neepawa & District – Councillor Kostenchuk

- The Legion Auxiliary donated their meal proceeds to Hand in amount of \$1,943.72.
- Currently considering the purchase of new kitchen equipment.

4. Department Reports

4.1 Manager of Operations Report – Denis Saquet

- Park Lake rehabilitation continues; by-pass pumping of water and fish rescue efforts to begin shortly to enable the completion of the berm.
- The first annual Fall Fever Bike Race at the HyLife Back 40 was a success; 35 youths participated.

5. Finance

5.1 September 2023 Accounts

Resolution No: 2023-201

Pottinger/Gerrard

BE IT RESOLVED THAT we approve the accounts for September 2023 totalling \$1,993,215.54 as reviewed and representing cheques #202301849 to #2023020604, but excluding #202302047.

CARRIED

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

5.2 September 2023 Accounts (HH)

Resolution No: 2023-202

Kostenchuk/Nadeau

BE IT RESOLVED THAT we approve cheque #202302047 for September 2023 to Home Hardware totalling \$813.54.

CARRIED

5.3 Tax Sale for 2023 – Reserve Bid

Resolution No: 2023-203

Parrott/Nadeau

WHEREAS pursuant to section 372 of *The Municipal Act*, a municipality may set any terms and conditions for the sale of a property to be sold for taxes, and may set a reserve bid in the amount of the tax arrears and costs in respect of the property;

THEREFORE BE IT RESOLVED THAT the Town of Neepawa place a reserve bid on all properties to be offered for sale on November 2, 2023, in the amount of all tax arrears and costs, and subject to the conditions as outlined in the Notice of Public Auction dated September 20, 2023.

CARRIED

5.4 Supplemental Taxes for 2023

Resolution No: 2023-204

Kostenchuk/Gerrard

BE IT RESOLVED THAT, in accordance with Section 326 of the Municipal Act, the Council of the Town of Neepawa approve the following supplemental deletion to the 2023 Tax Roll, as per information received from the Minnedosa Assessment Branch.

ROLL NUMBER	LEVY	REASON	EFFECTIVE DATE
154500	(\$2,269.31)	Correction to building characteristics	January 2023

CARRIED

6. New Business

6.1 Municipal Economic Development Infrastructure Program – Resolution to Support Funding Application

Resolution No: 2023-205

Kostenchuk/Parrott

BE IT RESOLVED THAT the Council for the Town of Neepawa support an application to the Manitoba Economic Development Infrastructure Program for the development and construction of those portions of public road within the SW 34-14-15W to provide access to the new regional hospital and future development projects.

CARRIED

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

6.2 Approve Development Incentive Application – Neepawa Gladstone Cooperative Ltd.

Resolution No: 2023-206

Gerrard/Nadeau

WHEREAS the Neepawa Gladstone Co-operative Ltd. has constructed a new 12,580 sq. ft. retail sales floor addition and completed renovations to the existing 11,640 sq. ft. sales floor at 300 PTH 5 North; AND WHEREAS they have 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 2023 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 the application 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

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

6.3 Approve Development Incentive Application – 10054966 Manitoba Ltd.

Resolution No: 2023-207

Kostenchuk/Pottinger

WHEREAS 10054966 Manitoba Ltd. has constructed a new 26,534 sq. ft. Home Hardware Building Centre and lumber yard at 142 Main St. W.;

AND WHEREAS they have 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 2023 supplemental assessment information confirming that the 10054699 Manitoba Ltd. has met the required assessment threshold, deeming them eligible for a development incentive;

THEREFORE BE IT RESOLVED THAT we approve the application of 10054966 Manitoba 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 2024.

CARRIED

7. Other Business

- Councillor Gerrard advised that Cats TNR Rescue is looking for a new building as a result of the sale of their current property, which served as their rescue shelter. The benefits to having this group continue with their animal care efforts provides value to the Town from both the animal care aspect, and from a fiscal perspective. Over the last few years, there has been a notable decrease in expenses related to dealing with cats that are captured and dealt with under the animal control by-law.
- Any persons knowing of a suitable location for the re-establishment of the shelter, should contact Cats TNR Rescue.


8. Adjournment

Resolution No: 2023-208


Pottinger/Parrott

BE IT RESOLVED THAT we do now adjourn this Regular Meeting of Council at 7:34 p.m.

CARRIED



Mayor – Brian Hedley



CAO – Colleen Sychyshyn