

MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY, JUNE 4, 2024 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 & Sisley, CAO Colleen Synchyshyn, Development Officer Scott Kowalick

Guests: Jeremy Vogt, NACTV & Eoin Devereaux – Neepawa Banner & Press, Alison Young – Assessment Services

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

Resolution: 2024-105

Kostenchuk/Parrott

BE IT RESOLVED THAT we do now sit as a Committee of the Whole “In-Camera” at 5:09 p.m. to discuss planning and development matters.

CARRIED

Resolution: 2024-106

Pottinger/Kostenchuk

BE IT RESOLVED THAT we adjourn the “In-Camera” session at 6:55 p.m.

CARRIED

2. 7:00 p.m. Approval of Agenda

Resolution No: 2024-107

Nadeau/Pottinger

BE IT RESOLVED THAT we approve the Regular Meeting agenda for June 4, 2024.

CARRIED

3. Approval of Minutes

Resolution No: 2024-108

Kostenchuk/Gerrard

BE IT RESOLVED THAT we approve the minutes of the Regular Meeting held May 21, 2024 as circulated.

CARRIED

4. Presentations/Delegations/Public Hearings

- 7:05 p.m. – Public Hearing - Variation Application V-02-2024 – Scott McDonald (*separate minutes*)

- 7:10 p.m. – Alison Young, Property Assessment Services – 2025 Tax Impact
 - For 2025, property assessments will reflect market values as of April 1, 2023.
 - Neepawa’s property assessment will increase by \$16 million to \$248 million (was \$232 million).
 - 5.1% of Neepawa’s increase of 7% relates to changes in the residential property classes.

5. Council Reports

5.1 Neepawa Library – Councillor Nadeau

- Caitlin Henderson has been hired as the new librarian. She has been working in The Pas and will join Neepawa’s Library mid July.

5.2 Recreation & Economic Development – Councillor Sisley

- Pool – Opened on June 3rd; a new submersible wheelchair will be purchased with grant funding from the Beautiful Plains Community Foundation.
- Back Forty Multi-Use Trail Park – Hosting the Spring Fever Bike Race on June 8th, featuring qualifier races for the summer games for the U13 and U15 categories.
- Neepawa Tourism – check out their website to see the virtual walking tour of Neepawa.

- Habitat for Humanity – Meeting scheduled for June 17th (7:00 p.m. – United Church). This meeting will focus on understanding the family selection criteria, processes, etc.

5.3 Public Works & Infrastructure – Deputy Mayor Parrot

- The 2025 budget has been re-aligned to deal with streets and sidewalks that following the spring thaw have become a greater priority. The single block sections of Hamilton and Mill Street from Mountain Ave to First Street are under consideration for paving later in the meeting.
- The Town has rented a pothole patch truck for the month of June to prioritize street repairs.

5.4 Economic Developers Association of Manitoba (EDAM) – Deputy Mayor Parrott

- Attended the EDAM conference banquet on May 30th to accept an award for the economic development project of the year over \$100,000 category. Neepawa was pleased to have been selected from a group of five worthy projects, for the establishment of the Neepawa Training Centre.

6. Department Reports

6.1 CAO – Colleen Synchrony

- Wastewater Treatment Plant – the project is ongoing. Current activity includes the filling of the MBBR tank with the membrane material.

7. Correspondence

7.1 Touchwood Park Association

- Charity Gold Tournament scheduled for July 29, 2024 with proceeds to the Accessible Playground Project.

8. Finance

8.1 April 2024 Financial Statement

Resolution No. 2024-109

Gerrard/Pottinger

BE IT RESOLVED THAT we hereby approve the Financial Statement for the month ended April 30, 2024.

CARRIED

8.2 Accounts – May 2024

Resolution No. 2024-110

Parrott/Nadeau

BE IT RESOLVED THAT we approve the accounts for May 2024, totalling \$1,432,041.39, as reviewed and representing cheques #202400643 to #202400827, but excluding #202400718.

CARRIED

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

8.3 Accounts – May 2024 (HH)

Resolution No. 2024-111

Kostenchuk/Pottinger

BE IT RESOLVED THAT we approve cheque #202400718 for May 2024 to Home Hardware totalling \$1,362.98.

CARRIED

8.4 Mobile Home Licensing Fees (By-Law No. 3032)

Resolution No. 2024-112

Parrott/Kostenchuk

BE IT RESOLVED THAT we approve an increase of 2.52% to the Mobile Homes Licensing Fees for 2025 under the authority of By-Law No. 3032.

CARRIED

9. New Business

9.1 Variation Application V-02-2024 – Lot 1, Plan 59805 at 291 Hurrell Road (McDonald)

Resolution No. 2024-113

Parrott/Sisley

BE IT RESOLVED THAT we approve Variation Application V-02-2024 of Scott McDonald respecting Lot 1, Plan 59805 at 291 Hurrell Road to increase the maximum permitted size of an accessory structure from the required 12% of the total site area, or 90 sq. ft., whichever is lessor, to the proposed 1,280 sq. ft. to allow for the construction of a 32 ft x 40 ft detached accessory structure in the AR-R Agricultural Restricted Zone.

CARRIED

9.2 Vacuum Truck Purchase

Resolution No: 2024-114

Sisley/Parrott

BE IT RESOLVED THAT we approve the purchase of a Vac Con 12YD Single Engine PD Combination sewer truck from Westvac Industrial Ltd. in amount of \$798,550.00 plus tax.

CARRIED

9.3 Sale of Property – Lot 3, Plan 62361 (400 Ellen Street)

Resolution No: 2024-115

Gerrard/Parrott

WHEREAS Resolution No. 2024-21 dated February 6, 2024 agreed to sell Lot 3, Plan 62361 to Gabriel Mineault subject to the terms of a development agreement;

AND WHEREAS the Town has been unable to make any progress in concluding the sale;

AND WHEREAS with the passing of four months, the Town wishes to proceed in selling the lot to the next interested purchaser;

THEREFORE BE IT RESOLVED THAT the proposed sale under Resolution No. 20247-21 be declared null and void and that the Town proceed with the sale of Lot 3, Plan 62361 (Roll #83270 @ 400 Ellen Street) to Jim & Sherry Filipchuk for \$45,000 subject to the terms of a development agreement.

CARRIED

9.4 Approve Paving Projects for 2024

Resolution No: 2024-116

Sisley/Nadeau

BE IT RESOLVED THAT we accept the quotations of Zenith Paving Ltd. to install new asphalt on those portions of Mill Street and Hamilton Street from First Ave to Mountain Ave in amount of \$187,959.00 plus GST for Mill Street and \$175,429.00 plus GST for Hamilton Street.

CARRIED

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

9.5 Enns Brothers – Gator Rental Agreement

Resolution No: 2024-117

Pottinger/Kostenchuk

BE IT RESOLVED THAT BE IT RESOLVED THAT we approve the rental of a 2023 John Deere Gator 835E for the months of June, July and August at a cost of \$1,400.00 per month plus tax.

CARRIED

10. By-laws

- CAO Synchyshyn spoke to the following by-laws which under the authority of *The Municipal Act* are considered rescinded since they did not receive third reading within two years after first reading.

- To proceed to third reading of each by-law, the property owners were required to establish development agreements outlining the terms for the proposed developments with various infrastructure requirements supported by Section 150 of *The Planning Act*. To date, no progress was made by the property owners to move forward with either project and complete the agreements.
- While both by-laws are technically rescinded as per the legislation, for the purposes of tracking the by-laws efficiently within the Town's record system, administration requested that Council formally defeat by-laws 3207-21 and 3215-22 to ensure a complete file.

10.1 By-Law 3207-21 Amend Zoning of Lots 1 & 2, Plan 6081 from "ML" to "RMH" – 3rd Reading

Resolution No: 2024-118

Parrott/Gerrard

BE IT RESOLVED THAT By-Law No. 3207-21, being a By-Law of the Town of Neepawa to amend the zoning of Lots 1 & 2, Plan 6081 from "ML" Industrial Light Zone to "RMH" Residential Mobile/Modular Home Zone be now read for a third time and passed.

For: Nil

Against: **ALL**

Abstained: Nil

DEFEATED

10.2 By-Law 3215-22

Resolution No: 2024-119

Pottinger/Gerrard

BE IT RESOLVED THAT By-Law No. 3230-24, being a By-Law of the Town of Neepawa to amend the zoning of Parcel 1, Plan 5695, Parcel 3, Plan 5847 & Parcel A, Plan 5428 from "ML" Industrial Light Zone to "RM-2" Residential Multi-Unit 2 Zone be now read for a third time and passed.

For: Nil

Against: **ALL**

Abstained: Nil

DEFEATED

11. Other Business – Nil

12. Adjournment

Resolution No: 2024-120

Kostenchuk/Pottinger

BE IT RESOLVED THAT we now adjourn this Regular Meeting of Council at 7:47 pm.

CARRIED



 Mayor – Brian Hedley



 CAO – Colleen Synchyshyn