

MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY, JUNE 18, 2024 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB

Present: Deputy Mayor Parrott, Councillors Gerrard, Kostenchuk, Nadeau, Pottinger & Sisley, CAO Colleen Synchyshyn, Manager of Operations Denis Saquet, ACAO Jodi Baker, Development Officer Jeff Braun

Guests: Jessica Oman, NACTV

Regrets: Mayor Hedley

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

Resolution: 2024-123

Kostenchuk/Sisley

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: 2024-124

Kostenchuk/Gerrard

BE IT RESOLVED THAT we adjourn the “In-Camera” session at 6:59 p.m.

CARRIED

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

Resolution No: 2024-125

Kostenchuk/Nadeau

BE IT RESOLVED THAT we approve the Regular Meeting agenda for June 18, 2024.

CARRIED

3. Approval of Minutes

Resolution No: 2024-126

Sisley/Pottinger

BE IT RESOLVED THAT we approve the minutes of the Regular Meeting and Public Hearing held June 4, 2024 as circulated.

CARRIED

4. Presentations/Delegations/Public Hearings

- 7:05 p.m. – Public Hearing – By-Law 3229-24 Amend Zoning of Lot 3, Block 1, Plan 33580 and Lots 5 & 6 Plan 65638 – “RS” to “RT” (*separate minutes*)

5. Council Reports

5.1 Recreation & Economic Development – Councillor Sisley

- Habitat for Humanity hosted interested families with a good turnout; for more info contact EDO Crewe.
- Children’s Business Fair has been announced; for more info contact EDO Crewe.
- Congratulations to the organizers of another successful Filipino Heritage Day held on June 15th.

5.2 Rossburn Subdivision Trail Association (RSTA) – Councillor Nadeau

- The RSTA have purchased their own mower and are renting a tractor in conduct their own trail mowing.
- Grants available for loops or ‘off-shoot’ trails to be developed.

5.3 Home Assistance Neepawa & District (HAND) – Councillor Kostenchuk

- Reviewed the monthly report of activities and highlights.
- Planning the fundraising BBQ for August – more details to follow.

5.4 Various – Councillor Gerrard

- County Courthouse Committee will be pursuing the removal of cedar trees from the front of the building at a cost of \$2,700. The growth of these trees is causing issues with the integrity of the foundation.
- Attended the Pride Sidewalk Painting Event – very well attended and sidewalk looks great.

5.5 Various – Councillor Parrott

- Attended the AMM June District Meeting, as well a meeting with the Minister of Finance.
- The doctor residency program will be starting with two doctors to coming to mentor in Neepawa.

6. Department Reports

6.1 Manager of Operations – Denis Saquet

- Potholes – work continues with the pothole patcher machine. If feasible we will extend the rental.
- Vac Truck – new truck has arrived and training for staff is ongoing.
- Street Sweeping/Line Painting – when potholes are completed, painting can begin.
- Unightly Yards – reminder to residents to ensure grass is cut and maintained.
- Tree Clean up – work continues, contractor will remove damaged trees and cut larger trees.

7. Correspondence

7.1 Evergreen Environmental Technologies Corporation

- Provided the 2023 year-end financials.

7.2 Samantha Jury for Neepawa & Area Residents

- Petition in support of the expansion of the Budz N Bloom Early Learning Centre.

7.3 Municipal & Northern Relations

- Issued first payment of the 2024 Municipal Operating Grant representing 75% - \$477,280.99

8. New Business

8.1 Council Meetings – July & August

Resolution No. 2024-127

Pottinger/Sisley

BE IT RESOLVED THAT we hereby approve the holding of only one regular meeting of Council during the summer months and being July 16th and August 20th. As a result, the regularly publicly scheduled meetings of July 2nd and August 6th are hereby cancelled.

CARRIED

8.2 Service Industrial Park with Natural Gas

Resolution No. 2024-128

Sisley/Kostenchuk

BE IT RESOLVED THAT we enter into agreement with Manitoba Hydro to extend natural gas service through the Industrial Park for a customer contribution of \$120,003.50 plus GST.

CARRIED

8.3 Approve Paving Project – Neepawa Fire Hall Lot (Phase 1)

- Paving to be completed in two phases to ensure access and business continuity for the RCMP and the Fire Department.

Resolution No. 2024-129

Sisley/Kostenchuk

BE IT RESOLVED THAT we accept the proposal of Zenith Paving Ltd. for the first phase of paving at the fire hall lot in amount of \$70,923.00 plus GST.

CARRIED

8.4 Approve Sidewalk Tenders & Concrete Repairs

- Six bids were received; recommendation to accept low bid.

Resolution No. 2024-130

Sisley/Pottinger

BE IT RESOLVED THAT we accept the bid of Chisle Construction to complete the sidewalk installation projects identified for 2024, as well as additional concrete and sidewalk repairs for a quoted amount of \$116,630.00 plus tax.

CARRIED

8.5 Subdivision 4437-24-8625 - Maddever

Resolution No. 2024-131

Gerrard/Nadeau

BE IT RESOLVED THAT we approve Subdivision Application 4437-24-8625 of Heather Maddever to subdivide Lots 1-3, Block 63, Plan 256 at 608 Brown Avenue subject to the following conditions:

- That a variance order be obtained for both lots where the rear setback to be reduced from the required 25 feet to the proposed 13 feet 3 inches for the main building;
- That a variance order be obtained for Lot 1, where the east side yard setback to be reduced from the 10 feet to the proposed 9 feet 3 inches for the accessory structure;
- That a variance order be obtained for the west side yard setback of Lot 2, to be reduced from the required 6 feet to the proposed 5 feet 9 inches for the main building;
- That the detached accessory structure be removed from the front yard of Lot 2;
- That each lot shall front on Ada Street and be assigned new civic addresses; and
- That the property owner constructs a separate access onto Ada Street for both Lots 1 & 2, which shall be hard surfaced and completed in accordance with By-Law No. 3127.

CARRIED

8.4 Subdivision 4437-24-8627 – McCutcheon Farms Ltd.

Resolution No. 2024-134

Nadeau/Gerrard

IT RESOLVED THAT we approve Subdivision Application 4437-24-8627 of McCutcheon Farms Ltd. to subdivide Lot 3, Plan 65638 and Lots 5 & 6, Plan 65638 in SW 33-14-15W, subject to:

- re-zoning of the property from "RS" Residential Single-Unit Zone to "RT" Residential Two-Unit Zone; and
- the proponent entering into a development agreement with the Town of Neepawa for the development of the property.

CARRIED

9. By-Laws

9.1 By-Law 3229-24 Amend Zoning of Lot 3, Block 1 Plan 33580 and Lots 5 & 6 Plan 65638 – “RS” to “RT” (McCutcheon Farms) – 2nd Reading

Resolution No. 2024-132

Sisley/Kostenchuk

BE IT RESOLVED THAT By-Law No. 3229-24, being a By-Law of the Town of Neepawa to amend Zoning By-Law 3184-18, be now read for a second time.

CARRIED

9.2 By-Law 3229-24 Amend Zoning of Lot 3, Block 1 Plan 33580 and Lots 5 & 6 Plan 65638 – “RS” to “RT” (McCutcheon Farms) – 3rd Reading

Resolution No. 2024-133

Sisley/Kostenchuk

BE IT RESOLVED THAT By-Law No. 3229-24, being a By-Law of the Town of Neepawa to amend Zoning By-Law 3184-18, be now read for a third time and passed.

For – ALL; Against/Abstained – Nil

CARRIED

10. Other Business

- Councillor Sisley – Reminder to everyone that volunteers are needed for Canada Day to ensure its success.

11. Adjournment

Resolution No: 2024-135

Sisley/Kostenchuk

BE IT RESOLVED THAT we now adjourn this Regular Meeting of Council at 7:49 pm.

CARRIED



Mayor – Brian Hedley



CAO – Colleen Synchyshyn