

MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY, JULY 16, 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 Synchrony, Manager of Operations Denis Saquet, ACAO Jodi Baker, Development Officer Scott Kowalick

Guests: Jessica Oman, NACTV; Eoin Devereux, Neepawa Press & Banner; Todd Walker

1. Approval of Agenda

Resolution No: 2024-138

Pottinger/Kostenchuk

BE IT RESOLVED THAT we approve the Regular Meeting agenda for July 16, 2024.

CARRIED

2. Approval of Minutes

Resolution No: 2024-139

Nadeau/Sisley

BE IT RESOLVED THAT we approve the minutes of the Regular Meeting and Public Hearing held June 18, 2024 as circulated.

CARRIED

3. Presentations/Delegations/Public Hearings

- 7:05 p.m. – Public Hearing – Variation V-03-2024 (*separate minutes*)

4. Council Reports

4.1 Recreation & Economic Development – Councillor Pottinger

- Per Travel Manitoba, Neepawa is listed on their Top 10 Things to Do list for July 20th. Events will include the rescheduled Canada Day events, ArtsForward Events, Street Party, Garden Party and fireworks.

4.2 Various – Councillor Nadeau

- Neepawa Library – Kaitlyn Henderson, the new Librarian has commenced her position.
- Westlake Employment – there is a pause on referrals to the Health Care Aid Program.

4.3 Sayward Estate Trust Fund Committee – Councillor Kostenchuk

- Sayward Estate – disbursement for 2024 included \$62,575.00 to the Neepawa District Health Centre and \$9,629.00 to Country Meadows. The funding will be used to purchase much needed equipment.

4.4 Beautiful Plains County Court Building – Councillor Gerrard

- County Courthouse partners met with Municipal Service Officer Delores Macksymchuk, from the Department of Municipal and Northern Relations, to discuss the funding of the facility, etc.

4.5 Recreation & Economic Development – Councillor Sisley

- The Rolling Barrage will be in Neepawa on August 9th at Legion & Children's Business Fair on August 15th.

5. Department Reports

5.1 Manager of Operations – Denis Saquet

- Eastview Phase II Development – with water & sewer complete, work will begin on extending Isobel Street.
- Pot Hole Patcher has been returned after 6 weeks – 3 semi loads of aggregate was used for patching.
- Billion Tree Program – received 500+ trees for planting on public property, boulevards etc.
- Bikes/Scooters/E-Bikes – not permitted on sidewalks (unless a small child); please travel on the streets.
- Park Lake Pathway – remediation is underway to re-construct the trail around Park Lake.
- Well Site – currently remediating the well site following a recent lightning strike.
- MBBR at the Wastewater Plant – the media in the tank has shown positive growth and operating at 50% flow. As the media continues to seed, the flow will be gradually increased.

6. Correspondence

6.1 Manitoba Multi-Material Stewardship Manitoba –

- Recycling decreased from 255,240 kgs (44.9% per capita) in 2022 to 253,210 kgs (44.5% per capita) in 2023.

7. Finance

7.1 Accounts – June 2024

Resolution No: 2024-140

Parrott/Gerrard

BE IT RESOLVED THAT we approve the accounts for June 2024, totalling \$3,692,527.95 as reviewed and representing cheque #202400828 to #202401119, but excluding #202400911, #202400912 and #202401038.

CARRIED

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

7.2 Accounts – June 2024 (HH & Coop)

Resolution No: 2024-141

Nadeau/Pottinger

BE IT RESOLVED THAT we approve cheque #202400911, #202400912 & #20240138 for June 2024 to Home Hardware and Neepeewa Gladstone Coop totalling \$11,601.37

CARRIED

7.3 May 2024 Financial Statement

Resolution No: 2024-142

Kostenchuk/Pottinger

BE IT RESOLVED THAT we approve the Financial Statement for the month ended May 31, 2024.

CARRIED

7.4 Add Outstanding Utility Accounts to Taxes

Resolution No: 2024-143

Parrott/Sisley

WHEREAS Section 252(2) of The Municipal Act authorizes a municipality to collect debts in the same manner as a tax may be collected or enforced under the Act;

AND WHEREAS there are outstanding utility charges which remain unpaid and uncollectible;

THEREFORE BE IT RESOLVED THAT we approve adding the following outstanding utility accounts to the tax roll:

Roll Number	Utility Account Number	Amount
10500000	7000004	\$566.25
128700000	24500007	\$146.41
122000000	37400003	\$873.19
47100000	54800003	\$1,342.80
51100000	84200001	\$149.82
14800000	300529006	\$253.17
1450000	300674000	\$76.36
1450000	300677003	\$81.01
1450000	300681001	\$42.74
1450000	300684000	\$76.36
66900000	300688001	\$126.12
735000	300727001	\$148.49
67000000	300784001	\$80.84

CARRIED

8. Unfinished Business

8.1 Subdivision 4437-24-8625 – Maddever

- Subsequent to approving this subdivision, the NAPD determined that the structure did not have a combustible wall separating the units. As a result, a further condition will be necessary. The property owner will be required to maintain a condominium agreement to address all common elements of the structure and land.

Resolution No: 2024-144

Kostenchuk/Nadeau

WHEREAS Council reviewed Subdivision 4437-24-8625 of Heather Maddever at their June 18th meeting, approving the subdivision subject to conditions;

AND WHEREAS subsequent to the approval, it has been determined that the two proposed dwelling units are currently not separated by a non-combustible wall as required by the building code. More particularly, the current fire separation was constructed to meet the required fire resistance rating as a party wall on a property boundary, however it does not constitute a fire wall under the prescribed method of the Building code to meet the intent of two separate buildings,

THEREFORE BE IT RESOLVED THAT in order to proceed with this subdivision, in addition to the conditions set forth in resolution 2024-131, the applicant shall provide and maintain a condominium agreement to address all common elements of the structure and land.

CARRIED

9. New Business

9.1 Variation Application V-03-2024 - Gary Tully (SE 4-15-15W & SW 4-15-15)

Resolution No: 2024-145

Gerrard/Sisley

BE IT RESOLVED THAT we approve Variation Application V-03-2024 of Gary Tully respecting SE 4-15-15W, to intensify the drainage of land to complement the Lot Grading and Drainage By-Law of the Town with the installation of tile drainage on a large tract of vacant land within the boundaries of the Town of Neepawa; and FURTHER RESOLVED THAT this approval be subject to the terms of a development agreement.

CARRIED

9.2 Street Closure Request July 20, 2024 - Arts Forward Mid Day Street Party

Resolution No: 2024-146

Pottinger/Parrott

BE IT RESOLVED THAT we approve the closure of that portion of Bourke Street from Mountain Ave to the east property line of Arts Forward / White's Funeral Home on July 20, 2024 from 10:00 a.m. to 2:30 p.m. in order for Arts Forward to host a Mid-Day Street Party in conjunction with their R.A.F.T. event.

CARRIED

9.3 Street Closure Request August 9, 2024 - Rolling Barrage

Resolution No: 2024-147

Sisley/Kostenchuk

BE IT RESOLVED THAT we approve the closure of that portion of Brown Avenue from Hamilton Street to Davidson Street on August 9, 2024 from 6:00 p.m. - 8:30 p.m. to enable the hosting of The Rolling Barrage.

CARRIED

9.4 Updating Policy - Disposal & Tipping Fees at Evergreen OP-015

Resolution No: 2024-148

Parrott/Sisley

BE IT RESOLVED THAT we approve an amendment to Policy OP-015 Disposal & Tipping Fees at Evergreen to increase the tipping rate for hog hair to \$131.25 per tonne, effective July 1, 2024.

CARRIED

9.5 Storefront Improvement Incentive Program - 2024 Intake - New Hope Health Centre

Resolution No: 2024-149

Gerrard/Sisley

BE IT RESOLVED THAT we approve an application to the Storefront Improvement Program submitted by Lisa Davie of New Hope Health Centre for exterior paint, signage and entrance improvements at 390 Mountain Avenue. Incentive provided at 50% of the total cost and equating to \$1,770.00.

CARRIED

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

9.6 Storefront Improvement Incentive Program - 2024 Intake - Arts Forward

Resolution No: 2024-150

Pottinger/Kostenchuk

BE IT RESOLVED THAT we approve an application to the Storefront Improvement Program submitted by Arts Forward to replace windows on the office and front entrance side of their building located at 293 Mountain Avenue. Incentive provided at 50% of the total cost and equating to \$3,703.30.

CARRIED

- Noted by Councillor Gerrard that if the program continues into future years, Council should review the eligibility criteria in relation to not-for-profit groups who also source funding through the grant program.

9.7 Zoning By-Law Amendment - Re-Classify Pcl "A" Pl. 56267, NE 32-14-15W - "AR-R" to "MH" & AR-C" to "CH"

Resolution No: 2024-151

Nadeau/Gerrard

BE IT RESOLVED that Council of the Town of Neepawa request Community & Regional Planning to prepare By-Law No. 3231-24 to amend the Town of Neepawa Zoning By-Law No. 3184-18 to re-classify Parcel A, Plan 56267 in NE 32-14-15W from the current "AR-R" Agricultural Restricted - Residential Zone to the proposed "MH" Industrial Heavy Zone and the current "AR-C" Agricultural Restricted - Commercial Zone to the proposed "CH" Commercial Highway Zone to premise the growth and development of the Town of Neepawa.

CARRIED

9.8 Approve Lease Agreement - F & M Loewen

Resolution No: 2024-152

Gerrard/Pottinger

BE IT RESOLVED THAT we approve entering into a lease agreement with Floyd and Maria Loewen for their agricultural use of Town property in N 1/2 32-14-15W (Parcel B and C, Plan 56267) CT 3299015 until such a time that it is necessary for the Town to proceed in developing these lands in part or whole.

CARRIED

10. Adjournment

Resolution No: 2024-153

Pottinger/Kostenchuk

BE IT RESOLVED THAT we now adjourn this Regular Meeting of Council at 7:37 pm.

CARRIED



Mayor – Brian Hedley



CAO – Colleen Synchyshyn