

MINUTES OF THE TOWN OF NEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY, OCTOBER 15, 2024 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, NEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEPAWA, MB

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

Attending via Zoom: Councillor Sisley

Regrets: Councillor Pottinger

Guests: Jessica Omen, NACTV

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

Resolution: 2024-205

Kostenchuk/Parrott

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: 2024-206

Kostenchuk/Parrott

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: 2024-207

Nadeau/Kostenchuk

BE IT RESOLVED THAT we approve the Regular Meeting agenda for October 15, 2024.

CARRIED

3. Approval of Minutes

Resolution No: 2024-208

Parrott/Kostenchuk

BE IT RESOLVED THAT we approve the minutes of the Regular Meeting and Public Hearing held October 1, 2024 as circulated.

CARRIED

4. Presentations/Delegations/Public Hearings

- 7:05 p.m. - Public Hearing – V-CU-01-2024 Neepawa-Gladstone Coop (*Separate Minutes*)

5. Council Reports

5.1 Recreation & Economic Development – Councillor Sisley

- Thank you to Katy Martin and NACI’s Community Art Club for adding an artistic touch to the boarded-up Kerr Block on Hamilton Street.
- Park at Dark will be held October 25, 4:30-6:30 at Riverbend – activities/treats/décor for all kids to enjoy.
- Pre-School Costume Parade will be held October 31, 10am-Noon. Maps will be available that morning.
- Handivan held a fundraising lunch – 130 chili & bun lunches sold and a 50/50, raising over \$3000.

6. Department Reports

6.1 Manager of Operations

- Water Treatment and Public Works staff completed the annual flushing/swabbing of the raw water lines.
- Public Works is finishing up work on Broadway Ave. reconstruction.
- Yard Waste Compost Pickup begins October 21st – compostable paper bags only (no plastic).
- Land drainage and storm sewer work for the hospital project is scheduled to begin next week.

7. New Business

At the close of the public hearing, Mayor Hedley remained absent from the regular meeting due to continued conflict to allow Council to consider and debate Item 7.1. Deputy Mayor Parrott presided for the resolution with Mayor Hedley subsequently returning to the Chair.

7.1 Variation & Conditional Use Application V-CU-01-2024

Neepawa-Gladstone Co-op (Lots 15-17, Plan 6991 @30 Main St.)

Resolution No: 2024-209

Nadeau/Gerrard

BE IT RESOLVED THAT we approve Variation and Conditional Use Application V-CU-01-2024 of Neepawa-Gladstone Co-op to allow for the temporary location of a modular office building in the front of the existing grocer store within the "CH" Commercial Highway Zone and to vary the minimum front yard setback from the required 45 ft to the proposed 22.8 ft.; and

BE IT FURTHER RESOLVED THAT approval of this application be for a time period no longer than 3 years in duration.

CARRIED

7.2 Amending Policy – FI-015 Expenses & Reimbursements

Resolution No: 2024-210

Gerrard/Parrott

BE IT RESOLVED THAT we approve an amendment to Expenses & Reimbursement Policy FI-015 to increase meal rates from \$12.00 to \$15.00 for breakfast and from \$15.00 to \$20.00 for lunch and to increase the cell phone allowance from \$40.00 to \$45.00 for those staff members approved for cell phone reimbursement.

CARRIED

7.3 Subdivision 4437-24-8652 – Big Warehouse Ltd.

Resolution No: 2024-211

Parrott/Kostenchuk

BE IT RESOLVED THAT we approve Subdivision Application 4437-24-8652 of Big Warehouse Ltd / Town of Neepawa to subdivide 11 acres of vacant property from the existing commercial property on Lot 1, Plan 28531 and consolidate those acres with Lot B, Plan 56267; and

BE IT FURTHER RESOLVED THAT as part of the planning process for the future development of the property, the Town of Neepawa agree to address any requirements noted during the circulation process and will facilitate any required amendments to ensure compliance with the Development Plan and the Town's Zoning By-Law.

CARRIED

7.4 Dutch Elm Disease – Tree Removal for 2024

Resolution No: 2024-212

Kostenchuk/Gerrard

BE IT RESOLVED THAT we accept the quote of Middleton Enterprises in the amount of \$7,400 plus GST for the removal of 25 elm trees identified as part of the Dutch Elm Disease Management Program for 2024.

CARRIED

7.5 Storefront Improvement Incentive Program – 2024 Intake - Tsibogs

Resolution No: 2024-213

Gerrard/Kostenchuk

BE IT RESOLVED THAT we approve an application to the Storefront Improvement Program submitted by Euna Lee of Tsibogs Neepawa for the installation of a canopy on the front of the south portion of the building at 337 Mountain Ave. Incentive provided at 50% of the total cost and equating to \$2,893.00.

CARRIED

7.6 Sale of Property – Lot 4, Plan 62631 (404 Ellen Street)

Resolution No: 2024-214

Parrott/Nadeau

BE IT RESOLVED THAT we approve the sale of Lot 4, Plan 65631 (Roll #83260 @ 404 Ellen Street) to Cirillo Josue and Maria Fatima Josue for \$45,000 subject to the terms of a land sale/development agreement.

CARRIED

7.7 Manitoba Hydro – Electric Service Agreement

Resolution No: 2024-215

Kostenchuk/Nadeau

BE IT RESOLVED THAT we enter into agreement with Manitoba Hydro to install street lighting and a customer service extension at 491 Hamilton Street with a point of delivery to include the newly constructed lift station in SW 34-14-15 W for a total cost of \$306,328.22 plus GST.

CARRIED

8. By-Laws

8.1 By-Law 3231-24 Amend Zoning of Parcel A, Plan 56267 in NE 32-14-15 W from “AR-R” & “AR-C” to “MH” & “CH” – 3rd Reading

Resolution No: 2024-216

Parrott/Nadeau

BE IT RESOLVED THAT By-Law No. 3231-24, being a By-Law of the Town of Neepawa to amend the Town of Neepawa Zoning By-Law No. 3184-18, be now read for a third time and passed.

For: All

Against/Abstained: Nil

CARRIED

9. Other Business – Councillor Gerrard

- Reminder to all residents to attend the October 24th new Hospital information update session being held by Prairie Mountain Health at the Roxy Theatre at between 5:00 and 6:00 pm.
- Attended Neepawa Ballers season opener on October 12th. They have 21 Neepawa teams this year.

10. Adjournment

Resolution No: 2024-217

Kostenchuk/Parrott

BE IT RESOLVED THAT we now adjourn this Regular Meeting of Council at 7:28 pm.

CARRIED



Mayor – Brian Hedley



CAO – Colleen Synchysyn