

MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY, NOVEMBER 18, 2025, AT 7:00 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB

Present: Mayor Hedley, Deputy Mayor Parrott, Councillors Clark, Gerrard, Kostenchuk, Nadeau and Sisley, CAO Colleen Sychyshyn, Manager of Operations Denis Saquet, Asset Management Coordinator Kara Sylvester

Guests: Jessica Omen – NACTV, Eoin Devereaux – Neepawa Banner & Press

1. 5:00 p.m. – 6:00 p.m. – Committee of the Whole.

1.1 In-Camera

Resolution No: 2025-237

Parrott/Gerrard

BE IT RESOLVED THAT we do now sit a “Committee of Whole In-Camera” at 5:00 p.m. to discuss strategic planning and development matters.

CARRIED

1.2 Adjourn In-Camera

Resolution No: 2025-238

Parrott/Nadeau

BE IT RESOLVED THAT we do now adjourn the “In-Camera” session at 5:59 p.m.

CARRIED

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

Resolution No: 2025-239

Kostenchuk/Clark

BE IT RESOLVED THAT we approve the Regular Meeting agenda for November 18, 2025.

CARRIED

3. Approval of Minutes

Resolution No: 2025-240

Nadeau/Kostenchuk

BE IT RESOLVED THAT we approve the minutes of the Annual Organizational Meeting, Public Hearing and Regular Meeting held November 4, 2025 as circulated.

CARRIED

4. Presentations/Delegations/Public Hearings - Nil

5. Council Reports

5.1 Councillor Kostenchuk – HAND

- Four new life line services have been installed; PMH Flu & Cold Clinic scheduled for November 28th.

5.2 Councillor Nadeau

- The local library held their staff appreciation dinner.

5.3 Deputy Mayor Parrott – Dr. Recruitment

- A few doctors have been reaching out to seek information about working in Neepawa; the Family Doctor Finder has been cleared.

5.4 Councillor Gerrard – Whitemud Watershed Conservation District

- There will be a reduction in the mill rate for 2026 to 0.32 from 0.35.

6. Department Reports

6.1 Manager of Operations Denis Saquet

- Currently working on a watermain extension on Dominion Road and a sewer line repair on Third Ave.

- The Christmas lights have been installed.
- Reminder to the public that it is not acceptable to dump garbage at the compost site. Further, in an effort to save time and money, items such as concrete and trees will need to be hauled to the old landfill as it is costing the Town considerable time and money to deal with these materials at the compost site.

7. Correspondence

7.1 Minister of Environment and Climate Change

- Neepawa's Waste Reduction and Recycling Rebate for January to June 2025 will be \$12,196.94.

8. Finance

8.1 The Municipal Board of Manitoba – 2023 Board of Revision Assessment Appeal – HyLife Foods Inc. Resolution No: 2025-241

Clark/Parrott

WHEREAS on December 5, 2022, HyLife Foods Inc. filed a Notice of Appeal with The Municipal Board for a review of their 2023 assessment related to property tax roll no. 9350;

AND WHEREAS a Decision and Order was issued by The Municipal Board on October 1, 2025 providing that the 2023 Realty Assessment for Roll No. 9350 be revised to change the assessment by decreasing the assessed value of the buildings by \$736,700 for that year;

THEREFORE, BE IT RESOLVED that based on the ruling of The Municipal Board, the Town of Neepawa approve a supplementary deletion to Roll No. 9350 in amount of \$10,721.56.

CARRIED

8.2 October Financial Statement

Resolution No: 2025-242

Gerrard/Nadeau

BE IT RESOLVED THAT we approve the Financial Statements for the month ended October 31, 2025.

CARRIED

9. Unfinished Business – Nil

10. New Business

10.1 Dutch Elm Tree Removal for 2025

Resolution No: 2025-243

Sisley/Kostenchuk

BE IT RESOLVED THAT we accept the quote of Middleton Enterprises in amount of \$13,500 plus GST for the removal of 35 diseased elm trees identified as part of the Dutch Elm Disease Management Program for 2025.

CARRIED

10.2 Amending & Approving Policies – Employee Code of Conduct & Customer Service Standards

Resolution No: 2025-244

Gerrard/Parrott

BE IT RESOLVED THAT we approve an update/amendment to Policy AD-010 respecting a Code of Conduct for Employees and approve new Policy AD-012, to establish Customer Service Standards.

CARRIED

10.3 Medical Clinic Lottery 2026

Resolution No: 2025-245

Parrott/Sisley

WHEREAS the Neepawa & District Medical Committee, as represented by the municipal jurisdictions of Neepawa, Glenella-Lansdowne, North Cypress-Langford and Rosedale will be filing an application to obtain a charitable gaming license as part of their annual fundraising efforts in 2026, the revenues of which will be used to sustain and improve health services for the community and surrounding areas;

THEREFORE, BE IT RESOLVED THAT based on the Contribution Sharing Agreement, the Council for the Town of Neepawa agree to financially support the committee in their efforts to secure a license and raise money for the Neepawa and District Medical Committee in 2026.

CARRIED

10.4 Order to Remedy – 237 First Ave, Lot 14, Plan 765 (Roll 1612000)

Resolution No: 2025-246

Clark/Kostenchuk

WHEREAS the residential structure at 237 First Ave. is structurally unsound and does not meet building and occupancy standards;

AND WHEREAS, the Town of Neepawa and the Neepawa & Area Planning District have been actively working with property owner to outline a course of action to bring the residential structure into compliance with Property Standards By-Law 3166-16 and the Building Code;

AND WHEREAS the property owner's failure to make any progress with this matter resulted in the issuance of an Order to Comply on July 11, 2025 whereby the property owner was required to demolish the structure and level the lot by July 25, 2025;

AND WHEREAS an inspection of the property on November 13, 2025, revealed the dwelling remains in a dilapidated condition, with visible signs of structural failure, and is increasingly becoming a danger to the public;

THEREFORE BE IT RESOLVED THAT acting on an Order issued by the Neepawa & Area Planning District dated November 13, 2025, under the authorities of *The Planning Act*, *The Municipal Act* and Property Standards By-Law 3166-16, the Council for the Town of Neepawa direct administration to proceed with the demolition of the dwelling at 237 First Ave and the leveling of the lot, with all costs to be borne by the property owner, and collected in the same manner as a tax may be collected.

CARRIED

11. By-Laws

11.1 By-Law 3236-25 Organizational & Procedural By-Law – 1st Reading

- Amendment to Clause 4.7.1 whereby the regular meeting of council on the first and third Tuesday of each month will start at 5:30 p.m. as opposed to 7:00 p.m.

Resolution No: 2025-247

Parrott/Nadeau

BE IT RESOLVED THAT By-Law No. 3236-25 being a By-Law of the Town of Neepawa to govern the organization of the Town of Neepawa and the committees thereof, and to regulate the proceedings and conduct of the council and the committees thereof, be now read for a first time.

CARRIED

13. Adjournment

Resolution No: 2025-248

Kostenchuk/Parrott

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

CARRIED



Mayor – Brian Hedley



CAO – Colleen Synchshyn