

MINUTES OF THE TOWN OF NEEPAWA SPECIAL MEETING OF COUNCIL HELD TUESDAY AUGUST 19, 2025 AT 4:30 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB

Present: Mayor Hedley, Deputy Mayor Parrott, Councillors Clark, Gerrard, Nadeau and Sisley, CAO Colleen Synchyshyn, Manager of Operations Denis Saquet, AMC Kara Sylvester

Regrets: Councillor Kostenchuk

1. Approval of Agenda

Resolution No: 2025-163

Gerrard/Parrott

BE IT RESOLVED THAT we hereby approve the Special Meeting agenda for August 19, 2025.

CARRIED

2. In-Camera

Resolution No: 2025-164

Sisley/Clark

BE IT RESOLVED THAT we do now sit as a "Committee of the Whole In-Camera" at 5:01 p.m. to discuss planning and development matters.

CARRIED

3. Out of In-Camera

Resolution No: 2025-165

Nadeau/Parrott

BE IT RESOLVED that we do now adjourn the "In-Camera session at 5:44 p.m.

CARRIED

4. Business

4.1 Sale of Property

Resolution No: 2025-166

Gerrard/Parrott

BE IT RESOLVED THAT the Council of the Town of Neepawa authorize the Mayor and CAO to enter into a purchase and sale agreement with 10240011 Manitoba Ltd. (C/O Ryan Behie) for the sale and development of Lots 50, 51 & 52, Plan 65638 in SW 33-14-15W.

CARRIED

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

4.2 Proposed Development Project

Resolution No: 25025-167

Sisley/Nadeau

WHEREAS the Town of Neepawa has been presented with a development proposal from Horizon Builders Ltd. that will combine the construction of a much-needed daycare with the development of multi-unit residential dwellings;

AND WHEREAS the success of this combined project proposal hinges on the ability of the proponent to partner with the Town of Neepawa regarding availability of land, in order to move forward with an application to the province's Early Learning and Child Care (ELCC) Building Fund for the construction of a new daycare and the Canada Mortgage and Housing Corporation (CMHC) for financial support of a combined daycare/residential development project;

THEREFORE, BE IT RESOLVED THAT the Council of the Town of Neepawa agree to participate in the contribution of land towards the proposed project of Horizon Builders Ltd. subject to: a successful application to the ELCC Building Fund; acceptance of the project by CMHC; and the negotiation of mutually acceptable terms for a purchase and sale agreement with the Town of Neepawa.

CARRIED

4.3 Approve Amendment to Paving Project Tender

Resolution No: 2025-168

Sisley/Clark

WHEREAS Resolution 2024-116 approved Zenith Paving Ltd. to pave that portion of Mill Street from Hamilton Street to Mountain Avenue in amount of \$187,959.00 plus GST;

AND WHEREAS Zenith Paving was not able to complete the paving in 2024 and since that time, the Town has proceeded with excavation and drainage work that would now benefit from an extension of the Mill Street paving project;

THEREFORE, BE IT RESOLVED THAT we approve an amendment to the tender of Zenith paving to complete all paving requirements on Mill Street for a total project cost of \$338,508; and

BE IT FURTHER RESOLVED THAT should the 2025 Financial Plan be unable to accommodate this unanticipated expenditure; the overage shall be borne by way of transfer from the Public Works and Environment Reserve.

CARRIED

5 Adjourn

Resolution No: 2025-169

Parrott/Clark

BE IT RESOLVED that the Council of the Town of Neepawa do now adjourn this Special Meeting at 5:50 p.m.

CARRIED



Mayor – Brian Hedley



CAO – Colleen Sychyshyn