

MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY, SEPTEMBER 16, 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 Synchyshyn

Guests: Rrain Prior – NACTV, Eoin Devereaux – Neepawa Banner & Press

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

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

Resolution No: 2025-179

Parrott/Nadeau

BE IT RESOLVED THAT we approve the Regular Meeting agenda for September 16, 2025.

CARRIED

3. Approval of Minutes

Resolution No: 2025-180

Gerrard/Kostenchuk

BE IT RESOLVED THAT we approve the minutes of the Regular Meeting held September 2, 2025, as circulated.

CARRIED

4. Presentations/Delegations/Public Hearings - Nil

5. Council Reports

5.1 Deputy Mayor Parrott

- Beautiful Plains Medical Clinic Lottery is scheduled to take place in April/May of 2026.

5.2 Councillor Sisley – Recreation & Economic Development

- Upcoming events include:
 - a Pathway to Owning Your Own Home session on October 4th at the Yellowhead;
 - What's the Bid Idea on October 16th at the Neepawa Legion;
 - Two information sessions on October 1st (12:30 p.m. & 6:30 p.m. – 2nd floor at the Courthouse building) promoting a 10-month Medical Administration Certificate Program to be offered at the Neepawa Training Centre starting in January 2026 by ACC; and
 - a Family Medicine Resident Retreat in Brandon where Mayor Hedley, EDO Crewe, Doctor Kristen Wareham and Clinic Manager Michelle Levandoski will promote Neepawa.

5.3 Councillor Nadeau

- The Spruce Plains Justice Committee continues to meet.
- The Western Regional Library Board will be meeting on September 17th and is starting to prepare the 2026 budget which may include a proposed increase of 4.6%.

5.4 Councillor Gerrard

- Human Resource Committee met briefly to review a few personnel matters.

5.5 Councillor Kostenchuk – Home Assistance Neepawa & District

- 2 new life line units have been issued to clients.
- Looking for volunteers to assist with the 'Neepawa Connects' program.
- Nature Driver Workshop scheduled for September 22nd.

6. Department Reports – Nil

7. Correspondence - Nil

8. Finance

8.1 Supplemental Taxes for 2025

Resolution No: 2025-181

Parrott/Clark

BE IT RESOLVED THAT, in accordance with Section 326 of the Municipal Act, the Council of the Town of Neepawa approve supplementary additions and deletions to the 2025 Tax Roll, as per information received from the provincial Assessment Branch. The detailed listing is attached as Schedule "A" and reflects a net added tax value of \$215,859.10

CARRIED

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

8.2 Approve Development Incentive Applications

Resolution No: 2025-182

Sisley/Kostenchuk

WHEREAS the Town of Neepawa is now in receipt of the 2025 supplemental assessment information confirming that three properties have met the required assessment thresholds, deeming them eligible for a development incentive;

THEREFORE, BE IT RESOLVED THAT we approve the following development incentive applications:

- Roll 8956 - This N' That Manufacturing Ltd.- providing for an industrial development incentive as per Section 2.14 (b) of By-Law 3176-17 resulting in the phasing in of the general municipal portion of taxes over a four-year period starting in 2025.
- Roll 124200 - Harris Pharmacy - providing for a commercial development incentive as per Section 2.14(a) of By-Law 3176-17 resulting in the phasing in of the general municipal portion of taxes over a two-year period starting in 2025.
- Roll 1320 - 10007722 Manitoba Ltd. - providing for a commercial development incentive as per Section 2.14(b) of By-Law 3176-17 resulting in the phasing in of the general municipal portion of taxes over a four-year period starting in 2025.

CARRIED

9. Unfinished Business – Nil

10. New Business

10.1 Sale of Property – Neepawa Co-operative Play Centre Inc.

Resolution No: 2025-183

Nadeau/Gerrard

WHEREAS in 1999, the Neepawa Lions Club embarked on the construction of a nursery school and entered into an agreement with the Town of Neepawa to outline the ownership of the property and the responsibilities of the Neepawa Lions Club, the Town of Neepawa and the Neepawa Co-operative Play Centre Inc.;

AND WHEREAS in 2025, the Neepawa Lions Club disbanded their club and ceased operations, which made it necessary to determine a new relationship of lease, ownership and maintenance going forward;

THEREFORE, BE IT RESOLVED that the Town of Neepawa proceed with the sale of the property and the structure known as the Nursery School (Lot 1, Plan 60285) to the Neepawa Co-operative Play Centre Inc. for a purchase price of \$1.00, subject to the terms of an agreement to be registered against the property protecting the use of the property for the provision of childcare.

CARRIED

10.2 Sale of Property - BPSD

Resolution No: 2025-184

Parrott/Clark

BE IT RESOLVED that the Town of Neepawa proceed with the sale of Parcel A, Plan 74044 to the Beautiful Plains School Division for a purchase price of \$1.00 plus all of the costs associated with completing the sale and transferring the land.

CARRIED

10.3 Accept Engineering Proposal – Hamilton Street Bridge

Resolution No: 2025-185

Gerrard/Sisley

BE IT RESOLVED THAT we accept the proposal of Tetra Tech to perform inspection and superstructure load rating services for the Hamilton Street bridge for a fee of \$17,665.00 plus taxes.

CARRIED

11. Old Business - Nil

12. Adjournment

Resolution No: 2025-186

Kostenchuk/Parrott

BE IT RESOLVED THAT we now adjourn this Regular Meeting of Council at 7:21 pm.

CARRIED



Mayor – Brian Hedley



CAO – Colleen Synchyshyn

Schedule "A" to Resolution 2025-181

2025 ADDED TAXES

ROLL NUMBER	LEVY	REASON	EFFECTIVE DATE
1100	\$ 2,012.75	Home shell added.	Jun-24
9380	\$ 2,030.37	Town no longer beneficial owner, liability exemption removed	Jan-24
9385	\$ 4,562.08	Town no longer beneficial owner, liability exemption removed	Jan-24
36300	\$ 575.03	Changed class & liability from institutional (40) - school tax exempt to residential (10) - taxable	Jul-24
62400	\$ 67.04	Deck added.	Oct-24
66400	\$ 757.88	New home added.	Nov-24
73900	\$ 122.99	Garage and deck renovation added.	Sep-24
102900	\$ 158.71	Garage converted to living space.	Sep-24
141500	\$ 174.78	Renovations added.	Jul-24
159300	\$ 1,555.14	Additional storage units	Sep-24
830	\$ 4,367.46	New home added.	Feb-25
1100	\$ 3,514.46	Home shell added.	Jan-25
1320	\$ 75,824.18	Best Western- MS	Aug-25
1440	\$ 36,904.30	Unit C Dormitory Added	Jan-25
		Unit D Dormitory added	Jul-25
8956	\$ 18,389.08	New industrial building & storage sheds	Jun-25
9210	\$ 2,223.19	Split from roll 9200; processing plan 74145	Jan-25
		Split plan 74784 to roll 9260 & part to roll 9265.	Apr-25
		Remove Public Road Plan 74950	May-25
9260	\$ 2,643.85	Split plan 74784 from roll 9210	Apr-25
9380	\$ 1,961.94	Town no longer beneficial owner, liability exemption removed	Jan-25
9385	\$ 4,466.49	Town no longer beneficial owner, liability exemption removed	Jan-25
10105	\$ 1,205.67	Detached garage added.	Jan-25
22800	\$ 326.92	Addition added.	Jun-25
36300	\$ 1,204.31	Classification changed from class Institutional (40) to Residential (10)	Jan-25
60300	\$ 2,794.93	Interior renovations for bakery/restaurant	Feb-25
62400	\$ 288.26	Deck added.	Jan-25
64000	\$ 2,234.22	Renovations for suites on 2nd floor, exterior and common areas	Aug-25
64870	\$ 421.71	Change class from Residential (20) to Other (60)	Apr-25
66400	\$ 4,808.88	New home added.	Jan-25
70000	\$ 4,440.23	Class and liability changed from institutional (40) - school tax exempt to other (60) - taxable	Jul-25

70400	\$ 1,025.73	Class and liability changed from institutional (40) - school tax exempt to residential (10) - taxable	Apr-25
73900	\$ 424.68	Garage and deck renovation added.	Jan-25
83230	\$ 303.19	Liability changed from Exempt to Taxable	Feb-25
83260	\$ 619.33	Liability changed from Exempt to Taxable	Feb-25
92700	\$ 33.85	Split part from roll 92600 for plan 74016	Jan-25
92750	\$ 794.50	Split from roll 92600	Jan-25
102900	\$ 452.61	Garage converted to living space.	Jan-25
114400	\$ 643.26	Basement finish added.	Jan-25
122600	\$ 869.62	Update characteristics after sale review	Jan-25
122700	\$ 656.54	Update characteristics from sale review	Jan-25
124200	\$ 20,273.41	New pharmacy	Jan-25
141500	\$ 426.00	Renovations added.	Jan-25
156000	\$ 513.86	Subway renovations	Jun-25
156650	\$ 1,460.72	New shop	Sep-25
159300	\$ 5,216.31	Additional storage units	Jan-25
162530	\$ 8,227.14	New home and detached garage added.	May-25
Total Added	\$ 221,977.60		

2025 DELETED TAXES			
ROLL NUMBER	LEVY	REASON	EFFECTIVE DATE
2024-83600	\$ 95.43	Old dwelling demolished.	Dec-25
83600	\$ 1,175.75	Old dwelling demolished.	Jan-25
155900	\$ 735.63	Demolition of building	Sep-25
162500	\$ 161.62	Removal of Garage	Mar-25
156300	\$ 223.52	Split Parcel B Plan 74769 to roll 6420	Jul-25
92600	\$ 726.65	Split part to roll 92700 & 92750	Jan-25
138300	\$ 3.86	Remove garage	Sep-25
160600	\$ 140.63	Liability changed from Taxable to Exempt	Jan-25
9200	\$ 2,855.41	Split plan 74145 to roll 9210	Jan-25
Total Deleted	\$ 6,118.50		

Total Added & Deleted Taxes	\$ 215,859.10
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