

MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY, SEPTEMBER 1, 2026, AT 5:30 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB

Present: Mayor Hedley, Deputy Mayor Parrott, Councillors Clark, Gerrard & Kostenchuk, CAO Colleen Synchyshyn, Manager of Operations Denis Saquet, Asset Management Co-ordinator Kara Sylvester, Development Officer Jeff Braun, NAPD

Regrets: Councillors Nadeau & Sisley

Guests: Liway Cabrera – NACTV, Eoin Devereaux – Neepawa Banner & Press, Steve Goudie

1. Approval of Agenda

Resolution No: 2026-148

Clark/Gerrard

BE IT RESOLVED THAT we approve the Regular Meeting agenda for September 1, 2026.

CARRIED

2. Approval of Minutes

Resolution No: 2026-149

Kostenchuk/Parrott

BE IT RESOLVED THAT we approve the minutes of the regular meeting held August 11, 2026, as circulated.

CARRIED

3. Presentations/Delegations/Public Hearings

3.1 5:35 p.m. – Royal Canadian Legion Neepawa Branch 23 – Steve Goudie

- On behalf of the Legion, Mr. Goudie presented a proposal to Council for permission and support to establish a Veteran's Streetlight Banner Program to honour the local men and women who have served Canada. This program would involve the display of commemorative banners on selected Town streetlight standards each year from roughly mid-October until the end of November.
- Council to review the request and have administration send a response.

3.2 5:45 p.m. Public Hearing – Town of Neepawa Zoning By-Law 3239-26 *(separate minutes)*.

3.3 6:11 p.m. Public Hearing – Variation Application V-01-2026 – 10054966 Manitoba Ltd. *(separate minutes)*.

4. Council Reports

4.1 Councillor Kostenchuk

- Sayward Estate – 2026 purchases for the hospital will include myringotomy equipment for \$2,488.89 and two palliative care beds for \$55,878.81. An amount of \$44,717.42 will be carried over into 2027 to facilitate the purchase of higher cost items.
- Home Assistance Neepawa & District – the second in-person meal program hosted 35 people; the rent assistance program has seen an uptake in applications; and the seniors socials will start on Sept. 11th.
- Beautiful Plains County Court Committee – the Secretary/Treasurer position remains unfilled.

5. Department Reports

5.1 Manager of Operations Denis Saquet

- Two speed display signs have arrived. Public Works will coordinate sign placement with the RCMP.
- The water and sewer renewals on Adelaide Street have begun.
- A new batch of diseased Dutch elm trees have been tagged for removal. Staff participated in a program update, which included discussions on the increasing concerns with ash trees.
- Currently investigating the crushing of concrete to make this material effective in road projects.
- Paving - Zenith has completed the new piece of Hamilton Street. Staff will continue to work on signage, etc., in preparation for an official road opening and will push to schedule all other paving projects.

6. Correspondence - Nil

7. Finance

7.1 July Financial Statements

Resolution No: 2026-150

Parrott/Kostenchuk

BE IT RESOLVED THAT we approve the Financial Statement for the month ended July 31, 2026.

CARRIED

7.2 Accounts – August 2026

Resolution No: 2026-151

Parrott/Gerrard

BE IT RESOLVED THAT we approve the accounts for August 2026, totalling \$894,476.99, as reviewed and representing electronic fund transfers #2789 to #2943 and cheques #202600573 to #202600663, but excluding cheque #202600597 and #202600644.

CARRIED

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

7.2 Accounts – August 2026 (HH & Co-op)

Resolution No: 2026-152

Clark/Kostenchuk

BE IT RESOLVED THAT we approve cheque #202600597 & #202600644 for August 2026 to Home Hardware and Neepawa Gladstone Co-op totalling \$15,158.99.

CARRIED

8. Unfinished Business - Nil

9. New Business

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

9.1 Variation Application V-01-2026 – 10054966 Manitoba Ltd. @ 142 Main St. W (Lot 1, Plan 69374)

Resolution No: 2026-153

Kostenchuk/Parrott

BE IT RESOLVED THAT we approve Variation Application V-01-2026 of 10054966 Manitoba Ltd o/a Neepawa Home Hardware respecting Lot 1, Plan 69374 at 142 Main St. W. to reduce the east side yard from the required 12 feet to the proposed 5 feet and the rear yard from the required 25 feet to the proposed 5 feet to allow for the location of a tent structure within the noted property.

CARRIED

9.2 Storefront Improvement Incentive Program – 2026 Intake – SMart

Resolution No: 2026-154

Kostenchuk/Clark

BE IT RESOLVED THAT we approve an application to the Storefront Improvement Program submitted by Euna Lee of SMart to re-paint the entire front exterior of the building at 337 Mountain Ave. Incentive provided at 50% of the total cost and equating to \$996.51.

CARRIED

9.3 Development Agreement – Hillcrest Estates – Subdivision 4437-18-8025

Resolution No: 2026-155

Gerrard/Clark

WHEREAS the Town of Neepawa and Hillcrest Estates Ltd. entered into a development agreement as part of Subdivision 4437-18-8025, establishing criteria for the development of residential housing north of Parkview Drive, including restrictions on development within the northerly portion of the lots due to their location in the flood zone;

AND WHEREAS in order to facilitate the construction of the final three homes within this subdivision, Hillcrest Estates Ltd., on behalf of the current owners of Lots 1 - 3, Plan 67217, has requested an amendment to the Development Agreement to increase the buildable area available on each lot;

AND WHEREAS Hillcrest Estates Ltd. is the owner of Roll No. 72950, being a vacant, undevelopable parcel of land situated adjacent to the northern boundary of Plan 67217, and has agreed to transfer ownership of this parcel to the Town of Neepawa;

THEREFORE, BE IT RESOLVED THAT the Town of Neepawa enter into agreements to:

- Amend the Development Agreement registered as Caveat 1145251/5 to reduce the restricted area on the northern portion of all lots within Plan 67217 to a depth of fifty (50) feet, within which no development, excavation, placement of fill, or removal of trees shall be permitted due to the lands being situated within a flood zone; and
- Accept & complete the transfer of Roll No. 72950 from Hillcrest Estates Ltd. to the Town of Neepawa.

CARRIED

10. By-Laws

10.1 By-Law 3239-26 Town of Neepawa Zoning By-law – 2nd Reading

Resolution No: 2026-156

Kostenchuk/Parrott

BE IT RESOLVED THAT By-Law 3239-26, being a by-law of the Town of Neepawa to regulate the use and development of land within the Town of Neepawa (otherwise known as the Town of Neepawa Zoning By-Law), be now read for a second time.

CARRIED

11. Other Business - Nil

12. Adjournment

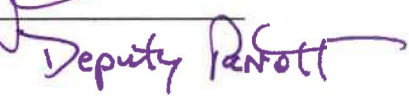
Resolution No: 2026-157

Kostenchuk/Parrott

BE IT RESOLVED THAT we now adjourn this Regular Meeting of Council at 6:38 pm.

CARRIED


Mayor – Brian Hedley


Deputy Parrott


CAO – Colleen Synchishyn