

CITY OF MORDEN
Regular Meeting
August 29, 2022

Minutes of the Regular Meeting of the Council of the City of Morden held in Council Chambers at Morden, Manitoba this 29th day of August, A.D. 2022 at 7:00 P.M.

1.0 Present: Mayor Brandon Burley (chair), Deputy Mayor Doug Frost, Councillors Gord Maddock, Nancy Penner, Hank Hildebrand, Jim Hunt, Garry Hiebert, City Manager Nicole Reidle, Director of Finance & Administration Ed Barnuevo, Executive Assistant Michelle Braun, and Youth Council Member Bijan Salimi.

2.0 ADDITIONS TO/APPROVAL OF AGENDA

Agenda

MOVED BY Councillor Hank Hildebrand

SECONDED BY Councillor Doug Frost

BE IT RESOLVED that the agenda for the meeting of August 29, 2022 is hereby adopted with the following amendments:

- *Tableing of Agenda Item 8.11*
- *Move Agenda Item 8.12 to in-camera*

(Carried)

3.0 PUBLIC HEARING

3.1

MOVED BY Councillor Doug Frost

SECONDED BY Councillor Hank Hildebrand

Subdivide
Part of
NE 7-3-5 WPM

BE IT RESOLVED that the regular meeting of Council of the City of Morden be closed, and hereby convenes as a public hearing for Subdivision 4433-21-8092.

(Carried)

Present: John Froese (Applicant) attended the meeting to answer any potential questions, and Steven Crawford, resident.

- Steven Crawford (27 Georgia Bay) – had questions regarding drainage on the land. He inquired whether there would be a retention pond, as during the spring runoff the ditches were completely full. Mayor Burley stated that the subdivision approval was conditional in part on a satisfactory drainage plan, and the applicant, Mr. Froese, stated that there were in fact two retention ponds planned for the area.

MOVED BY Councillor Hank Hildebrand

SECONDED BY Councillor Jim Hunt

BE IT RESOLVED that the public hearing Subdivision 4433-21-8092 hereby closes to resume the Regular meeting of Council.

(Carried)

4.0 DELEGATIONS/PRESENTATIONS

None

5.0 CONFIRMATION OF MINUTES

5.1
July 25/2022
Regular
Meeting

MOVED BY Councillor Jim Hunt

SECONDED BY Councillor Hank Hildebrand

BE IT RESOLVED that the minutes of the regular meeting of Council held on the 25th day of July 2022 be adopted as presented.

(Carried)

5.2
July 27/22
Special
meeting

MOVED BY Councillor Doug Frost

SECONDED BY Councillor Jim Hunt

BE IT RESOLVED that the minutes of the special meeting of Council held on the 27th day of July 2022 be adopted as presented.

(Carried)

5.3
August 9/2022
Committee of
the Whole
Meeting

MOVED BY Councillor Garry Hiebert

SECONDED BY Councillor Jim Hunt

BE IT RESOLVED that the minutes of the Committee of the Whole meeting held on the 9th day of August 2022 be adopted as presented.

(Carried)

5.4
August 9/2022
Special
meeting

MOVED BY Councillor Gord Maddock

SECONDED BY Councillor Nancy Penner

BE IT RESOLVED that the minutes of the special meeting of Council held on the 9th day of August 2022 be adopted as presented.

(Carried)

6.0 Recognition of Individuals and/or Organizations Accomplishments in the Community

- Mayor Burley took the opportunity to thank Bijan Salimi for all his hard work as the Youth Council Member for the past 9 months. Council also recognized his achievement as being appointed to the 2022-2023 Manitoba Education & Early Childhood Learning Student Advisory Council, and wished him well in his future endeavors.
- Council also thanked Mayor Burley for his initiative in working with Many Hands Resource Centre to establish the Corn & Apple wristband program for deserving youth.

7.0 Youth Member Report

Mr. Salimi thanked Council and stated it has been a pleasure serving with everyone over the last 9 months. He was thankful to have been given the opportunity to be the voice of Morden's youth and was grateful for the work the City Manager and Council has put into recognizing the needs of the youth in the community.

8.0

8.1
Accounts

General Business

MOVED BY Councillor Garry Hiebert

SECONDED BY Councillor Doug Frost

BE IT RESOLVED that the accounts payable to July 31st, 2022 be confirmed in the amount of \$3,500,223.58 which includes the following:

- \$ 2,996,925.18 – cheque numbers 18803 to 19098
- \$ 19,370.34 – credit card payments
- \$ 460,246.00 – payroll
- \$ 23,682.06 – Pembina Valley Water Co-op

(Carried)

8.2
Subdivision
4433-21-8092

MOVED BY Councillor Doug Frost

SECONDED BY Councillor Nancy Penner

BE IT RESOLVED that Council of the City of Morden approve Subdivision 4433-21-8092, to divide the present holdings of +/- 80.67 acres into 98 lots (53 single family, 44 duplex and 1 multi-family) of varying sizes on +/- 21.8 acres, leaving a residual land of +/- 58.87 acres on part of NE ¼ 7-3-5W, with the following conditions:

1. Taxes on the land to be subdivided for the current year and any arrears have been paid.
2. Applicant obtains a zoning amendment to zoning bylaw 08-2017 to rezone the proposed 98 lots to Residential Single Family (RS-S), Residential Two Family (RT) and Residential Multi Family Medium (RM-M);
3. Applicant / owner enters into a Development Agreement with the City to address items including, but not limited to:
 - a) an engineered road, sidewalk, water, sewer, street lighting and drainage plan and an easement plan for drainage to the satisfaction of City Engineer;
 - b) a landscape plan prepared by landscape Specialist to the satisfaction of City Parks Manager;
 - c) construction of roads, drainage and installation and extension of municipal water and sewer system and landscaping;
 - d) requirement from Canada Post for a double developer poured concrete pad
 - e) letter of credit for servicing;
 - f) limiting the number of dwelling units that can be constructed to 20 dwelling units until a new wastewater treatment plant is constructed.
 - g) Capital Levies and Parkhill Trunk Sewer Levy to be collected as per the latest City of Morden bylaw.
 - h) Applicant to provide assessment of Sunset Drive lift station capacity to be completed by qualified engineer to ensure that the lift station is capable of servicing the proposed development and provide design and construction of any upgrades, if required by City Engineer.
4. Applicant / owner submits written confirmation from Manitoba Hydro and Centra Gas that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval.
5. Applicant / owner submits written confirmation from BellMTS that an Easement Agreement has been entered into with BellMTS with respect to existing and / or

- future facilities associated with subdivision with the subdivision and a Plan of Easement, as required by The Real Property Act. Registration of this agreement will be included as a condition on the final Certificate of Approval.
6. Applicant / owner submits written confirmation from Valley Fiber that an Easement Agreement has been entered into with Valley Fiber with respect to existing and / or future facilities associated with subdivision and a Plan of Easement, as required by The Real Property Act. Registration of this agreement will be included as a condition on the final Certificate of Approval.
 7. Provide a Traffic Impact Study for this development plus all future development on the residual lands. This Traffic Impact Study will have to be prepared by a qualified transportation engineer. It will identify that the amount and type of traffic that would be generated by this development (including future developments) and its potential impact on PR 432. It would identify the need for any on-highway improvements to safely accommodate the traffic generated by this development and should take into account our long range plans for intersection improvements. The cost of the Traffic Impact Study and any required on-highway improvements would be the responsibility of the developer. Please contact Karen Toews, Manager of Roadside Development at (204) 794-2733 or by email at Karen.Toews@gov.mb.ca.
 8. Provide written confirmation from our department that either drainage is not an issue or that the applicant has adequately addressed any potential drainage issues (including any potential impacts the proposed service road may have on the highway drainage system). The applicant will have to provide our regional Technical Services Engineer, Mandip Sainbhi with the sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. Mandip can be reached by calling 204-871-6154 or by email at Mandip.Sainbhi@gov.mb.ca.
 9. Applicant / owner submits written confirmation that approval from the Office of Drinking Water (Department of Environment Climate and Parks) has been acquired for the proposed subdivision.
 10. Applicant to provide Teranet-Survey Planning a Multi-Lot Plan of Subdivision and Public Reserve.
 11. The City Planning and Engineering requires that the surveyor's drawing includes lot area and site width calculations, and that the applicant provides a georeferenced (UTM 14 NAD 83), digital plan of subdivision.

(Carried)

8.3.1
By-law
10-2022
2nd reading

MOVED BY Councillor Jim Hunt

SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that Council of the City of Morden give 2nd reading to By-law 10-2022, being a by-law to amend the Morden Water & Wastewater By-law 12-2021.

(Carried)

8.3.2
By-law
10-2022
3rd reading

MOVED BY Councillor Gord Maddock

SECONDED BY Councillor Nancy Penner

BE IT RESOLVED that Council of the City of Morden give 3rd reading to and pass By-law 10-2022, being a by-law to amend the Morden Water & Wastewater By-law 12-2021.

For: Mayor Burley and Councillors Maddock, Frost, Hildebrand, Penner, Hiebert and Hunt
Against: None

(Carried)

8.4
2022 Tax Sale
Reserve Bid

MOVED BY Councillor Garry Hiebert

SECONDED BY Councillor Gord Maddock

WHEREAS the 2022 Tax Sale is scheduled for September 29th, 2022 at 2:00PM;

AND WHEREAS, as part of the process, Council may set reserve bids on the applicable properties and may authorize a designated officer to bid on behalf of the City of Morden;

THEREFORE BE IT RESOLVED that Council of the City of Morden set a reserve bid totalling \$3,682.64, plus all costs, arrears and related tax sale fees that have accumulated up to and including the day of the sale;

AND THEREFORE BE IT FURTHER RESOLVED that Council of the City of Morden give authorization that the City Manager may bid on behalf of the City, up to and including Council's recommended limit.

(Carried)

8.5
Policy W/O-025

MOVED BY Councillor Gord Maddock

SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that Council of the City of Morden approve "Policy W/O-025 Snow Clearing & Ice Control" as presented.

(Carried)

8.6
By-law
12-2022
1st reading

MOVED BY Councillor Gord Maddock

SECONDED BY Councillor Jim Hunt

BE IT RESOLVED that Council of the City of Morden give 1st reading to By-law 12-2022, being a by-law to rezone Lots 16 & 17, Block 36, Plan 863 in NW ¼ 5-3-5 WPM.

(Carried)

8.7
By-law
13-2022
1st reading

MOVED BY Councillor Doug Frost

SECONDED BY Councillor Gord Maddock

BE IT RESOLVED that Council of the City of Morden give 1st reading to By-law 13-2022, being a by-law for the regulation of traffic within the City of Morden.

(Carried)

8.8
4-way stop

MOVED BY Councillor Gord Maddock

SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that Council of the City of Morden authorize the installation of a new 4-way stop at the intersection of 5th Street and North Railway.

(Carried)

8.9 **MOVED BY Councillor Gord Maddock**
Supplementary **SECONDED BY Councillor Nancy Penner**
Taxes **BE IT RESOLVED** that Council of the City of Morden approve the
supplementary taxes for 2021 and 2022 as follows:
Deletions – (\$ 112,538.82)
Additions – \$ 175,667.98
Totaling \$ 63,129.16
(Carried)

8.10 **MOVED BY Councillor Garry Hiebert**
By-law **SECONDED BY Councillor Gord Maddock**
14-2022 **BE IT RESOLVED** that Council of the City of Morden give 1st reading to By-
1st reading law 14-2022, being a by-law providing for the establishment of designated
officer positions.
(Carried)

8.11 **Tabled**
PVWC
Agreement

8.12 **Moved to in-camera for discussion**
Boulevard
Tree Removal
(Carried)

8.13 **MOVED BY Councillor Nancy Penner**
Municipal **SECONDED BY Councillor Gord Maddock**
Service **BE IT RESOLVED** that Council of the City of Morden approves the
Improvement **Delivery** submission of a grant application in the Municipal Service Delivery
Program **Program** Improvement Program, to review Fiscal Services and Financial Planning to
ensure an effective and appropriate fiscal services strategy for improved
planning of capital funds and reserve accounts for long term financial
stability of the City of Morden.
(Carried)

9.0 **NEW BUSINESS**
None

10.0 **OTHER BUSINESS**
None

11.0 **IN-CAMERA**
11.1-11.2 **MOVED BY Councillor Gord Maddock**
SECONDED BY Councillor Garry Hiebert
BE IT RESOLVED that Council moves from the Regular Meeting to In-
Camera to discuss land matters, as per *The Municipal Act*, Section 152(3).
(Carried)

MOVED BY Councillor Hank Hildebrand
SECONDED BY Councillor Doug Frost
BE IT RESOLVED that Council move out of camera and resume the Regular Meeting of Council.

(Carried)

Councillor Hiebert requested a recorded vote for the following resolution.

MOVED BY Councillor Garry Hiebert
SECONDED BY Councillor Gord Maddock
BE IT RESOLVED that Council of the City of Morden approves the cancellation of fines requested as outlined in supporting documentation for Item 8.12.

For: Councillors Maddock, Hildebrand, Penner, Hiebert and Hunt
Against: Mayor Burley and Councillor Frost

(Carried)

12.0

ADJOURN

Adjourn at
8:15PM

MOVED BY Councillor Doug Frost
SECONDED BY Councillor Hank Hildebrand
BE IT RESOLVED that we do now adjourn.

(Carried)

Next regular meeting of Council scheduled for September 26, 2022 at 7:00pm.

CITY OF MORDEN

Mayor

City Manager