

**CITY OF MORDEN**  
**Regular Meeting**  
**July 25, 2022**

Minutes of the Regular Meeting of the Council of the City of Morden held in Council Chambers at Morden, Manitoba this 25<sup>th</sup> day of July, A.D. 2022 at 7:00 P.M.

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

- 2.0** **ADDITIONS TO/APPROVAL OF AGENDA**  
Agenda **MOVED BY Councillor Doug Frost**  
**SECONDED BY Councillor Jim Hunt**  
**BE IT RESOLVED** that the agenda for the meeting of July 25, 2022 is hereby adopted as presented.  
(Carried)

- 3.0** **PUBLIC HEARING**  
3.1 **MOVED BY Councillor Garry Hiebert**  
**SECONDED BY Councillor Jim Hunt**  
Rezone & Subdivide Part of SE 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 By-law 09-2022, being a by-law to rezone part of SE ¼ of Section 7, Township 3, Range 5 WPM.  
(Carried)

Present: John Froese (Applicant) ) attended the meeting to answer any potential questions.

- Jake Thiessen (45 Falcon Drive) – had questions regarding how many people the new developments will house, but was not opposed to the project
- Randy Schroeder (43 Falcon Drive) – wanted to know how much the new developments will affect the existing homes on Falcon Drive, but was not opposed to the project
- Allen Chalanchuk (36 Manchester) – in favour of the project and was present at the meeting to be on record stating such.

**MOVED BY Councillor Jim Hunt**  
**SECONDED BY Councillor Doug Frost**  
**BE IT RESOLVED** that the public hearing for By-law 09-2022 be closed to convene as public hearing for Subdivision 4433-20-7958.

(Carried)

Present: John Froese (Applicant) attended the meeting to answer any potential questions.

- Allen Chalanchuk (36 Manchester) – in favour of the project and was present at the meeting to be on record stating such.
- Randy Schroeder (43 Falcon Drive) – wanted to know how much the new developments will affect the existing homes on Falcon Drive, but was not opposed to the project
- Stephanie Bolt (71 Falcon Drive) – was present to hear more about the project, but was not in opposition.
- Jake Thiessen (45 Falcon Drive) – had a concern regarding lagoon capacity for this development, and Mayor Burley assured him the lagoon capacity was being well managed and there were no issues currently. Mr. Thiessen had no other concerns and was in favour of the project.

**MOVED BY Councillor Doug Frost**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that the public hearing Subdivision 4433-20-7958 hereby closes to resume the Regular meeting of Council.

(Carried)

#### **4.0 DELEGATIONS/PRESENTATIONS**

*None*

#### **5.0 CONFIRMATION OF MINUTES**

5.1  
June 27/2022  
Regular  
Meeting

**MOVED BY Councillor Hank Hildebrand**

**SECONDED BY Councillor Jim Hunt**

**BE IT RESOLVED** that the minutes of the regular meeting of Council held on the 27<sup>th</sup> day of June 2022 be adopted as presented.

(Carried)

5.2  
July 12/2022  
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 12<sup>th</sup> day of July 2022 be adopted as presented.

(Carried)

5.3  
July 12/22  
Special  
meeting

**MOVED BY Councillor Jim Hunt**

**SECONDED BY Councillor Doug Frost**

**BE IT RESOLVED** that the minutes of the special meeting of Council held on the 12<sup>th</sup> day of July 2022 be adopted as presented.

(Carried)

**6.0**            **Recognition of Individuals and/or Organizations Accomplishments in the Community**  
Mayor Burley recognized Clare Agnew a final time for her dedication to her role as Director of Community Services for the City of Morden and expressed gratitude for her 14 years of hard work.

**7.0**            **Youth Member Report**  
Mr. Salimi reported that there had been nothing but positive feedback from the community regarding the new basketball court and inquired as to when it would be available for use. The City Manager stated that if all went to plan, the grand opening was scheduled for next week.

**8.0**            **General Business**  
                  8.1        **MOVED BY Councillor Garry Hiebert**  
Accounts        **SECONDED BY Councillor Doug Frost**  
**BE IT RESOLVED** that the accounts payable to June 30<sup>th</sup>, 2022 be confirmed in the amount of \$1,626,719.95 which includes the following:

- \$ 980,720.90	- cheque numbers 18226 to 18489
- \$ 11,260.79	- credit card payments
- \$ 603,704.43	- payroll
- \$ 31,033.83	- Pembina Valley Water Co-op

(Carried)

                  8.2.1        **MOVED BY Councillor Doug Frost**  
Rezoning        **SECONDED BY Councillor Hank Hildebrand**  
By-law            **BE IT RESOLVED** that Council of the City of Morden give 2<sup>nd</sup> reading to  
09-2022-        By-law 09-2022, being a by-law to amend Morden Zoning By-law 08-2017,  
2<sup>nd</sup> reading        to rezone part of SE 7-3-5 WPM from “CR” Community Reserve to “RM-M”  
Multi-family Residential-Medium and “RT” Residential Two-Family, as  
amended.

(Carried)

                  8.2.2        **MOVED BY Councillor Garry Hiebert**  
Rezoning        **SECONDED BY Councillor Jim Hunt**  
By-law            **BE IT RESOLVED** that Council of the City of Morden give 3<sup>rd</sup> reading to  
09-2022-        and pass By-law 09-2022, being a by-law to amend Morden Zoning By-law  
3<sup>rd</sup> reading        08-2017, to rezone part of SE 7-3-5 WPM from “CR” Community Reserve  
to “RM-M” Multi-family Residential-Medium and “RT” Residential Two-  
Family.

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

(Carried)

8.3  
Subdivision  
4433-20-7958

**MOVED BY Councillor Gord Maddock**  
**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden approve Subdivision 4433-20-7958, to divide the present holdings of +/- 69.10 acres into 33 fully serviced duplexes and 16 row house dwellings, with a public reserve and a public road, 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 82 lots to 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) Contribution for the construction of Fair Lane Road to address traffic issues.
  - i) Construction of a new trunk sewer along north south portion of the proposed extension of Wardrop Street to ultimately connect to future trunk sewer on Rd 14N to service areas west of the Wardrop extension and to alleviate pressure on Parkhill trunk sewer. City may cost share a portion of the trunk sewer cost to be addressed through the development agreement.
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. Applicant to provide written confirmation from Manitoba Transportation & Infrastructure 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 the regional Technical Services Engineer, with sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. In addition, applicant is to provide confirmation from Environment Climate And Parks that an engineered drainage plan has been submitted.

8. 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.
9. Applicant to provide Teranet-Survey Planning a Multi-Lot Plan of Subdivision and Public Reserve.
10. 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)

8.4  
By-law  
10-2022 – 1<sup>st</sup>  
reading

**MOVED BY Councillor Doug Frost**  
**SECONDED BY Councillor Hank Hildebrand**

**BE IT RESOLVED** that Council of the City of Morden give 1<sup>st</sup> reading to By-law 10-2022, being a by-law to amend the Morden Water & Wastewater By-law 12-2021.

(Carried)

8.5  
Supplementary  
Taxes

**MOVED BY Councillor Garry Hiebert**  
**SECONDED BY Councillor Hank Hildebrand**

**BE IT RESOLVED** that Council of the City of Morden approve the supplementary taxes for 2021 and 2022 as follows:

Deletions – (\$ 38,825.62)

Additions – \$200,744.31

Totaling \$ 161,918.69.

(Carried)

8.6  
Many Hands  
Resource  
Centre  
funding

**MOVED BY Councillor Hank Hildebrand**  
**SECONDED BY Councillor Gord Maddock**

**BE IT RESOLVED** that Council of the City of Morden authorize a donation to Many Hands Resource Centre in the amount of \$4,000.00.

(Carried)

8.7  
Policy  
COU-001

**MOVED BY Councillor Hank Hildebrand**  
**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden revise Policy "COU-001 – Organizational Chart" as amended.

(Carried)

8.8  
Policy  
PER-003

**MOVED BY Councillor Gord Maddock**  
**SECONDED BY Councillor Hank Hildebrand**

**BE IT RESOLVED** that Council of the City of Morden revise Policy "PER-003 – Director of Community Services Job Description" as presented.

(Carried)

8.9  
Policy  
PER-008 **MOVED BY Councillor Doug Frost**  
**SECONDED BY Councillor Gord Maddock**  
**BE IT RESOLVED** that Council of the City of Morden revise Policy “PER-008 – Director of Parks & Urban Forestry” as presented.

(Carried)

8.10  
Policy  
PER-060 **MOVED BY Councillor Gord Maddock**  
**SECONDED BY Councillor Garry Hiebert**  
**BE IT RESOLVED** that Council of the City of Morden revise Policy “PER-060 – By-law Officer Job Description” as presented.

(Carried)

8.11  
By-law  
11-2022  
1<sup>st</sup> reading **MOVED BY Councillor Gord Maddock**  
**SECONDED BY Councillor Doug Frost**  
**BE IT RESOLVED** that Council of the City of Morden give 1<sup>st</sup> reading to By-law 11-2022, being a by-law to provide for the creation of a loan to the Morden Community Development Corporation.

(Carried)

8.12  
911 Authority  
Service  
Agreement **MOVED BY Councillor Gord Maddock**  
**SECONDED BY Councillor Hank Hildebrand**  
**BE IT RESOLVED** that Council of the City of Morden authorize the City Manager to sign the Next Generation 911 Authority Service Agreement with Bell Canada, as presented.

(Carried)

8.13  
Morden  
Veterinary  
Services  
Board-2022  
Grant **MOVED BY Councillor Garry Hiebert**  
**SECONDED BY Councillor Gord Maddock**  
**BE IT RESOLVED** that Council of the City of Morden approves a grant to the Morden Veterinary Services District Board in the amount of \$1,667.95.

(Carried)

Councillor Hiebert requested a recorded vote for the following resolution.

8.14  
Letter re:  
Boulevard  
Tree Removal  
Fine **MOVED BY Councillor Garry Hiebert**  
**SECONDED BY Councillor Gord Maddock**  
**BE IT RESOLVED** that Council of the City of Morden declines the appeal of fines requested as outlined in supporting documentation for Item 8.14.

*For: Mayor Burley, Councillor Frost, Councillor Maddock*  
*Against: Councillor Hiebert, Councillor Hildebrand, Councillor Hunt*

(Defeated)

8.15  
Award Tender  
for Fire Hall  
Addition

**MOVED BY Councillor Gord Maddock**

**SECONDED BY Councillor Hank Hildebrand**

**BE IT RESOLVED** that Council of the City of Morden award the tender for the Fire Hall Addition project to Scott Howard Contracting Ltd. at a cost of \$360,421.00 plus applicable taxes, as per their proposal.

(Carried)

8.16  
FCM Grant  
Funding  
Application  
support

**MOVED BY Councillor Gord Maddock**

**SECONDED BY Councillor Hank Hildebrand**

**BE IT RESOLVED** that Council of the City of Morden supports the Federation of Canadian Municipalities (FCM) Grant Funding Application for the Wastewater Treatment Feasibility Study for the Morden Innovative Wastewater Treatment Facility for treating City of Morden wastewater;

**AND BE IT FURTHER RESOLVED** that Council authorizes the Deputy City Manager to submit said application on behalf of the City of Morden to the FCM;

**AND BE IT FURTHER RESOLVED** that the City of Morden's share for the proposed study will be borne from the funds allocated for the wastewater treatment design in the 2022 budget.

(Carried)

8.17  
TAWG  
Donation

**MOVED BY Councillor Gord Maddock**

**SECONDED BY Councillor Hank Hildebrand**

**BE IT RESOLVED** that Council of the City of Morden approves a donation to the Truth & Action Working Group for the 2022 Reconciliation Day events, in the amount of \$ 245.00 plus tax to offset rental costs for the use of the Access Event Centre.

(Carried)

## **9.0 NEW BUSINESS**

*None*

## **10.0 OTHER BUSINESS**

10.1  
Alvey Street  
Bridge  
Concerns

- Received as information

- City Manager to contact Western School Division about busing in the area

## **11.0 IN-CAMERA**

11.1

**MOVED BY Councillor Hank Hildebrand**

**SECONDED BY Councillor Gord Maddock**

**BE IT RESOLVED** that Council moves from the Regular Meeting to In-Camera to discuss personnel matters, as per *The Municipal Act*, Section 152(3).

(Carried)

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

(Carried)

**MOVED BY Councillor Gord Maddock**  
**SECONDED BY Councillor Hank Hildebrand**  
**BE IT RESOLVED** that Council of the City of Morden accept the performance review of the City Manager, as per the in-camera discussion.

(Carried)

**12.0**

Adjourn at  
9:30PM

**ADJOURN**  
**MOVED BY Councillor Hank Hildebrand**  
**SECONDED BY Councillor Gord Maddock**  
**BE IT RESOLVED** that we do now adjourn.

(Carried)

Next regular meeting of Council scheduled for August 29, 2022 at 7:00pm.

**CITY OF MORDEN**

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**Mayor**

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**City Manager**