

**CITY OF MORDEN**  
**Regular Meeting**  
**May 30, 2022**

Minutes of the Regular Meeting of the Council of the City of Morden held in Council Chambers at Morden, Manitoba this 30<sup>th</sup> day of May, A.D. 2022 at 7:00 P.M.

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

Present

**2.0** **ADDITIONS TO/APPROVAL OF AGENDA**

Agenda

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

**BE IT RESOLVED** that the agenda for the meeting of May 30, 2022 is hereby adopted as presented.

(Carried)

**3.0** **PUBLIC HEARING**

3.1

230 19<sup>th</sup> St.

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

**BE IT RESOLVED** that the regular meeting of Council of the City of Morden be closed, and hereby convenes as a public hearing for Rezoning By-law 07-2022 for 230 19<sup>th</sup> Street.

(Carried)

Present: Heather and James Francis (applicants), as well as residents Diane Guilford and Bill Turner appeared to be heard.

Heather Francis

- first use of "Mixed Use Node" zone in the City of Morden

Diana Guilford (1 Dublin Drive)

- enjoyed the swamp area that is currently there
- would have ideally like to see it become permanent marshland
- there are a lot of children in the area – would like to see a playground incorporated into plan
- would like to see new trees incorporated into plan
- street on west side of development to be looked at – connect to Manchester

Bill Turner (251 19<sup>th</sup> Street)

- would have liked to see it stay marshland
- inquired about space in northwest corner that doesn't seem to be accounted for on plan – Heather Francis stated that it's to be used for accessible housing.
- Ideally would have liked to see development with no more than 1-story, however he had no official opposition to the current plan

**MOVED BY Councillor Hank Hildebrand**  
**SECONDED BY Councillor Doug Frost**  
**BE IT RESOLVED** that the public hearing for Rezoning By-law 07-2022 hereby closes to resume the Regular meeting of Council.

(Carried)

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

- 4.1            - Oliver Prusina from the Manitoba Assessment Branch was present to discuss the results of the most recent reassessment, which will affect properties for the 2023 tax year.
- Due to the pandemic causing delays in the process, reassessments will now be every other year on odd years instead of even years – next reassessment year will be 2025

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

5.1  
April 28/2022  
Regular  
Meeting

**MOVED BY Councillor Garry Hiebert**  
**SECONDED BY Councillor Jim Hunt**  
**BE IT RESOLVED** that the minutes of the regular meeting of Council held on the 28<sup>th</sup> day of April 2022 be adopted as presented.

(Carried)

5.2  
April 30/2022  
Emergency  
Special  
Meeting

**MOVED BY Councillor Jim Hunt**  
**SECONDED BY Councillor Doug Frost**  
**BE IT RESOLVED** that the minutes of the emergency special meeting of Council held on the 30<sup>th</sup> day of April 2022 be adopted as presented.

(Carried)

5.3  
May 10/2022  
Committee of  
the Whole  
Meeting

**MOVED BY Councillor Gord Maddock**  
**SECONDED BY Councillor Jim Hunt**  
**BE IT RESOLVED** that the minutes of the Committee of the Whole meeting held on the 10<sup>th</sup> day of May 2022 be adopted as presented.

(Carried)

5.4  
May 10/2022  
Special  
Meeting

**MOVED BY Councillor Hank Hildebrand**  
**SECONDED BY Councillor Nancy Penner**  
**BE IT RESOLVED** that the minutes of the special meeting of Council held on the 10<sup>th</sup> day of May 2022 be adopted as presented.

(Carried)

**6.0**            **Recognition of Individuals and/or Organizations Accomplishments in the Community**  
*None*

**7.0**            **Youth Member Report**  
Mr. Salimi stated that he had been looking at how to address accessibility challenges for youth, such as modifying existing playgrounds for wheelchair access for example.

**8.0**            **General Business**  
8.1            **MOVED BY Councillor Garry Hiebert**  
Accounts    **SECONDED BY Councillor Hank Hildebrand**  
**BE IT RESOLVED** that the accounts payable to April 30<sup>th</sup>, 2022 be confirmed in the amount of \$1,127,453.01 which includes the following:  
- \$704,277.93 – cheque numbers 17933 to 18225  
- \$24,133.41 – credit card payments  
- \$366,909.37 – payroll  
- \$32,132.30 – Pembina Valley Water Co-op

(Carried)

8.2            **MOVED BY Councillor Nancy Penner**  
Parks & Urban    **SECONDED BY Councillor Hank Hildebrand**  
Forestry            **BE IT RESOLVED** that Council of the City of Morden approve the Parks &  
Master Plan        Urban Forestry Master Plan as presented.

(Carried)

8.3.1           **MOVED BY Councillor Doug Frost**  
By-law            **SECONDED BY Councillor Garry Hiebert**  
07-2022           **BE IT RESOLVED** that Council of the City of Morden give 2<sup>nd</sup> reading to  
2<sup>nd</sup> reading        By-law 07-2022, being a by-law to amend Morden Zoning By-law 08-2017,  
to rezone Lot 1, Plan 69398 located in SE 7-3-5 WPM from “CH”  
Commercial Highway to “MUN” Mixed Use Node.

(Carried)

8.3.2           **MOVED BY Councillor Doug Frost**  
By-law            **SECONDED BY Councillor Garry Hiebert**  
07-2022           **BE IT RESOLVED** that Council of the City of Morden give 3<sup>rd</sup> reading to  
3<sup>rd</sup> reading        and pass By-law 07-2022, being a by-law to amend Morden Zoning By-law  
08-2017, to rezone Lot 1, Plan 69398 located in SE 7-3-5 WPM from “CH”  
Commercial Highway to “MUN” Mixed Use Node.

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

(Carried)

8.4  
Farmers  
Market road  
closures

**MOVED BY Councillor Doug Frost**  
**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden authorize the Morden & District Chamber of Commerce to use 4 City of Morden barricades for the closure of 8<sup>th</sup> St. from Stephen St. to North Railway, and authorize the use of the parking lot at the corner of Stephen St. and 8<sup>th</sup> St., from June 23<sup>rd</sup> – October 6<sup>th</sup> during the hours of 3:00PM and 6:30PM inclusive, for the 2022 Farmer's Market.

(Carried)

8.5  
MGRA

**MOVED BY Councillor Nancy Penner**  
**SECONDED BY Councillor Hank Hildebrand**

**BE IT RESOLVED** that Council approve participation in the 2022 Manitoba Good Roads Association Competition and nominate Lorne & Kim Zacharias at 565 Gilmour Street for entry in the Best Home Grounds Competition-Class 4.

(Carried)

8.6  
Subdivision  
4433-22-8195

**MOVED BY Councillor Hank Hildebrand**  
**SECONDED BY Councillor Nancy Penner**

**BE IT RESOLVED** that Council of the City of Morden approves minor subdivision 4433-22-8195 to reconfigure five titles to create two large lots in the industrial zone, with no conditions.

(Carried)

8.7  
Subdivision  
4433-22-8201

**MOVED BY Councillor Jim Hunt**  
**SECONDED BY Councillor Doug Frost**

**BE IT RESOLVED** that Council of the City of Morden approves subdivision 4433-22-8201, to subdivide the present holdings of +/- 4.22 acres into 21 lots, for the development of commercial developments and residential multi-family lots, 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 21 lots Mixed Use Node (MUN) Zoning District;
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
  - 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

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 confirmation from Environment Climate and Parks that an engineered drainage plan to their satisfaction 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/owner to provide a written confirmation from Manitoba Infrastructure that either drainage is not an issue or that the applicant had adequately addressed any potential drainage issues related to the highway drainage system
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)

8.8  
Parks Shop  
Tender

**MOVED BY Councillor Garry Hiebert**

**SECONDED BY Councillor Nancy Penner**

**BE IT RESOLVED** that Council of the City of Morden award the tender for the new Parks & Recreation Shop project to Scott Howard Construction Ltd., at a cost of \$175,127.01 plus GST.

**AND BE IT FURTHER RESOLVED** that the project be funded in part by the reallocation of capital general funds from the downtown tree wells (\$20,000.00) and the Access Event Centre Dressing Room Renovation (\$5,000.00).

(Carried)

8.9  
Transfer of  
Ownership-  
Hangar 12

**MOVED BY Councillor Hank Hildebrand**

**SECONDED BY Councillor Jim Hunt**

**BE IT RESOLVED** that Council of the City of Morden authorizes the Transfer of Ownership of Airport Hangar 12 from Rich Rempel to Walter Daudrich, effective May 8<sup>th</sup>, 2022.

(Carried)

**8.10**  
**CUPE** **MOVED BY Councillor Hank Hildebrand**  
**SECONDED BY Councillor Nancy Penner**  
**BE IT RESOLVED** that Council of the City of Morden approves CUPE Local 4861 CBA Memorandum of Settlement be approved as presented.

(Carried)

**8.11**  
**Campground**  
**Office tender** **MOVED BY Councillor Doug Frost**  
**SECONDED BY Councillor Garry Hiebert**  
**WHEREAS** the City of Morden advertised an invitation to tender and subsequently received bids for the construction of the Morden Campground Office Building, in March 2022;

**THEREFORE BE IT RESOLVED** that Council of the City of Morden reject all bids received for the Morden Campground Office Building tender.

(Carried)

**8.12**  
**Dublin Drive**  
**Tender** **MOVED BY Councillor Gord Maddock**  
**SECONDED BY Councillor Doug Frost**  
**BE IT RESOLVED** that Council of the City of Morden award the tender for the Dublin Drive Reconstruction project to Silver Creek Construction at a cost of \$121,152.00 plus GST, as per their proposal.

(Carried)

**8.13**  
**4<sup>th</sup> & 5<sup>th</sup> Street**  
**Sewer Main**  
**Tender** **MOVED BY Councillor Hank Hildebrand**  
**SECONDED BY Councillor Nancy Penner**  
**BE IT RESOLVED** that Council of the City of Morden award the tender for the 4<sup>th</sup> & 5<sup>th</sup> Street Sewer Main Renewal project to Bernie's Backhoe Service Ltd. at a cost of \$299,965.41 plus GST, as per their proposal.

(Carried)

**8.14**  
**Proposed**  
**AMM**  
**Resolution** **MOVED BY Councillor Doug Frost**  
**SECONDED BY Councillor Gord Maddock**  
**WHEREAS** nearly 60% of all public infrastructure in Canada is owned and managed by municipal government, yet municipalities only collect about 8% of every tax dollar paid in Canada;

**AND WHEREAS** Water and Wastewater investments are critical to continued economic development opportunities;

**AND WHEREAS**, the Province and Federal Government disproportionately receives added revenue through continued economic development;

**AND WHEREAS**, Municipal governments have limited options for funding long term infrastructure investments, through property taxes, utility rates or user fees;

**THEREFORE BE IT RESOLVED THAT** Council of the City of Morden requests the AMM to lobby the Provincial and Federal Governments for increased grant funding (proportion and total investment) in Water & Wastewater infrastructure to continue to facilitate economic growth within the Province of Manitoba.

(Carried)

**9.0**            **NEW BUSINESS**

*None*

**10.0**           **OTHER BUSINESS**

- 10.1 M.S.T.W. 2021 Audited Financial Statement
- Received as information

**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 legal and land matters, as per *The Municipal Act*, Section 152(3).

(Carried)

**MOVED BY Councillor Doug Frost**  
**SECONDED BY Councillor Jim Hunt**

**BE IT RESOLVED** that Council move out of camera and resume the Regular Meeting of Council.

(Carried)

Item 11.1 – Land was tabled for the time being and will be discussed further in-camera at the June 14<sup>th</sup> Committee of the Whole meeting.

**12.0**           **ADJOURN**

Adjourn at  
8:52PM

**MOVED BY Councillor Hank Hildebrand**  
**SECONDED BY Councillor Nancy Penner**  
**BE IT RESOLVED** that we do now adjourn.

(Carried)

Next regular meeting of Council scheduled for June 27, 2022 at 7:00pm.

**CITY OF MORDEN**

---

**Mayor**

---

**City Manager**