

CITY OF MORDEN
Regular Meeting
February 26, 2024

Minutes of the Regular Meeting of the Council of the City of Morden held in Council Chambers at Morden, Manitoba this 26th of February, A.D. 2024 at 7:00 PM.

1.0 Present: Mayor Nancy Penner, Deputy Mayor Gord Maddock, Councillors Garry Hiebert, Doug Frost, Brenda Klassen, Tracey Krause, Youth Councillor Jaxon Forster, City Manager Nicole Reidle, Director of Finance Edwin Barnuevo, and Executive Assistant Ruziel Relatores.

2.0 Agenda **ADDITIONS TO/APPROVAL OF AGENDA**
MOVED BY Councillor Sheldon Friesen
SECONDED BY Councillor Brenda Klassen
BE IT RESOLVED that the agenda for the meeting of February 26, 2024 is hereby adopted as distributed.

(Carried)

3.0 **PUBLIC HEARINGS 7:00 PM**
MOVED BY Councillor Brenda Klassen
SECONDED BY Councillor Gord Maddock
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 16-2023 being a by-law to provide cost recovery to the City of Morden General Operating Fund for the infrastructure costs associated with the development of the Pembina Connection as per Municipal Board Order No. E-05-100 & E-06-017.

3.1
By-Law 16-2023
(Development of
Pembina
Connection)

(Carried)

The hearing this evening is to hear representation regarding By-law 16-2023 as submitted by The City of Morden for the properties East of the City of Morden described as PT. S. ½ 9-5-3W being PT Lots 41 & 53, SS Plan 2020 MLTO and PT. Parcel A. Plan 28796 MLTO.

The proposal as outlined in the Notice of Public Hearing was posted at the City of Morden Civic Center on December 13th, 2023, and hand delivered to affected property owners by the City of Morden's Economic Development Officer.

There was one (1) person who appeared to be heard:

- Opponent: Richard Dyck

1. Richard Dyck

Attended the meeting to discuss several points concerning the levy associated with their purchase of Home Hardware and broader concerns about development infrastructure costs. He started by emphasizing his awareness of the levy when purchasing Home Hardware but mentioned a lack of information regarding the

repayment terms. He also highlighted concerns about the incomplete development and the associated infrastructure obligations, including road construction and improvements. Richard clarified the areas needing infrastructure development, expressing concerns about potential additional levies for further development. The discussion then shifted to potential future land acquisitions and associated infrastructure costs. Council explained about the repayment schedule established over 10 years to alleviate the burden on property owners and added that the incurred costs are part of ongoing expenses, implying potential future extensions or additional costs. The discussion was closed indicating no further deliberation is required at the moment and that 2nd and 3rd reading of the By-law will be tabled for further discussion.

3.2
By-Law 02-2024
(Special Services
Proposal -
Healthcare)

7:15 PM

MOVED BY Councillor Brenda Klassen

SECONDED BY Councillor Doug Frost

BE IT RESOLVED that Public Hearing for By-Law 16-2023 is hereby closed to convene as a public hearing for By-Law 02-2024 (Special Services Proposal - Healthcare) being a by-law to authorize a Special Services Proposal to establish a rate to promote and improve health care for the City of Morden and the surrounding region.

(Carried)

The hearing this evening is to hear representation regarding the City of Morden By-Law 02-2024 to authorize a Special Services Proposal to establish a rate to promote and improve health care for the City of Morden and the surrounding region. This improvement is a joint effort with the RM of Stanley and the City of Winkler. The Special Services is proposed to be levied for the years 2024 to 2027 inclusive.

The proposal as outlined in the Notice of Public Hearing was posted at the City of Morden Civic Center on 11th of January 2024 and advertised at the Morden Winkler Voice newspaper on the 1st and 15th of February 2024, as per Section 318 of the Municipal Act.

There were three (3) people who appeared to be heard:

- Opponent: Eric and Joan Thompson
- Nicole Walske

1. Eric and Joan Thompson

The discussion centered on concerns raised by Eric Thompson and wife Joan regarding the \$91 levy and its impact on individuals, particularly those on fixed income, and if there is a possibility to lessen the amount and/ or spread the levy further in between more years. Council explained that a significant portion of the levy is allotted for the hospital expansion and renovations and that it is designed to be uniform across all assessed properties, irrespective of their value, as healthcare

is deemed important to all residents. Council emphasized that levy is spread over four years to ease the financial burden and reiterated the City's commitment to healthcare and supporting local clinics.

2. Nicole Walske

Clarified whether the \$1 million commitment remains allocated for the same capital project and if there have been any changes in its intended use. Council confirmed that the \$1 million commitment is indeed designated for the same capital project as originally intended, indicating no changes in its purpose or allocation.

3.3
By-Law 03-2024
(Special Services
Proposal -
Recreation Support
Services)

7:30 PM

MOVED BY Councillor Garry Hiebert

SECONDED BY Councillor Sheldon Friesen

BE IT RESOLVED that Public Hearing for By-Law 02-2024 is hereby closed to convene as a public hearing for By-Law 03-2024 (Special Services Proposal - Recreation Support Services) being a by-law to authorize a Special Services Proposal to establish a rate to provide a high quality and well-maintained rubberized community track and field space for the Discovery Trails School grounds and the community members of the City of Morden.

(Carried)

The hearing this evening is to hear representation regarding the City of Morden By-Law 03-2024 to authorize a Special Services Proposal to establish a rate to provide a high quality and well-maintained rubberized community track and field space for both the Discovery Trails School grounds and the community members of the City of Morden. This improvement is a joint effort between the City of Morden and Western School Division. The Special Services is proposed to be lived for the year 2024 to 2028 inclusive.

The proposal as outlined in the Notice of Public Hearing was posted at the City of Morden Civic Center on 11th of January 2024 and advertised at the Morden Winkler Voice newspaper on the 1st and 15th of February 2024, as per Section 318 of the Municipal Act.

The administration office has not received any representation either for or against the By-Law.

MOVED BY Councillor Gord Maddock

SECONDED BY Councillor Brenda Klassen

BE IT RESOLVED that Public Hearing for By-Law 03-2024 is hereby closed to convene the regular meeting of Council.

4.0 DELEGATIONS/PRESENTATIONS

None.

5.0 CONFIRMATION OF MINUTES

5.1
January 22, 2024 -
Regular Council
Meeting

MOVED BY Councillor Brenda Klassen

SECONDED BY Councillor Gord Maddock

BE IT RESOLVED that the minutes of the Regular Meeting held on 22nd of January 2024 be adopted as presented.

(Carried)

5.2
February 6, 2024 -
Special Meeting

MOVED BY Councillor Sheldon Friesen

SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that the minutes of the Special Meeting held on 6th of February 2024 be adopted as presented.

(Carried)

5.3
February 13, 2024 -
Committee of the
Whole Meeting

MOVED BY Councillor Tracey Krause

SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that the minutes of the Committee of the Whole Meeting held on the 13th of February 2024 be adopted as presented.

(Carried)

6.0 RECOGNITION OF INDIVIDUALS AND/OR ORGANIZATION ACCOMPLISHMENTS IN THE COMMUNITY

On behalf of Council of the City of Morden, we would like to extend our heartfelt congratulations to a remarkable individual in our community, Marge Pauls, who has just reached a milestone in her life—her 100th birthday! May your 100th birthday be filled with cherished memories and many more wonderful adventures in the years ahead.

(Carried)

7.0 YOUTH MEMBER REPORT

Jaxon outlined the progress made regarding his project particularly in identifying ownership of a land surrounding the Valley Fiber basketball court. He will also soon be coordinating with Mr. Dias of Parks and Urban Forestry Department. The next steps would be determining who to consult regarding building permits, estimating costs for lighting around the basketball courts, and exploring financing options. Jaxon also considers coordinating with the ongoing skate park expansion to maximize resources.

8.0 GENERAL BUSINESS

8.1
Accounts

MOVED BY Councillor Sheldon Friesen

SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that the accounts payable to January 30, 2024 be confirmed in the amount of \$ 2, 218, 356.21 which includes the following:

- \$ 1, 688, 897.39 - Cheque numbers (#23795 - #23998)
- \$ 7, 861.95 - Credit Card Payments
- \$ 391, 946.00 - Payroll
- \$ 25, 380.61 - Pembina Valley Water Cooperative
- \$ 6, 157.25 - Enterprise Fleet Management (Automobile Lease)
- \$1, 821.40 - Manitoba Liquor & Lottery (Access Event Center Bar Use)

(Carried)

8.2
By-Law 16-2023
(Development
of Pembina
Connection) -
2nd Reading

2nd and 3rd Reading to be tabled for further discussion.

8.3
8.3 By-Law 16-
2023
(Development
of Pembina
Connection) -
3rd Reading

8.4
By-Law 02-2024
(Special
Services
Proposal -
Healthcare) -
2nd Reading

MOVED BY Councillor Brenda Klassen

SECONDED BY Councillor Sheldon Friesen

BE IT RESOLVED that Council of the City of Morden give 2nd reading to By-Law 02-2024 (Special Services Proposal - Healthcare) being a by-law to authorize a Special Services Proposal to establish a rate to promote and improve health care for the City of Morden and the surrounding region.

(Carried)

8.5
By-Law 02-2024
(Special
Services
Proposal -
Healthcare) -
3rd Reading

MOVED BY Councillor Garry Hiebert

SECONDED BY Councillor Doug Frost

BE IT RESOLVED that Council of the City of Morden give 3rd reading to By-Law 02-2024 (Special Services Proposal - Healthcare) being a by-law to authorize a Special Services Proposal to establish a rate to promote and improve health care for the City of Morden and the surrounding region.

Recorded Vote:

For: Frost, Friesen, Hiebert, Penner, Maddock, Klassen, Krause

Against: None

(Carried)

8.6
By-Law 03-2024
(Special
Services
Proposal -
Recreation
Support
Services) - 2nd
Reading

MOVED BY Councillor Sheldon Friesen

SECONDED BY Councillor Gord Maddock

BE IT RESOLVED that Council of the City of Morden give 2nd reading to By-Law 03-2024 (Special Services Proposal - Recreation Support Services) being a by-law to authorize a Special Services Proposal to establish a rate to provide a high quality and well-maintained rubberized community track and field space for the Discovery Trails School grounds and the community members of the City of Morden.

(Carried)

8.7
By-Law 03-2024
(Special
Services
Proposal -
Recreation
Support
Services) - 3rd
Reading

MOVED BY Councillor Brenda Klassen

SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that Council of the City of Morden give 3rd reading to By-Law 03-2024 (Special Services Proposal - Recreation Support Services) being a by-law to authorize a Special Services Proposal to establish a rate to provide a high quality and well-maintained rubberized community track and field space for the Discovery Trails School grounds and the community members of the City of Morden.

Recorded Vote:

For: Frost, Friesen, Hiebert, Penner, Maddock, Klassen, Krause

Against: None

(Carried)

8.8
By-Law 04-2024
to Rezone
Corner
Willcocks Rd
and Rd 28 W -
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 04-2024 to Rezone Corner Willcocks Rd and Rd 28 W.

From: "CR" Community Reserve

To: "MB" Industrial Business

(Carried)

8.9
Parkland
Dedication
Policy

MOVED BY Councillor Brenda Klassen

SECONDED BY Councillor Tracey Krause

WHEREAS, the City of Morden aims to enhance its urban landscape through the Parkland Dedication Policy ensuring land dedication meets the functional requirements and targets for parks and open spaces.

BE IT RESOLVED that Council of the City of Morden approves Parkland Dedication Policy as proposed by the Parks and Urban Forestry Department.

(Carried)

8.10
MOVED BY Councillor Garry Hiebert
SECONDED BY Councillor Sheldon Friesen

Morden Festival
of the Arts 2024
(Request for
Donation)

BE IT RESOLVED that Council of the City of Morden approves to donate to 2024 Morden Festival of the Arts under the Patron Sponsorship category amounting to \$250.00.

(Carried)

8.11
Manitoba
Communities in
Bloom –
Registration

Tabled for further discussion.

8.12
By-Law 06-2024
to Rezone
Southeast
Corner of Lot 3
Plan 23224 in
N1/2 8-3 5WPM
- 1st Reading

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

BE IT RESOLVED that Council of the City of Morden give 1st reading to By-Law 06-2024 to Rezone Southeast Corner of Lot 3 Plan 23224 in N1/2 8-3 5WPM.

From “CR” Community Reserve
To “RML” Residential Multi Family Large

(Carried)

8.13
AMM Central
District 2
Director By-
Election

**MOVED BY Councillor Sheldon Friesen
SECONDED BY Councillor Brenda Klassen**

WHEREAS, Mayor Nancy Penner has expressed her intention to run as a candidate in the upcoming by-election to fill the District Director vacancy for the Association of Manitoba Municipalities’ Central District 2;

AND WHEREAS, Mayor Penner’s decision to file her nomination for the by-election aligns with her dedication to public service and commitment to representing the interests of our community;

BE IT RESOLVED, that Council of the City of Morden expresses confidence in Mayor Penner’s ability to effectively represent our community’s interests if elected to the position and supports her nomination for the by-election.

(Carried)

8.14
ICIP for
Winkler-
Stanley-Morden
Regional
Wastewater
Treatment
System Phase 2

**MOVED BY Councillor Garry Hiebert
SECONDED BY Councillor Brenda Klassen**

WHEREAS, the Province issued funding to the City of Morden in the amount of \$23,904,219.08 to be applied to eligible project cost under the Investing in

Canada Infrastructure Program (ICIP) to support the Winkler-Stanley-Morden Regional Wastewater Treatment System Phase 2;

AND WHEREAS, funding was deposited in Trust with Gilmour & Bral Law Office;

AND WHEREAS, the Province has now approved the transfer of funds from the Trust account to the City's dedicated interest-bearing account to take advantage of higher interest rate as offered by Access Credit Union if locked in for 18 months;

AND WHEREAS, the amount released from the Trust with Gilmour & Bral Law Office is \$23,904,219.08 plus accumulated interest in the amount of \$1,069,783.97 for a total of \$24, 974,003.05

THEREFORE BE IT RESOLVED that Council of the City of Morden approves to securely deposit the ICIP funds into a separate savings account with a fixed interest rate of 5.4% per annum for a period of 18 months when eligible expenses would have been incurred and ready for payment.

(Carried)

8.15
Subdivision
4433-23-8360
(451 Jefferson
Street)

MOVED BY Councillor Gord Maddock

SECONDED BY Councillor Sheldon Friesen

BE IT RESOLVED that Council of the City of Morden approves Subdivision 4433-23-8360 to create four industrial bare land condo lots out of the existing parcel Lot 25 Plan 54187 subject to following conditions:

1. Taxes on the land be subdivided for the current year and any arrears have been paid.
2. Developer to enter into a development agreement with the City of Morden concerning capital levies, drainage, parking and use of occupancy of the individual bare land condo units.
3. Applicant shall obtain conditional use approval for Industrial Multiplex.
4. The City Planning and Engineering requires that the surveyor's drawing includes lot area and site with calculations, and that the applicant provides a georeferenced (UTM 14 NAD 83) digital subdivision plan.

(Carried)

8.16
Subdivision
4433-23-8313
(412, 426 & 432
Jefferson
Street)

MOVED BY Councillor Gord Maddock

SECONDED BY Councillor Doug Frost

BE IT RESOLVED that Council of the City of Morden approves Subdivision 4433-23-8313 to create a 30-unit bare land condominium across two titles 320880/4 and 3208882/4, and consolidate the residual parcel of CT 3208880/4 with CT 3208881/4 subject to the following conditions:

1. Taxes on the land be subdivided for the current year and any arrears have been paid.

2. Developer to enter into a development agreement with the City of Morden concerning capital levies, drainage, parking and use of occupancy of the individual bare land condo units.
3. Applicant shall obtain conditional use approval for Industrial Multiplex.
4. The City Planning and Engineering requires that the surveyor's drawing includes lot area and site with calculations, and that the applicant provides a georeferenced (UTM 14 NAD 83) digital subdivision plan.

(Carried)

8.17
Morden Minor
Hockey -
Donation
Request

MOVED BY Councillor Tracey Krause

SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that Council of the City of Morden approves to donate to the Morden Minor Hockey under the Silver Level category amounting to \$250.00.

(Carried)

8.18
Subdivision
4190-24-8374
(31120 PTH 3
Stanley)

MOVED BY Councillor Tracey Krause

SECONDED BY Councillor Sheldon Friesen

BE IT RESOLVED that Council of the City of Morden has no concerns with the proposed subdivision application 4190-24-8374.

(Carried)

9.0 **NEW BUSINESS**
None

10.0 **OTHER BUSINESS**
None

11.0 **IN-CAMERA**
None

12.0 **ADJOURN**

MOVED BY Councillor Garry Hiebert

SECONDED BY Councillor Brenda Klassen

BE IT RESOLVED that the regular meeting of Council of the City of Morden does now adjourn.

(Carried)

Next regular meeting of Council scheduled for March 25th, 2024, at 7:00 PM.

CITY OF MORDEN

Mayor

City Manager