

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD ON MONDAY, DECEMBER 20, 2021  
AT 7:00 PM IN THE COUNCIL CHAMBER, CIVIC ADMINISTRATION BUILDING, BRANDON,  
MANITOBA**

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PRESENT: Mayor Rick Chrest In The Chair, Councillor Shawn Berry, Councillor Shaun Cameron, Councillor Jan Chaboyer, Councillor Barry Cullen, Councillor Kris Desjarlais, Councillor Jeff Fawcett, Councillor Sunday Frangi, Councillor Bruce Luebke, Councillor Glen Parker

ABSENT: Nil

It was noted that in accordance with Section 109 of Procedure By-law No. 6634, Councillor Parker participated in the meeting electronically.

ADOPTION OF AGENDA:

Cullen-Luebke

1280 That the Agenda for the regular meeting of City Council to be held on Monday, December 20, 2021 be adopted as presented. CARRIED.

CONFIRMATION OF MINUTES:

Cameron-Chaboyer

1281 That the Minutes of the Regular Meeting of City Council held Monday, December 6, 2021 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

HEARING OF PRESENTATIONS:

(A) EMEKA EGESON, BRANDON DOWNTOWN DEVELOPMENT CORPORATION - ANNUAL UPDATE

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Emeka Egeson, Executive Director of Brandon Downtown Development Corporation (BDDC), appeared before City Council to provide the Development Corporation's annual update. Mr. Egeson provided a summary of BDDC's rent abatement funding, façade and storefront improvement program, and redevelopment projects delivered in 2021.

Desjarlais-Frangi

1282 That the presentation by Emeka Egeson with respect to the annual update on the Brandon Downtown Development Corporation be received. CARRIED.

(B) LINDSAY HARGREAVES - 2021 RESIDENTIAL RAIN GARDEN PROGRAM AND 4R WASTE AMBASSADOR PROGRAM

Lindsay Hargreaves, Environmental Initiatives Coordinator, appeared before City Council to provide an update on the 2021 Residential Rain Garden Program and the 4R Waste Ambassador Program. Ms. Hargreaves indicated that in 2021, rain gardens had been installed on eight suitable properties.

Cameron-Cullen

1283 That the presentation from Lindsay Hargreaves with respect to an update on the 2021 Residential Rain Garden Program and the 4R Waste Ambassador Program be received. CARRIED.

COMMUNITY COMMENTS/FEEDBACK:

Nil

HEARING OF DELEGATIONS:

Nil

PUBLIC HEARINGS:

Nil

COMMUNICATIONS & PETITIONS:

Nil

COMMITTEE REPORTS:

(A) COMMITTEE OF THE WHOLE DECEMBER 13, 2021

The City Clerk advised that City Council had met in a closed Committee of the Whole meeting on December 13, 2021 to consider a report from the Director of Planning & Buildings with respect to the Land Transaction Policy and Procedure where by several recommendations were made and agreed upon by City Council.

Berry-Cameron

1284 That the verbal report of the Committee of the Whole meeting of City Council held December 13, 2021 with respect to the Land Transaction Policy & Procedure be received. CARRIED.

Fawcett-Frangi

1285 That Land Transaction Policy & Procedure No. 1025 dated April 6, 2021 be amended by deleting Section 3.1.3 (c) and substituting the following therefor:

“3.1.3 c. Residential/Commercial: The acquisition of land for residential and commercial development to facilitate the availability of serviced land for market development.

d. Future Growth: The acquisition of raw land in future growth areas as defined in the City Plan or Growth Strategy to facilitate the development of lands in areas most cost effective for servicing.” CARRIED.

Fawcett-Cullen

1286 That as per Clause 3.1.4 of the Land Transaction Policy & Procedure, the priorities for land acquisition as outlined in Attachment B to the report of the Director of Planning & Buildings dated November 26, 2021 be approved. CARRIED.

Fawcett-Chaboyer

1287 That as per Clause 4.2 of the Land Transaction Policy & Procedure, the updated classifications and development status of City lands as outlined in Attachment C to the report of the Director of Planning & Building dated November 26, 2021 be approved as amended with respect to property at 1345 - 10th Street. CARRIED.

Fawcett-Chaboyer

1288 That Administration review the Land Transaction Policy to include more flexibility around community uses/amenities. CARRIED.

(B) DOWNTOWN WELLNESS AND SAFETY TASK FORCE DECEMBER 20, 2021

Councillor Luebke provided a verbal report on the Downtown Wellness and Safety Task Force. He noted that three meetings had already been held in 2021 with the primary focus being on learning from the community non-profit organizations, developers, downtown business and property owners.

Councillor Luebke noted in 2022 meetings would focus on learning about policing, bylaw enforcement, building bylaw compliance, security patrols, and fire and emergency services; and current plans in economic development, land use planning and Brandon Downtown Development Corporation.

Councillor Luebke concluded by indicated any funding required for the Downtown Wellness and Safety Task Force would be brought forward during the 2022 Budget Deliberations.

Luebke-Fawcett

1289 That the report of the Downtown Wellness & Safety Task Force be received. CARRIED.

ENQUIRIES:

(261) RESIDENTIAL PARKING PERMIT PROGRAM

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Councillor Luebke noted that due to the pandemic, many residents were now working from home. He enquired if the Residential Parking Permit Program could be expanded to allow residents to apply for 5 or 7-day permits.

At the request of His Worship the Mayor, the City Manager responded that, even with a permit, parking longer than 48 hours on any residential street was prohibited under provisions of the City of Brandon Traffic By-law. He confirmed that the By-law would be reviewed and a further response, inclusive of proposed amendments to same, would be provided to City Council in February 2022.

(262) UPDATE - EFFECTIVENESS OF ON-DEMAND TRANSIT

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Councillor Cameron enquired if an update, inclusive of the effectiveness of the service, the end date of the trial and the ability for ridership to share their thoughts on the On-Demand transit system, could be provided. He further enquired as to the potential service delivery model being proposed for 2022.

At the request of His Worship the Mayor, the City Manager responded that the Pilot Project began on November 1, 2021 and operated Monday through Saturday from 6:00 p.m. to Midnight. He noted that while it was still early, overall the program appeared to be working well with the exception of a few glitches. Mr. Bowles explained that the biggest hurdle for riders was understanding the technology, and noted that riders were able to call and book their ride up to 7 days in advance.

With respect to the proposed 2022 Service Delivery Model, the City Manager responded that was too early in the pilot project to speculate on changing the delivery service model or increasing On-Demand to other areas of transit service. He explained that the focus for the upcoming months was to ensure that the riders were trained and understood how to utilize the service in the most efficient manner.

Mr. Bowles confirmed that other areas such as increasing transit coverage within the city, generating new riders and service hours continued to be reviewed and he agreed to keep City Council updated on Brandon Transit and the pilot project.

Further to this issue Councillor Chaboyer advised that the On-Demand system had been discussed at the recent Age Friendly Committee meeting whereby members raised concerns with the technology aspect of same. She noted that a presentation on how to use the system would be provided at an upcoming meeting and stated that the group was willing to be test subjects for any new programs being offered in the future.

(263) PROGRESS UPDATE - WATER TREATMENT FACILITY UPGRADE

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Councillor Cameron requested an update on the status of the upgrades to the Water Treatment Plant Facility.

At the request of His Worship the Mayor, the City Manager responded that the Water Treatment Plant Facility Upgrade Project continued to progress with the majority of the work planned for 2022. He advised that the first phase of construction was coming to an end with the Chemical Building nearing completion and expected to be operational by the end of March, 2022.

The City Manager confirmed that the design of the next phases of construction, inclusive of the Membrane Building, Intake & Settling Ponds and Remaining Facility upgrades were currently underway. Mr. Bowles advised that the final concepts of how the Water Treatment Facility was to look following construction would be shared with City Council and the Public at engagement sessions planned for Spring 2022 with construction expected to begin in the summer.

ANNOUNCEMENTS:

COVID IN THE COMMUNITY

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His Worship Mayor Chrest thanked residents for their continued patience and cooperation in dealing with the COVID-19 Pandemic. He reminded everyone that with the increasing numbers of cases in Manitoba, it was imperative that everyone continued to do their part in following the Provincial Health Orders, wearing masks, maintaining social distancing and getting vaccinated if possible. Mayor Chrest announced that new restrictions with respect to private indoor gathering sizes, sporting events and travel were coming into effect December 21, 2021 and encouraged everyone to continue to follow the orders throughout the holidays.

Further to this issue, Councillor Luebke announced that the Keystone Centre's capacity limits, inclusive of Brandon Wheat Kings' games, were impacted by the new restrictions and further information was to be provided on that issue in the near future.

GENERAL BUSINESS:

(A) AFFORDABLE HOUSING INCENTIVE REQUEST FOR 20 – 27TH STREET NORTH, 802 – 11TH STREET AND 354 – 8TH STREET (VIONELL HOLDINGS PARTNERSHIP)

City Council considered a report from the Director of Economic Development dated December 6, 2021 with respect to the above.

Desjarlais-Frangi

1290

That an affordable housing incentive be approved for Vionell Holdings Partnership to facilitate the development of 20 affordable housing units in total distributed between 20-27th Street North, 802-11th Street and 354-8th Street whereby the incentive shall be comprised of:

1. a capital grant in the amount of \$680,000 with said funds to be transferred from the Manitoba Housing and Renewal Corporation (MHRC) grant held by the City of Brandon as per the March 24,2021 funding agreement;
2. a 20-year tax offsetting grant equal to 50% of the municipal taxes payable, whereby year one of the tax offsetting grant will be the year in which the new structures at 20-27th Street North, 802-11th Street and 354-8th Street are added to the City of Brandon tax roll;
3. the sale of 20-27th Street North for \$1.

And further, that Administration be authorized to execute the associated agreements required to protect the City's interests in accordance with any procedures, policies, by-laws and Acts. CARRIED.

(B) AFFORDABLE HOUSING INCENTIVE REQUEST FOR 660 – 7TH STREET AND 725 VAN HORNE AVENUE (5853452 MANITOBA LTD.)

Considered was a report from the Director of Economic Development dated December 6, 2021 with respect to the above.

Luebke-Chaboyer

1291 That an affordable housing incentive be approved for 5853452 Manitoba Ltd to facilitate the development of 18 affordable housing units at 660 7th Street and 725 Van Horne Avenue whereby the incentive shall be comprised of:

1. a capital grant in the amount of \$990,000 with said funds to be transferred from the Manitoba Housing and Renewal Corporation (MHRC) grant held by the City of Brandon as per the March 24, 2021 funding agreement;
2. a 20-year tax offsetting grant equal to 50% of the municipal taxes payable, whereby year one of the tax offsetting grant will be the year in which the new structure at 660 7th Street and 725 Van Horne Avenue is added to the City of Brandon tax roll.

And further, that Administration be authorized to execute the associated agreements required to protect the City's interests in accordance with any procedures, policies, by-laws and Acts. CARRIED.

(C) KATIMAVIK REQUEST FOR DISCOUNTED TRANSIT PASSES

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Submitted for consideration was a report from the Director of Transportation Services dated December 8, 2021 with respect to the above.

Cameron-Frangi

1292 That Transit passes be provided to the Katimavik group at a discounted rate of 50% off the adult rate of \$86.00 per month to a maximum of \$6,000. CARRIED.

(D) APPLICATION TO SUBDIVIDE 448 DOUGLAS STREET

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City Council considered a report from the Planning and Buildings Department dated December 6, 2021 with respect to the above.

Parker-Berry

1293 That the application to subdivide 448 Douglas Street (Lot 3 Block 1 Plan 4 BLTO) to create 1 lot in the RSD Residential Single Detached Zone be approved, subject to the owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department:

1. that the subject building is in compliance with the current Manitoba Building Code;
2. that arrangements have been made for an easement agreement along with the easement plan, if required, in series with the plan of survey;

And further, that subject to meeting all other necessary conditions and requirements of subdivision, that the designated signing officers are authorized to sign and seal the Final Certificate of Approval. CARRIED.

(E) 2021 BRANDON EMERGENCY PLAN

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City Council considered a report from the Director of Risk and Emergency Management dated December 13, 2021 with respect to the above.

Fawcett-Cullen

1294 That the Brandon Emergency Plan dated December 2021 be adopted. CARRIED.

(F) REQUEST TO AMEND PROVINCIAL HIGHWAY TRAFFIC ACT IMAGE CAPTURING ENFORCEMENT REGULATION 220/2002

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Considered was a report from Councillor Bruce Luebke dated December 14, 2021 with respect to the above and in accordance with his notice of motion given at the regular meeting of City Council held December 6, 2021.

Luebke-Berry

That a formal request be made to the Province of Manitoba to amend The Highway Traffic Act Image Capturing Enforcement Regulation 220/2002, specifically to change Section 5, Authorized Municipalities and police services, to include City of Brandon under Section 5.1 and Brandon Police Service of behalf of the City of Brandon under Section 5.2. NOT VOTED ON.

Parker-Cullen

1295 That the above motion with respect to requesting an amendment to The Highway Traffic Act be tabled until the end of March, 2022 to allow for further investigation of this matter by Administration. CARRIED.

(G) 2022 CITY OF BRANDON BORROWING

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Submitted for consideration was a report from the Director of Finance dated November 28, 2021 with respect to the above.

Fawcett-Cameron

1296 That pursuant to Section 173(1) of The Municipal Act, the borrowing of funds from the Bank of Montreal, for general operating expenses, not exceeding \$15,350,000 be authorized;



And further, that these funds only be used for general operating expenses in the 2022 fiscal year and all sums borrowed pursuant to this resolution be supported by a charge upon the whole of the revenues of the municipality. CARRIED.

(H) 2022 CITY OF BRANDON INTERIM BUDGET

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City Council considered a report from the Director of Finance dated November 28, 2021 with respect to the above.

Fawcett-Frangi

1297 That pursuant to Section 163 of The Municipal Act, the following interim operating budget to provide for City of Brandon expenditures, revenues and transfers for the year 2022 be adopted:

General Fund Expenditures	\$92,212,355
General Fund Revenues & Transfers	\$92,212,355
Utility Fund Expenditures	\$25,237,100
Utility Fund Revenues & Transfers	\$25,237,100

CARRIED.

(I) APPOINTMENT OF CHAIR AND VICE-CHAIR TO THE BRANDON POLICE BOARD

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Considered was a report from the Legislative Services Department dated December 6, 2021 with respect to the above.

Cullen-Berry

1298 That in accordance with City of Brandon By-law No. 7041, the following appointments as Chair and Vice-Chair of the Brandon Police Board be and are hereby made with terms of office to expire December 31, 2022:

Deb Arpin - Chair  
Tim McFadden - Vice-Chair  
CARRIED.

BY-LAWS:

NO. 7285 TREE PROTECTION BY-LAW

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Considered was a report from the Parks & Recreation Department dated November 24, 2021 with respect to the above.

Cameron-Luebke

1299 That By-law No.7285, being the Tree Protection By-law, be read a second time. CARRIED.

Berry-Cullen

1300 That third reading of the by-law be held in abeyance and referred back to Administration to prepare an amendment to Section 5.1. CARRIED.

NO. 7321 TO AMEND WATER AND WASTEWATER BY-LAW NO. 5957 AND WATER AND WASTEWATER RATES BY-LAW NO. 7139 - HYDRANTS

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Submitted for consideration was a report from the Director of Legislative Services dated December 14, 2021 with respect to the above.

Berry-Chaboyer

1301 That By-law No. 7321, to amend Water and Wastewater By-law No. 5957 and Water and Wastewater By-law No. 7319 with respect to the inspection of hydrants and the related fee be read a first time. CARRIED.

GIVING OF NOTICE:

(A) AMENDMENT TO ANIMAL CONTROL BY-LAW AND SCHEDULE OF FEES

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In accordance with Rule 60 of Procedure By-law No. 6634, Councillor Desjarlais gave notice of his intent to introduce a the January 4, 2022 regular meeting of Council, a motion with respect to amending the Animal Control By-law and the Schedule of Fees.

ADJOURN:

Berry-Chaboyer

That the meeting do now adjourn (9:06 p.m.) CARRIED.

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MAYOR

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CITY CLERK