

**MINUTES OF THE SPECIAL MEETING OF CITY COUNCIL HELD ON MONDAY,  
JANUARY 23, 2023 AT 5:30 PM IN THE COUNCIL CHAMBER, CIVIC ADMINISTRATION  
BUILDING, BRANDON, MANITOBA**

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**PRESENT:** Mayor Jeff Fawcett In The Chair, Councillor Shawn Berry, Councillor Shaun Cameron, Councillor Barry Cullen, Councillor Kris Desjarlais, Councillor Greg Hildebrand, Councillor Heather Karrouze, Councillor Bruce Luebke, Councillor Glen Parker, Councillor Jason Splett, Councillor Tyson Tame

**ABSENT:** Nil

**READING OF THE CALL:**

At the direction of the Chair, the City Clerk confirmed that on January 20, 2023 in accordance with the requirements of *The Municipal Act*, all members of City Council were given notice that a Special Meeting would be held this date to hold a public hearing with respect to the proposed borrowing for the construction of the Southwest Brandon Wastewater Servicing Project and consideration of By-law No. 7338.

The City Clerk indicated that in view of the above compliance, and that there was quorum, it was lawful to proceed with this Special Meeting.

**PUBLIC HEARINGS:**

(A) BY-LAW NO. 7338 - BORROWING FOR THE CONSTRUCTION OF THE SOUTHWEST BRANDON WASTEWATER SERVICING PROJECT

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City Council sat to hear representation with respect to the proposed borrowing for the construction of the Southwest Brandon Wastewater Servicing Project.

Ryan Nickel, Director of Planning & Buildings, appeared before City Council and provided an overview with respect to the proposed borrowing and additional public engagement for the construction of the Southwest Brandon Wastewater Servicing Project.

The City Clerk provided a summary of the four written submission received, noting one was from the Brandon Chamber of Commerce that indicated support for growth of the City and had several questions regarding borrowing for the project. The remaining three written representations were against the proposed borrowing.

Ray Brownlee, area resident, spoke against the project by noting concerns with the high interest rate for the \$30M loan and impact on the City's debt ceiling. He suggested the City

negotiate new development fees to ensure income from development in this area, and stated concerns with the increase in fees and taxes to residents.

Quintin Robinson, area resident, spoke against the proposal and noted environmental concerns regarding proximity to the Class 4 wetland, land drainage and lack of a drainage agreement.

Tristan Lepischak, area resident, spoke against the project, indicating concerns with developing an area away from schools and other economic concerns. He suggested developing the north hill which has access to highway PTH 1.

Madeline Robinson, area resident, spoke against the project, indicating concerns related to climate change and reducing greenhouse gases. She also noted the results of the City Plan citizen engagement surveys that highlighted preferences amongst residents for densification of existing neighbourhoods, enhancement to existing infrastructure, and businesses located within each neighborhood. Ms. Robinson encouraged pursuing these suggestions to make life easier, promote healthy communities and act environmentally responsible.

Drew Caldwell, area resident, spoke against the project, he noted the Brandon Chamber of Commerce questions require answering before a debenture of \$30M dollars. He raised concerns with the 100% increase in water rates, rising interest rates, and suggested a more thorough detailed financial analysis be done with a cost revenue assessment for this project.

Administration provided answers to all the questions raised in the written correspondence by the Brandon Chamber of Commerce, and also provided some answers to questions raised regarding the above verbal representations.

Quintin Robinson, area resident provided additional concerns regarding the project, based on the low regional growth to the Brandon area.

Steve McMillan, on behalf of VBJ Developments, spoke to options of which lift station should be done first, cost savings for the project, and size of the lift stations. He also noted the Provincial rules for development that protect a Class 4 wetland.

David Simard, area resident, spoke to momentum since the 2011 Strategic Plan for the development of the southwest area. He noted the neighbourhood has changed since 2011 and Council should consider those changes when making their decision.

Kenneth Jackson, area resident, spoke against the project, indicating concerns with the rising utility rates as they affect all users, not just building and land owners, but those that live in the downtown area who are low income and apartment renters. He also enquired on the increase in development of residential units and its effect on the school system.

Les Den, area resident, spoke against the project, and indicated concerns with the current infrastructure and noted the southwest area floods, and concerns with adding more development onto the current infrastructure.

Guy Smith, area resident, spoke against the project, and indicated this project was not a good deal for the ratepayers, was a good deal for the developers, and raised concerns with the timing of the project in uncertain economic times. He cautioned about entering into this debt without projected revenue streams to fund the project.

Jim Robinson, area resident, spoke against the project, indicating concerns with the City's debt ceiling and the inability to accomplish future projects for the sports complex, Police and Fire Departments.

Luebke-Tame

114 That the public hearing with respect to the proposed borrowing for the construction of the Southwest Brandon Wastewater Servicing Project be concluded. CARRIED.

BY-LAWS:

NO. 7338 TO BORROW FUNDS FOR THE PURPOSE OF CONSTRUCTION OF THE SOUTHWEST BRANDON WASTEWATER SERVICING PROJECT  
2ND AND 3RD READINGS

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Considered was a report from Development Services dated January 23, 2023 with respect to the above.

Berry-Splett

115 That By-law No. 7338 to provide for the borrowing and expenditure of funds for the purpose of constructing new wastewater infrastructure and system upgrades in order for the City to provide wastewater servicing for southwest Brandon be read a second time. CARRIED.

Berry-Karrouze

116 That third reading of By-law No. 7338 to Borrow funds for the purpose of construction of the southwest Brandon wastewater servicing project be held in abeyance for

Administration to provide additional clarification and report back to City Council with recommendations regarding third reading by no later than February 28, 2023. CARRIED.

GIVING OF NOTICE:

ADJOURN:

Berry-Luebke

That the meeting do now adjourn. (7:28 p.m.) CARRIED.

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MAYOR

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CITY CLERK