

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD ON MONDAY,  
JULY 28, 2025 AT 7:00 PM IN THE COUNCIL CHAMBERS, 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 Greg Hildebrand, Councillor Heather Karrouze, Councillor Bruce Luebke, Councillor Glen Parker, Councillor Jason Splett, Councillor Tyson Tame

ABSENT: Councillor Kris Desjarlais

ADOPTION OF AGENDA:

Cullen-Splett  
1433 That the Agenda for the regular meeting of City Council to be held on Monday, July 28, 2025 be adopted as presented. CARRIED.

RECOGNITIONS:

(A) MANITOBA MEN'S AMATEUR GOLF TOURNAMENT WINNERS

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Councillor Parker recognized Evan Nachtigall and Drew Jones from Brandon who will be travelling to Gatineau, Quebec to represent Manitoba in the Canada Games.

CONFIRMATION OF MINUTES:

Splett-Karrouze  
1434 That the Minutes of the Special Meeting of City Council held Monday, July 7, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

Cameron-Parker  
1435 That the Minutes of the Regular Meeting of City Council held Monday, July 7, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

COMMUNITY COMMENTS & FEEDBACK:

Nil

HEARING OF PRESENTATIONS:

Nil

HEARING OF DELEGATIONS:

(A) BRANDON DOWNTOWN BIZ SKATE PARK AND SUMMER MARKET

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Emmy Sanderson appeared before City Council to speak on behalf of Brandon Downtown Biz regarding the Downtown Summer Market, requesting Community Event Designation for the remainder of the Brandon Downtown Biz Summer Market 2025 in the City of Brandon.

Ms. Sanderson also noted that on Saturday, August 2, 2025, the Skatepark Graffiti Paint Jam will take place at Kristopher Campbell Memorial Skate Park from 12:00 PM to 5:00 PM. Five memorial pieces will be painted by various artists throughout the park.

Splett-Tame  
1436 That the presentation by Emmy Sanderson with respect to the Downtown Summer Market be received. CARRIED.

(B) TAXI PRE-PAYMENTS

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Mr. David Sanderson was not in attendance therefore this item was withdrawn from the Agenda for the July 28, 2025 Council meeting.

PUBLIC HEARINGS:

(A) BY-LAW NO. 7429 TO CLOSE AND CONVEY A PORTION OF USSHER AVENUE, PETERS AVENUE AND PUBLIC LANES IN BLOACK 1 & 2, PLAN 327 BLTO

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City Council sat to hear representation with respect to By-law No. 7429 to close and convey a portion of Ussher Avenue, Peters Avenue and Public Lanes in Blocks 1 & 2, Plan 327 BLTO lying north of Stickney Avenue.

1437 Karrouze-Parker  
That the Public Hearing to close and convey a portion of Ussher Avenue, Peters Avenue and Public Lanes in Blocks 1 & 2, Plan 327 BLTO lying north of Stickney Avenue be concluded. CARRIED.

(B) BY-LAW NO. 7432 - TO CLOSE AND CONVEY A PORTION OF FREDERICK STREET, MCTAVISH AVENUE AND PUBLIC LANE BLOCK 4, PLAN 9 BLTO

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City Council sat to hear representation with respect to By-law No. 7432 to close and convey a portion of Frederick Street, McTavish Avenue and Public Lane in Block 4, Plan 9 BLTO.

1438 Parker-Karrouze  
That the Public Hearing to close and convey the portion of Frederick Street, McTavish Avenue and Public Lane in Block 4, Plan 9 BLTO be concluded. CARRIED.

COMMUNICATIONS & PETITIONS:

Nil

COMMITTEE REPORTS:

(A) AGE FRIENDLY VERBAL JULY 28, 2025

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Councillor Hildebrand provided a verbal report from the Age Friendly Committee meeting held on July 17, 2025. He noted that the committee's newsletter will be delayed until September, but highlighted the creation of a series of television episodes showcasing Age Friendly initiatives in Brandon, which will air on the Westman Communications Group station. He also reported on the finalization of a new Silver Alert program, developed in collaboration with the Brandon Police Service. Councillor Hildebrand concluded by announcing that the 2025 Brandon Health Check event will take place at the Keystone Centre on September 16, and reminded the public of the upcoming Senior's Days event scheduled for August 8 and 9 at the Discovery Centre.

(B) WESTERN REGIONAL LIBRARY BOARD VERBAL JULY 28, 2025

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Councillor Cameron provided a verbal report from the Western Regional Library meeting held during June of 2025. He noted the WMRL's involvement in the downtown safety strategy and the CBC interviews on the topic. He also announced that the board passed a motion to allocate \$117,000 towards future strategic initiatives and outreach programs for Brandon and surrounding areas. Councillor Cameron concluded by reporting that they have received a \$6,000 grant that will allow them to upgrade their computers in both facilities.

(C) PERSONNEL COMMITTEE

VERBAL

JULY 28, 2025

Councillor Cullen provided a verbal report from the recent meeting of the Personnel Committee held on July 17, 2025. He noted that a new contract has been finalized with the Amalgamated Transit Union (ATU) that will include increases in wages, vacation entitlements, retirement allowances, and maximum sick leave accumulation

## Cameron-Hildebrand

1439 That the reports from Age Friendly, Western Regional Library and the Personnel Committee  
be received. CARRIED.

ENQUIRIES:

(243) UPDATE ON RESIDENTIAL TREE ENHANCEMENT PROGRAM #87829

Councillor Cameron enquired on the status of the Residential Tree Enhancement program, noting that \$100,000 was allocated in Budget 2025 and residents are interested in accessing it.

At the request of His Worship the Mayor, the City Manager confirmed the program webpage is now live on [brandon.ca](http://brandon.ca) with an online application available. Promotion is underway via social media and radio.

(244) CLARK DRIVE BACK LANE REBUILD #87832

Councillor Cameron enquired if the back lanes in the 100 block of Clark Drive are scheduled for a complete rebuild, noting that grading has not resolved ongoing issues such as dust, drainage, and potholes caused by high traffic.

At the request of His Worship the Mayor, the City Manager confirmed the lanes have been inspected, graded, and treated with calcium for dust control. There are no current plans to reshape or reconstruct the lanes; however, additional spring snow clearing is undertaken to assist with drainage. Underground Utilities is also exploring options to improve drainage in the area.

(245) 2430 LORNE AVENUE SITE DIG REMEDIATION #87847

Councillor Cameron advised he had been contacted by a resident in the 2400 block of Lorne Avenue regarding underground infrastructure work done on the corner of his property in 2023, which caused significant lawn disruption and enquired where this falls in the queue for remediation.

At the request of His Worship the Mayor, the City Manager confirmed the work took place in December 2023. Asphalt repairs have been completed, and landscaping is expected to be finished by the end of August 2025.

(246) WILDFIRE EVACAUEES #88200

Councillor Cameron advised residents near Cherry Crescent reported ongoing noise, intoxication, and vandalism in the lane between the Clarion and Victoria Inn caused by evacuees. He noted that increased patrols has previously helped and enquired if these could resume.

At the request of His Worship the Mayor, the City Manager confirmed Brandon Police have increased patrols, First Nations Safety officers will be reminded to monitor the area, and the Canadian Red Cross security teams have been notified to enhance patrols.

(247) 34TH STREET RECYCLING DEPOT #88212

Councillor Cameron enquired if sanitation could address the excess garbage and non-permitted items being left at the 34th Street recycling depot location.

At the request of His Worship the Mayor, the City Manager advised that the City will continue its efforts to educate the public on proper disposal practices. He also noted that the sanitation department endeavors to provide daily service to those depots during the summer months.

(248) CLARK DRIVE TREE REPLACEMENT #87831

Councillor Cameron advised that he had been contacted by a resident on the 100 block of Clark Drive regarding the time frame for completing ongoing tree and infrastructure projects in the area.

At the request of His Worship the Mayor, the City Manager advised that there are plans to address these issues by the end of the summer season or beginning of 2026. The City Manager noted that the tree in question would not be replaced due to insufficient space, but replacement trees will be planted elsewhere as per the City of Brandon tree protection by-law.

(249) REDUCED SPEED LIMITS AROUND PARKS AND TRAFFIC CIRCLE UPDATE

Councillor Luebke enquired whether a progress update could be provided on the pilot project that saw speed limits reduced in park areas, as well as the temporary traffic circle at Douglas Street and Princess Avenue East.

At the request of His Worship the Mayor, the City Manager noted that the matter was taken under advisement and that a report would be provided shortly.

(250) UPDATE - SPORTSPLEX ARENA PROJECT, OUTDOOR SPORTS COMPLEX & RECONSTRUCTION CIVIC SERVICES COMPLEX #88447

Councillor Luebke enquired whether a progress update could be provided on the Sportsplex Arena Project, Outdoor Sports Complex project, and Civic Services Complex reconstruction.

At the request of His Worship the Mayor, the City Manager advised that the Sportsplex Arena Project was projected to open in the late fall. The Maple Leaf Foods Sports Complex Clubhouse project was projected to be completed by the following spring; however, the soccer and cricket facilities had been completed, with reservations to use them scheduled to begin on August 5, 2025. Whether or not there would be an official grand opening was taken under advisement. He concluded by announcing that the Civic Services Complex was scheduled to have all employees back in the building by the end of September.

(251) FLEET PURCHASES & CAPITAL BUDGET #88448

Councillor Luebke enquired if a summary could be provided outlining the number of fleet items purchased, tendered, and deferred for 2025, as well as an update on the 2025 capital budget for fleet acquisitions.

At the request of His Worship the Mayor, the City Manager responded with an update on the project, including a breakdown of the proactive, phased approach to procurement. He noted that the budget is currently projected to be favorable but is expected to fluctuate as fleet purchases continue throughout the year.

(252) PROGRESS UPDATE - CROSSWALK INSTALLATION VICTORIA AVENUE AND RUSSELL STREET #88592

Councillor Parker enquired about the progress of the crosswalk installation at Victoria Avenue and Russell Street, noting that the motion had been put forward and approved during the 2025 Budget Deliberations.

His Worship the Mayor responded that Development Services were working on preparing the tender documents and would provide updates to the ward councillor when available.

ANNOUNCEMENTS:

Nil

GENERAL BUSINESS:

(A) WATER TREATMENT FACILITY UPGRADE: NEW MEMBRANE BUILDING

City Council considered a report from the Director of Utilities dated July 22, 2025 with respect to the above.

1440 Cameron-Parker  
That the bid from NAC Constructors Ltd. to carry out the Water Treatment Facility Upgrade: New Membrane Building as per tender and specifications at a cost of \$127,871,394.77 (net of GST) be accepted and that the additional funding requirement of \$19,000,000 be approved to be expended through the existing Investing in Canada Infrastructure Program (ICIP) funding Contribution Agreement and City's debenture. CARRIED.

(B) INVESTING IN CANADA INFRASTRUCTURE PROGRAM (ICIP) SCOPE CHANGE REQUEST FOR WATER TREATMENT FACILITY UPGRADE & EXPANSION PROJECT

Council considered a report from the Director of Utilities dated July 22, 2025 with respect to the above.

1441 Cameron-Splett  
That the City request a scope change to the Investing in Canada Infrastructure Program (ICIP) for the Water Treatment Facility Upgrade & Expansion project funding Contribution Agreement. CARRIED.

(C) APPLICATION TO SUBDIVIDE 1900 - 34TH STREET (WAVERLY DEVELOPMENTS LTD.)

Considered was a report from the Legislative Services Department dated July 18, 2025 with respect to the above.

1442 Berry-Cullen  
That the application to subdivide part of 1900 – 34th Street (SE¼ 9-10-19 WPM) to create eleven lots and a public road in the Educational & Institutional (EI) and Residential Low Density (RLD) Zones in accordance with the subdivision application map “Attachments C-3 and C-4”, be approved subject to:

1. The applicant revising the subdivision plan to include:
2. The dedication and opening of street right-of-way corner cutoffs to facilitate future roundabout construction at the intersection of 34th Street and the new, yet-to-be-named east-west public road; and
3. The dedication of land for the South End Lift Station currently under construction near the 34th Street/Patricia Avenue intersection;

4. The owner or successor entering into a development agreement with the City of Brandon, to be registered in series with the subdivision, with conditions as set out in Attachment D of this report;
5. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$2,025.00 as a cash-in lieu contribution for school purposes;
6. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of BellMTS and Westman Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision;
7. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for postal service to the satisfaction of Canada Post;
8. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the proposed lots to the satisfaction of City of Brandon Real Estate Administration;
9. The owner or successor completing a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch; and
10. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that they have obtained a License to Construct Water Control Works from Manitoba Environment and Climate Change. CARRIED.

(D) APPLICATION TO SUBDIVIDE - 911 DOUGLAS STREET

City Council considered a report from the Planning & Buildings Department dated June 19, 2025 with respect to the above.

Parker-Tame

1443 That subdivision application 4500-25-748 for 911 Douglas Street (Lot 17, Plan 1489 BLTO) to create one (1) lot in the Industrial General (IG) zone be approved in accordance with the subdivision application map "Attachment C-6". CARRIED.

(E) PLAYGROUND REPLACEMENT PROGRAM FUNDING

Council considered a report from Councillor Hildebrand dated July 16, 2025 with respect to the above.

Hildebrand-Splett

1444 That up to two-hundred thousand (\$200,000) be authorized to be expended from the Fiscal Contingency Reserve to add one (1) playground replacement to the Playground Replacement Program for 2025;

And further, that \$125,000 to add one (1) playground restructure to the current Playground Replacement Program be forwarded to 2026 Budget Deliberations. CARRIED.

(F)     KEYSTONE CENTRE FUNDING AGREEMENT

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Luebke-Parker

1445     That the City of Brandon enter into an amending agreement for the purposes of providing financial contributions to the Keystone Centre, whereby the City will provide an additional \$630,000 and the Province of Manitoba will provide an additional \$800,000 over the final two years of the existing agreement. CARRIED.

BY-LAWS:

NO. 7427     TO REZONE 1900 - 34TH STREET  
2ND & 3RD READINGS

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City Council considered a report from the Legislative Services Department dated July 18, 2025 with respect to the above.

Berry-Hildebrand

1446     That By-law No. 7427 to rezone part of 1900 – 34th Street (SE¼ 9-10-19 WPM) from, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, Agricultural General 80 (AG80) zone to Educational & Institutional (EI) and Residential Low Density (RLD) zones be read a second time. CARRIED.

Berry-Hildebrand

1447     That the by-law be read a third and final time. CARRIED.

In accordance with Section 137 of *The Municipal Act*, a recorded vote was taken on the motion to give By-law No. 7427 third reading.

<u>FOR</u>	<u>AGAINST</u>
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Mayor Jeff Fawcett  
Councillor Shawn Berry  
Councillor Shaun Cameron  
Councillor Barry Cullen  
Councillor Greg Hildebrand  
Councillor Heather Karrouze  
Councillor Bruce Luebke  
Councillor Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame

NO. 7428     TO REZONE 911 DOUGLAS STREET  
2ND & 3RD READINGS

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Submitted for consideration was a report from the Legislative Services Department dated July 2, 2025 with respect to the above.

Parker-Tame

1448     That By-law No. 7428 to rezone part of 911 Douglas Street (Lot 17, Plan 1489 BLTO) from Parks and Recreation (PR) zone to Industrial General (IG) zone be read a second time. CARRIED.

Parker-Tame

1449     That the by-law be read for a third and final time. CARRIED.

In accordance with Section 137 of *The Municipal Act*, a recorded vote was taken on the motion to give By-law No. 7428 third reading.

FOR

AGAINST

Mayor Jeff Fawcett  
Councillor Shawn Berry  
Councillor Shaun Cameron  
Councillor Barry Cullen  
Councillor Greg Hildebrand  
Councillor Heather Karrouze  
Councillor Bruce Luebke  
Councillor Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame

NO. 7429

BY-LAW NO. 7429 TO CLOSE AND CONVEY PORTIONS OF USSHER AVENUE, PTERES AVENUE AND PUBLIC LANE LYING NORTH OF STICKNEY AVENUE IN BLOCKS 1 & 2, PLAN 327 BLTO  
2ND & 3RD READINGS

Considered was a report from Legislative Services Department dated June 24, 2025 with respect to the above.

1450

Karrouze-Cameron  
The By-law No. 7429 to close and convey the portion of Ussher Avenue, Peters Avenue and public lanes lying north of Stickney Avenue in Blocks 1 & 2, Plan 327 BLTO, be read a second time. CARRIED.

1451

Karrouze-Cameron  
That the by-law be read a third and final time. CARRIED.

In accordance with Section 137 of *The Municipal Act*, a recorded vote was taken on the motion to give By-law No. 7429 third reading.

FOR

AGAINST

Mayor Jeff Fawcett  
Councillor Shawn Berry  
Councillor Shaun Cameron  
Councillor Barry Cullen  
Councillor Greg Hildebrand  
Councillor Heather Karrouze  
Councillor Bruce Luebke  
Councillor Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame

NO. 7430

TO REZONE PROPERTY LOCATED AT 548 PARK STREET AND OTHERS  
2ND & 3RD READINGS

City Council considered a report from the Legislative Services Department dated July 18, 2025 with respect to the above.

1452

Parker-Splett  
That By-law No. 7430 to rezone 548, 560, 552, and 556 Park Street and 525, 533, 537, 543, 551, 555, and 559 Frederick Street (Lots 19/38 and Part Lot 18, Block 4, Plan 9 BLTO) from Residential Low Density (RLD) zone to Educational and Institutional (EI) zone, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in Attachment “E” of this report, be read a second time. CARRIED.



Parker-Splett

1453 That the by-law be read for a third and final time. CARRIED.

In accordance with Section 137 of *The Municipal Act*, a recorded vote was taken on the motion to give By-law No. 7430 third reading.

FOR

AGAINST

Mayor Jeff Fawcett  
Councillor Shawn Berry  
Councillor Shaun Cameron  
Councillor Barry Cullen  
Councillor Greg Hildebrand  
Councillor Heather Karrouze  
Councillor Bruce Luebke  
Councillor Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame

NO. 7431

TO REZONE PART OF PROPERTY LOCATED AT 1900 - 34TH STREET  
1ST READING

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Council considered a report from the Planning & Buildings Department dated July 16, 2025 with respect to the above.

Berry-Splett

1454 That By-law No. 7346 to rezone properties located at part of 1900 – 34th Street (Lot 46, Plan 60653 BLTO and Pt. SE¼ 9-10-19 WPM) from, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, Agricultural General 80 (AG80) to Residential Low Density (RLD) be read a first time. CARRIED.

NO. 7432

TO CLOSE AND CONVEY A PORTION OF FREDERICK STREET, MCTAVISH AVENUE AND  
PUBLIC LANE IN BLOCK 4, PLAN 9 BLTO  
2ND & 3RD READINGS

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Submitted for consideration was a report from the Legislative Services Department dated July 4, 2025 with respect to the above.

Parker-Tame

1455 That By-law No. 7432 to close and convey a portion of Frederick Street, McTavish Avenue and public lane lying south of Victoria Avenue East in Block 4, Plan 9 BLTO, be read a second time. CARRIED.

Parker-Tame

1456 That the by-law be read for a third and final time. CARRIED.

In accordance with Section 137 of *The Municipal Act*, a recorded vote was taken on the motion to give By-law No. 7432 third reading.

FOR

AGAINST

Mayor Jeff Fawcett  
Councillor Shawn Berry  
Councillor Shaun Cameron  
Councillor Barry Cullen  
Councillor Greg Hildebrand  
Councillor Heather Karrouze  
Councillor Bruce Luebke  
Councillor Glen Parker

Councillor Jason Splett  
Councillor Tyson Tame

NO. 7433

TO REZONE PROPERTY LOCATED AT 729 - 17TH STREET  
1ST READING

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City Council considered a report from the Planning & Buildings Department dated July 16, 2025 with respect to the above.

1457 Luebke-Splett

That By-law No. 7433 to rezone property located at 729 – 17th Street (Lot 1, Plan 211, 21365 BLTO) from CAR Commercial Arterial to CG Commercial General be read a first time. CARRIED.

NO. 7435

TO AMEND BY-LAW 7393 TO BORROW FUNDS FOR SPORTSPLEX ARENA PROJECT  
1ST READING

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Submitted for consideration was a report from the Finance Department dated July 23, 2025, with respect to the above.

1458 Karrouze-Luebke

That By-law No. 7435 – to amend By-law No. 7393 to provide for the borrowing and expenditure of funds for the purpose of replacing the Brandon Community Sportsplex ice plant and arena upgrades be read a first time. CARRIED.

NO. 7437

TO AMEND BY-LAW 7411 TO BORROW FUNDS FOR THE POLICE OPERATIONS CENTRE  
PROJECT  
1ST READING

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Considered was a report from the Finance Department dated July 23, 2025, with respect to the above.

1459 Cullen-Berry

That By-law No. 7437 – to amend By-law No. 7411 to provide for the borrowing and expenditure of funds for the purpose of purchasing and retrofitting a Police Operations Centre be read a first time. CARRIED.

GIVING OF NOTICE:

Nil

ADJOURN:

Berry-Luebke

That the meeting do now adjourn. (8:12 p.m.) CARRIED.

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MAYOR

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CITY CLERK