



Rural Municipality of Reynolds

Meeting Minutes

Regular Meeting of Council August 13, 2024 - 06:00 PM

RURAL MUNICIPALITY OF REYNOLDS-REGULAR MEETING- MINUTES

HELD IN THE COUNCIL CHAMBERS ON August 13, 2024

PRESENT

REEVE: RUSS GAWLUK

DEPUTY REEVE: BLAINE WEBSTER

COUNCILLORS:

CURTIS BULEY

HARRIET YARMILL

CURT STELMACK

KIM ZALITACH

JESSICA THURSTON

MICHAEL HUZEL

CHIEF ADMINISTRATIVE OFFICER: KIM FURGALA

ADMINISTRATIVE ASSISTANT: LAECIE LEVESQUE

1 CALL TO ORDER

The August 13, 2024, Regular Meeting of Council was Called to Order by Reeve Gawluk at 6:05 pm.

2 ADOPTION OF AGENDA

Res. 24/261 M/S Councillor Buley/ Councillor Zalitach

BE IT RESOLVED that the Agenda of the August 13, 2024, Regular Meeting of Council be adopted as presented.

CARRIED

3 NOTICE OF CONFLICT OF INTEREST

4 MINUTES

Res. 24/262 M/S Councillor Buley/ Councillor Zalitach

BE IT RESOLVED that the Minutes of the July 23, 2024 Regular Meeting of Council be approved as presented.

CARRIED

4.1 Regular Meeting of Council - July 23, 2024 Minutes - Draft

5 DELEGATIONS / HEARINGS

5.1 Open Public Hearing Proposed New Public Road 01/2024

Res. 24/263 M/S Councillor Buley/ Councillor Zalitach

BE IT RESOLVED THAT Council does now recess the Regular Meeting of Council in order to open the Public Hearing in the matter of Proposed New Public Road 01/2024.

CARRIED

5.2 Proposed New Public Road 01/2024

5.3 Close Public Hearing Proposed New Public Road 01/2024

Res. 24/264 M/S Councillor Stelmack/ Councillor Buley

BE IT RESOLVED THAT after closing the Public Hearing in the matter of Proposed New Public Road 01/2024, Council does now resume the Regular Meeting of Council.

CARRIED

Notices were mailed out and all requirements of The Planning Act were met. The applicants were not present, and three objections were received. Two wished to speak and one for information only.

6 PLANNING AND DEVELOPMENT

6.1 Subd. 4611-22-7683 Revised - Rocoda

Res. 24/265 M/S Councillor Stelmack/ Councillor Buley

WHEREAS Community Planning Services has submitted a Subdivision Revised Application File No. 4611-22-7683 for Lot 11 Plan 59282 in NW 1/4 28-12-9 EPM, Owner Rocoda Inc. and applicant Roger Granger;

AND WHEREAS The proposed subdivision involves approximately 42.11 acres of land held under CT 2838496 in the community of Molson. The land is heavily treed and has no structures. The proposal constitutes the second phase of a multi-phase residential development. The applicant proposes to subdivide three new residential lots from the existing title. The residual will be reserved for future residential purposes. The lots will be serviced by septic fields and individual wells. The lots have frontage along and will gain access from Arcadia Road.

BE IT RESOLVED THAT the subdivision be approved with the following conditions:

1. That any outstanding property taxes on said subdivision lands be paid in full.
2. That any survey monument restoration costs be borne by the Developer.
3. That the Owner enter into a Development Agreement with the RM of Reynolds applicable to the three newly created lots to regulate development of same.
4. That the Developer enter into a separate Development Agreement applicable to the Residual Property to restrict development of the Residual Property within 125 meters from the Easterly boundary of that property.
5. Variation Order to be obtained for the reduced site width of proposed Lot 1 from 200 feet to 65.62 feet.

BE IT FURTHER RESOLVED THAT the following be included but **not as conditions** of approval;

1. That the Development Agreement shall be prepared by the RM of Reynolds legal counsel.
2. That the Owner be invoiced for costs associated with the preparation of the Development Agreement.
3. The Development Agreement applicable to the three newly created lots shall address, at a minimum, the following;
 - a. The requirement for an engineered drainage plan.
 - b. That each of the newly created lots have a house constructed thereupon within three years of the lot being sold by the developer to a new owner.

4. That both of the Development Agreements shall be registered with Land Titles as caveats.
5. That the aforementioned caveats be registered with Land Titles by the applicant's legal counsel and that the applicant shall bear the full cost of this action.
6. That the Development Agreement shall run with the Land to which they apply.

CARRIED

6.2 Proposed New Public Road 01/2024

Res. 24/266 M/S Councillor Stelmack/ Councillor Buley

WHEREAS a Public Hearing has been held in the matters of Proposed New Public Road 01/2024 to consider opening of a New Proposed Public Road for Subd. File 4611-23-7700 and Subd. 4611-21-7627 as per Zoning By-Law 7/13;

THEREFORE BE IT RESOLVED that after consideration of Proposed New Public Road 01/2024, and any representation made for or against the Proposed New Public Road sought by Jaclyn Forbes- Mid Canada Inc., Applicant and Owner Walter & Patricia Panych of the property described as Pt. RL 41-8-12 EPM including Parcel B Plan 72599, be approved with the following conditions:

1. There would need to be inspections and a favorable report from the Municipal Engineer that the road has been constructed to a standard consistent with or in excess of the minimum standard for a Municipal Road.
2. That the engineered drainage plan has been properly implemented and an "As-Built" be provided to the RM of Reynolds.
3. That the design and construction costs of the public road be borne solely by the owner.
4. That the Owner obtain a drainage license from Manitoba Infrastructure Water Rights and Licensing.
5. That the Owner enter into a development agreement with the RM of Reynolds.

BE IT FURTHER RESOLVED THAT the following be included but **not as conditions** of approval;

1. That at a minimum, the development agreement include the following;
 1. a.) The criteria and conditions of acceptance of the public road by the Municipality.
 2. b.) Responsibility for costs associated with inspections and testing of the public road prior to the road being accepted by the Municipality be solely borne by the applicant.
2. That the development agreement be prepared by the RM of Reynolds legal counsel and that costs associated with this are to be paid by the applicant.
3. That the development agreement shall be registered with Land Titles as a caveat for the newly created Lot.
4. That the aforementioned caveat be registered with Land Titles by the applicant's legal counsel and that the applicant shall bear the full cost of this action.
5. That a copy of the registered caveat must be sent to the RM of Reynolds by the applicant's legal counsel.

CARRIED

7 COMMITTEES / REPORTS

Res. 24/267 M/S Councillor Zalitach/ Councillor Stelmack

BE IT RESOLVED that the Committee and all other reports be accepted as presented.

CARRIED

7.1 Eastman Regional Municipal Committee - Minutes June 17, 2024

7.2 Rural Animal Management Report - July 2024

8 BY-LAWS

9 UNFINISHED BUSINESS

10 NEW BUSINESS

10.1 Auditor Appointment 2024

Res. 24/268 M/S Councillor Zalitach/ Councillor Stelmack

BE IT RESOLVED THAT Council appoints Meyers Norris Penny LLP Corporation as the Municipal Auditor for 2024.

CARRIED

10.2 Asset Management Services Agreement - Buhlin Asset Management

BE IT RESOLVED THAT Council authorizes the CAO to enter into an agreement with Buhlin Asset Management for the 12-month program at the cost of \$11,420.00.

TABLED

10.3 MAW Conference

Res. 24/269 M/S Deputy Reeve Webster/ Councillor Yarmill

BE IT RESOLVED that Council approves the Reeve to attend the 2024 Manitoba Watersheds Conference in Brandon, Manitoba from December 2 - 4, 2024 and all eligible expenses be reimbursed.

CARRIED

10.4 MBOA - Annual Fall Seminar & Trade Show

Res. 24/270 M/S Councillor Yarmill/ Deputy Reeve Webster

BE IT RESOLVED that council approves the Building Inspector/Development Officer to attend the Manitoba Building Officials Association Annual Fall Seminar & Trade show in Winnipeg on October 23 & 24, 2024 and all eligible expenses be reimbursed.

CARRIED

10.5 Manitoba Municipal Administrators 2024 Annual Conference & AGM

Res. 24/271 M/S Councillor Yarmill/ Deputy Reeve Webster

BE IT RESOLVED THAT Council authorizes the attendance of the CAO and ACAO to attend the 2024 Manitoba Municipal Administrators Conference and AGM on September 8-11, 2024, in Winnipeg, MB.

AND FURTHER BE IT RESOLVED THAT all eligible expenses be hereby approved.

CARRIED

10.6 2023 Tax Sale Reserve Bids

Res. 24/272 M/S Councillor Thurston/ Councillor Huzel

WHEREAS pursuant to Section 372 of the **Municipal Act**, a municipality may set a reserve bid in the amount of the tax arrears and costs;

THEREFORE BE IT RESOLVED THAT the Rural Municipality of Reynolds place a reserve bid on all properties in the amount of all arrears and costs, in respect of each property.

CARRIED

10.7 Policy 57 - Bad Debt Policy

Res. 24/273 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED that Council accepts Policy 57 - Bad Debt Policy as presented.

CARRIED

10.8 Dismissal of Fire Fighter

Res. 24/274 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED that Council agrees to dismiss fire fighter Rebecca Power from the Reynolds Fire Department as per Fire Chief McDougall's recommendation, due to the lack of attendance and communication.

CARRIED

10.9 Letter of Support - 2024 Family Days - Rennie Community Club

Res. 24/275 M/S Councillor Huzel/ Councillor Thurston

BE IT RESOLVED THAT Council authorizes the CAO to send a Letter of Support for the Rennie Family Days Beer Gardens on August 24, 2024.

CARRIED

10.10 Economic Development Officer - Advertisement

Res. 24/276 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED THAT Council grants authorization to the CAO to advertise for the Economic Development Officer position as part time for the RM of Reynolds.

CARRIED

10.11 CN Railway

11 FINANCIAL / ACCOUNTS

11.1 Combined A/P Payroll Cheque Register Report

Res. 24/277 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED that cheques numbered 24440 to 24464 including the Electronic Fund Transfer payments, for a total payment of \$136,583.41 be hereby approved for payment on this day.

CARRIED

11.2 Fencing Fees - Inv. 23979 - Add to Roll 0196700.000

Res. 24/278 M/S Councillor Stelmack/ Councillor Zalitach

WHEREAS Invoice 23979 was sent to Roll 0196700.000 to recoup costs for the security fence for June 4 - July 1, 2024 and the invoice has not been paid;

THEREFORE BE IT RESOLVED THAT Council authorizes the CAO to add \$597.70 to Roll 0196700.000.

CARRIED

12 CORRESPONDENCE

12.1 Manitoba Transportation & Infrastructure - Access Permit on Molson Road

12.2 Renewal Licence for Northeast Red Watershed District

12.3 Public Interest Disclosure Act Memo - Government of Manitoba

12.4 2024 Public & Business Survey Reports - Community Futures Winnipeg River

13 AGENDA ADDITIONS

14 NOTICE OF MOTIONS

15 IN CAMERA

15.1 Move In Camera

Res. 24/279 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED that Council now move “In Camera” as per Section 152(3) of The Municipal Act to discuss **Legal Matters**;

AND BE IT FURTHER RESOLVED that all matters discussed while in Camera are to remain confidential as per Section 83(1)(d) of The Municipal Act.

CARRIED

15.1.1 Legal 1

15.1.2 Legal 2

15.1.3 Legal 3

15.2 Move Out of Camera

Res. 24/280 M/S Councillor Huzel/ Councillor Thurston

BE IT RESOLVED that as per Section 152(4) of the Municipal Act, Council now re-opens the meeting to the public;

AND BE IT FURTHER RESOLVED that all matters discussed are to remain confidential as per Section 83(1)(d) of the Municipal Act.

CARRIED

15.3 Legal 3

Res. 24/281 M/S Deputy Reeve Webster/ Councillor Yarmill

WHEREAS on June 11, 2024, Council received a delegation with request to maintain Fire Guard Road 29 and Fire Guard Road 31;

AND WHEREAS Council has adopted Policy 37 - Fire Guard Roads;

AND WHEREAS the RM of Reynolds has confirmation from the Province of Manitoba that the Rural Municipality of Reynolds is not responsible for the maintenance of any abandoned Provincial Fire Guard Roads;

THEREFORE BE IT RESOLVED THAT Council directs the CAO to send a letter to the ratepayers on Fire Guard Road 29 indicating that there will no longer be any or limited maintenance on any abandoned Provincial Fire Guard Roads including Fire Guard Road 29 and Fire Guard Road 31 as per request on June 11, 2024.

CARRIED

16 ADJOURNMENT

Res. 24/282 M/S Councillor Yarmill/ Deputy Reeve Webster

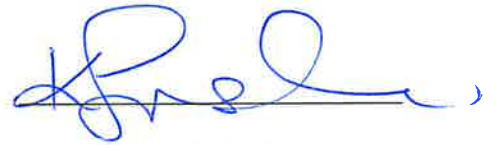
BE IT RESOLVED that the next Regular Council Meeting be held on August 27, 2024;

AND BE IT FURTHER RESOLVED that Council does now adjourn at 8:22 pm.

CARRIED



Russ Gawluk, Reeve



**Kim Furgala, CMMA, CMML
Chief Administrative Officer**