

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD ON MONDAY, JULY 27, 2026 AT 7:00 PM IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

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

ABSENT: Councillor Kris Desjarlais, Councillor Bruce Luebke

ADOPTION OF AGENDA:

1877 Parker-Tame
That the Agenda for the regular meeting of City Council to be held on Monday, July 27, 2026 be adopted as presented. CARRIED.

RECOGNITIONS:

(A) FLOOD RESPONSE

Councillor Karrouze recognized the Emergency Management team who worked to keep the city and citizens safe during the 2026 flood.

CONFIRMATION OF MINUTES:

1878 Cameron-Cullen
That the Minutes of the Regular Meeting of City Council held Monday, July 6, 2026 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

COMMUNITY COMMENTS & FEEDBACK:

(A) JAMES EPP

James Epp, ward 5 resident, spoke on procedural matters, the quotation for the landfill gas collection system repair being over budget, and the current bylaws and policies concerning mosquito abatement.

HEARING OF PRESENTATIONS:

Nil

HEARING OF DELEGATIONS:

Nil

PUBLIC HEARINGS:

Nil

COMMUNICATIONS & PETITIONS:

Nil

COMMITTEE REPORTS:

	(A)	<u>PERSONNEL COMMITTEE</u>	WRITTEN	JULY 27, 2026
		Council considered a report from the recent meeting of the Personnel Committee who met on Friday, June 12, 2026 to receive a presentation from Administration regarding the City of Brandon’s proposed Total Employee Rewards Strategy. Lola Oyeladun, Director of Human Resources, explained the purpose of the discussion was to review proposed initiatives intended to support recruitment and retention, address market competitiveness for non-union compensation, and consider improvements to benefit offerings for employees across the organization.		
1879		<u>Cullen-Berry</u>	That the verbal and written report from the Personnel Committee of City Council be received.	
		And that, in accordance with the recommendation passed by the Personnel Committee of City Council on June 12, 2026, City Council approve the Total Employee Rewards Strategy, including the proposed non-union pay administration adjustments to pay grades and a four percent (4%) one time market adjustment, retroactive to July 1, 2026, and wellbeing initiatives to support recruitment and retention at the City of Brandon.		
		And further that, Council authorize an annual expenditure of up to \$400,000 to proceed with a Request for Proposals for the benefits stabilization strategy. CARRIED.		
	(B)	<u>COMMITTEE OF THE WHOLE - REAL ESTATE</u>	VERBAL	JULY 27, 2026
		His Worship the Mayor provided a verbal report from the Committee of the Whole meeting held on July 27, 2026.		
1880		<u>Cameron-Splett</u>	That Council approve the allocation of \$2,200,000 from the Housing Accelerator Fund to previously approved housing-supportive road infrastructure included in the 2026 capital plan.	
		And further that, the authorized expenditure from the Transportation Network Infrastructure Reserve be reduced by \$2,200,000.		
		And further, that Council directs Administration to include the transfer of the equivalent amount from the Transportation Network Infrastructure Reserve to the Housing Reserve in the 2027 Financial Plan. CARRIED.		
1881		<u>Cameron-Splett</u>	That, pursuant to section 4(a) of the Downtown Housing Incentive By-law No. 7380, 10163859 Manitoba Ltd. be provided a one-time \$700,000.00 Housing Accelerator Fund Grant to demolish the former bowling alley at 149 10th Street concurrently with site work on the adjacent property, supporting the future construction of a mixed-use market housing project.	
		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.		
1882		<u>Cameron-Tame</u>	That, pursuant to the Downtown Housing Incentive By-law No. 7380, the developer of 32 13th Street receives incentives equivalent to Area #2, as set out in the by-law, together with a onetime \$130,000 Housing Accelerator Fund grant to offset demolition costs and support construction of a 24-unit market housing project.	

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.

Cameron-Tame

1883 **Land Transaction**

That, pursuant to the Land Transaction Policy the development status of 402 Rosser Avenue be changed from “surplus potential” to “surplus developable”; and that following the completion of tank removal and site remediation, the land be sold to The Brandon Downtown Development Corporation for \$1 to facilitate the construction of market housing on the site.

Pre-Development Funding

That, pursuant to section 4(a) of Downtown Housing Incentive By-law No. 7380, The Brandon Downtown Development Corporation be provided a one-time \$100,000 Housing Accelerator Fund Grant to complete pre-development work related to developing market housing at 402 Rosser Avenue; and

Development Funding

That, pursuant to section 4(a) of Downtown Housing Incentive By-law No. 7380, The Brandon Downtown Development Corporation be provided a one-time cash grant of up to \$1,000,000 from the fourth and final Housing Accelerator Fund payment as seed funding for the development of market housing at 402 Rosser Avenue and other future downtown market housing sites;

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.

Cameron-Karrouze

1884 That funding of \$568,000 be approved to be expended from the Land Transaction Reserve for the purchase of a building for community services.

That the building transaction be made public following the fulfillment of the due diligence period and the conditions of sale.

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.

Cameron-Karrouze

1885 That the verbal report from the Committee of the Whole dated July 27, 2026, be received CARRIED.

ENQUIRIES:

(343) WATERMAIN BREAKS

Councillor Berry enquired about the status of the construction on 26th Street due to the watermain break with respect to the discussion at the July 6, 2026, regular meeting.

At the request of His Worship the Mayor, the City Manager advised that administration would undertake a review for the area to determine its inclusion in the 10-year capital plan.

(344) OVERLAND FLOODING MITIGATION - SOUTH OF RICHMOND TO WILLOWDALE

Councillor Berry enquired about whether administration would be able to provide a report for a mitigation plan for rainwater that causes flooding in the Willowdale Area.

At the request of His Worship the Mayor, the City Manager advised that the matter would be taken under advisement.

(345) INTERSECTION AT MCDIARMID DRIVE AND VICTORIA AVENUE

Councillor Cameron recognized pedestrian improvements at the intersection of McDiarmid Drive and Victoria Avenue and enquired if Administration could initiate a feasibility study for overall improvement to the intersection based on increased traffic in the area, notably turning West when Northbound on McDiarmid.

At the request of His Worship the Mayor, the City Manager advised that the City would undertake a preliminary traffic assessment and engage with Manitoba Transportation and Infrastructure (MTI) for improving safety, traffic flow, and intersection performance.

(346) CROSSWALK - RICHMOND & 19TH

Councillor Hildebrand enquired about the potential for a safety audit performed at the crosswalk of Richmond Avenue and 19th street, noting the 2027 reconstruction may be opportune timing.

At the request of His Worship the Mayor, the City Manager advised that the matter would be taken under advisement.

(347) MOSQUITOS

Councillor Hildebrand spoke to residents' concerns and enquired about current mosquito counts, spray application, and whether a truck mounted sprayer would be implemented. He further enquired about the status of the Deltaguard product, its efficacy, and Buffer Zone notices.

At the request of His Worship the Mayor, the City Manager advised that preparations for spraying had been completed. He stated the City continues to follow the abatement policy unless otherwise directed by Council, noting statistics for July 2026 did not yet meet requirement. He also stated that the City is working with Winnipeg and Public Health to find an approved replacement for the discontinued chemical spray product used to date.

(348) DOG PARK IMPROVEMENTS

Councillor Parker enquired about improvements at the 11 Street East End dog park, requesting a formal update on the project.

At the request of His Worship the Mayor, the City Manager advised that the matter would be taken under advisement.

(349) SPEED SIGNS - PARK STREET

Councillor Parker enquired about the need for speed signs to be adjusted at the 400 block of Park Street, noting the difference in signage for northbound and southbound traffic.

At the request of His Worship the Mayor, the City Manager advised that the matter would be taken under advisement.

(350) FRANKLIN STREET - RESURFACING

Councillor Parker enquired about a progress update or timeline of road repairs in the 500 and 600 blocks of Franklin Street.

At the request of His Worship the Mayor, the City Manager advised that the matter would be taken under advisement.

(351) DRAINAGE ISSUES ON GARWOOD DRIVE

Councillor Tame enquired about drainage issues in the Garwood Drive area, noting reports of residential basement flooding and how the current ditch system contributes to the mosquito populations.

At the request of His Worship the Mayor, the City Manager advised that the matter would be taken under advisement.

ANNOUNCEMENTS:

ARABIAN HORSE SHOW

His Worship the Mayor announced the Arabian Horse Show on August 6th to August 15th, 2026, at the Keystone Centre. This event is Canada's largest show of its kind and is free admission for all attendees.

BRANDON EMANCIPATION DAY

His Worship the Mayor announced Brandon's first-ever Emancipation Day celebration on August 1, 2026. The event features a Gala honoring Dr. Gervan Fearon, the first Black President and Vice-Chancellor of Brandon University.

PROVINCIAL EXHIBITION MIDWAY MADNESS

Councillor Cameron announced the Provincial Exhibition's Midway Madness event on August 10th to August 13th, 2026. This year's event is held on the Canadian Tire site with free admission.

GENERAL BUSINESS:

(A) FLOOD MITIGATION AND RESTORATION - REQUEST FOR FUNDS

Submitted for consideration was a report from the Emergency Management Department dated July 20, 2026, with respect to the above.

1886 Berry-Cullen
That \$2,280,000 be authorized to be expended for flood mitigation work completed to date, and further flood recovery projects;

And further that, the expenditures be funded from the following reserves, pending any Disaster Financial Assistance or insurance recoveries:

Fiscal Contingency Reserve	\$1,550,000
Diking & Flood Control Reserve	\$ 500,000
Water Reserve	\$ 180,000
Wastewater Reserve	\$ 50,000

And further that, any Disaster Financial Assistance funds received be returned to the reserves at the same percentage withdrawn. CARRIED AS AMENDED.

AMENDMENT
Parker-Tame

1887 That the words "And further that any Disaster Financial Assistance funds received be returned to the reserves at the same percentage withdrawn." be added after the word "recoveries." CARRIED.

(B) ADVANCE FUNDING FOR HOUSEHOLD COLLECTION CART INVENTORY REPLENISHMENT

Submitted for consideration was a report from the Public Works Department dated July 17, 2026, with respect to the above.

Tame-Splett

1888 That \$75,000 be expended from the Disposal Site Reserve in 2026 for the purchase of additional household collection carts, representing an advance of the planned 2027 capital allocation, to replenish depleted inventory and ensure continued delivery of curbside collection services. CARRIED.

(C) QUOTATION – LANDFILL GAS COLLECTION SYSTEM REPAIR

Submitted for consideration was a report from the Public Works Department dated July 17, 2026, with respect to the above.

Tame-Splett

1889 That the single bid submitted by Alternative Landscaping for the repair of the Landfill Gas Collection System as per the Quotation and Specifications at a cost of \$196,759.56 (net of PST) be approved, and that the additional funds of \$96,759.56 needed be approved from the Sanitation Disposal Reserve. CARRIED.

(D) MOSQUITO ABATEMENT PROGRAM

Submitted for consideration was a report from Councillor Shawn Berry regarding nuisance mosquitoes.

Berry-Splett

1890 That Administration be directed to begin City-wide fogging for nuisance mosquitoes immediately. CARRIED.

(E) SUBDIVISION 4500-26-755—1910 BELL AVENUE

Submitted for consideration was a report from the Planning and Buildings Department dated July 17, 2026, with respect to the above.

Karrouze-Parker

1891 That application to subdivide (4500-26-755) 1910 Bell Avenue (Lot 2, Plan 75157 BLTO) to create one (1) lot in the RMD Residential Moderate Density Zone in accordance with application map "Attachment C-4" related to the above be approved, subject to the owner or successor;

Entering into a development agreement with the City of Brandon, to be registered in series with this subdivision, with conditions as set out in "Attachment D" of the related report;

Submitting written confirmation to the City of Brandon Planning & Buildings Department that Manitoba Transportation and Infrastructure has no concerns with the proposed development with respect to potential impact on traffic operations of PTH 10 (18th Street North);

Submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$26, 527.50 as cash-in-lieu contribution for school purposes;

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 Manitoba Hydro, BellMTS, and Westman Communications Group, and registering the easement agreement along with easement plan, if required, in series with the plan of subdivision; and

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 the City of Brandon Real Estate Administration. CARRIED.

BY-LAWS:

NO. 7457 TO REPEAL BY-LAW NO. 7409 TO REZONE PROPERTY LOCATED AT 1910 BELL AVENUE
2ND & 3RD READINGS

Council considered a report from the Planning & Buildings Department dated July 17, 2026 with respect to the above.

1892 Karrouze-Parker
That By-law No. 7457 to repeal By-law No. 7409 and to rezone property located at 1910 Bell Avenue (Lots 2, Plan 75157 BLTO) from DR Development Reserve to RMD Residential Moderate Density be read a second time. CARRIED.

1893 Karrouze-Parker
That the by-law be read a third and final time. CARRIED.

NO. 7462 PLAN OF PUBLIC ROAD TO BE OPENED PUBLIC RESERVE B AND PART LOT 3 BLOCK 1 PLAN
34717 (5 HUMMINGBIRD LANE)
2ND & 3RD READINGS

Council considered a report from the Planning & Buildings Department dated July 8, 2026 with respect to the above.

1894 Hildebrand-Splett
That By-Law No. 7462, to open a portion of public road across part of Public Reserve “B” and part Lot 3 Block 1 Plan 34717, located at the NE corner of the intersection of 26th Street and Maryland Avenue, be read a second time. CARRIED.

1895 Hildebrand-Splett
That the by-law be read a third and final time. CARRIED.

GIVING OF NOTICE:

(A) SERVICE AGREEMENT FOR PROVINCIAL ROADS

In accordance with Rule 60 of Procedure By-law No. 6334, Councillor Splett gave notice of his intent to introduce a motion with respect to a long-term service agreement with Manitoba Transportation and Infrastructure for mowing of boulevards, pothole filling, and snow removal on provincially owned roadways.

ADJOURN:

Cameron-Berry
That the meeting do now adjourn. (8:43p.m.) CARRIED.

MAYOR

CITY CLERK