

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Council of the Town of Niverville held on Tuesday, November 20, 2007 at 6:00 p.m. In attendance were Mayor G. Fehr and councilors John Funk, Kevin Stott, Helen Sparrow and David Braun.

Res#282 K. Stott – H. Sparrow
In Camera BE IT RESOLVED that Council meet as committee of the whole in camera.

“Carried”

Councillor J. Funk was excused from the balance of the meeting due to a death in the extended family.

Res#283 H. Sparrow – D. Braun
Resume BE IT RESOLVED that the meeting of the committee of the whole be adjourned and that Council resume its former order of business.

“Carried”

Res#284 D. Braun – K. Stott
Minutes BE IT RESOLVED that the minutes of the November 6, 2007 meeting be approved, all statutory requirements having been fulfilled.

“Carried”

Res#285 D. Braun – H. Sparrow
Agenda BE IT RESOLVED that the agenda be adopted as presented subject to the following two additions:
Reports: Report on Options to Apply Garbage Rates as a Special Service,
Tenders on Water Supply, Treatment and Distribution
Feasibility Study

“Carried”

Res#286 K. Stott – H. Sparrow
Board of Revision BE IT RESOLVED that Council sit as the 2008 Board of Revision.

“Carried”

After careful consideration of the facts presented by the Assessor and the Appellant, the Board of Revision notes the following:

1. We find that the assessment officer uses reasonable logic in arriving at the adjusted value following the correction to errors made during the first sitting of the board. We find that the comparable properties used, do indeed represent reasonable comparable sales in other communities and that the time adjustment back to the base year for assessment reflect typical Niverville trends.
2. We find that housing of this style and type did not exist in Niverville in 2003 and therefore a direct market comparison for 2003 would not be available.
3. We agree with the assessor that the complainant’s housing type

located on a lake; noting this property is of almost identical square footage, the Board arrives at a value of \$277,700 for a total assessment.

5. We recognize that assessment value increases on this property may in the future see a higher than average percentage increase as market data for the assessment base year becomes available.

Therefore, the board recommends the following:

- a. That land assessment remain at \$37,700
- b. That the building assessment be reduced by \$45,200 from the current assessment of \$285,200 to \$240,000.
- c. That the total assessment of this roll be adjusted to \$277,700 from the current revised total of \$322,900.

The Board of Revision was adjourned and the report forwarded to Council.

Res#287
CCME
Session
K. Stott – H. Sparrow
BE IT RESOLVED that Mayor Fehr be authorized to attend the CCME Consultation Session on Municipal Wastewater Effluent on December 6, 2007 at the Greenwood Inn, Winnipeg.
“Carried”

Res#288
Board of
Revision
D. Braun – K. Stott
BE IT RESOLVED that Council accept the report of the Board of Revision namely:

Appeal No. 2 Roll No. 44334.018
DECISION: That the building assessment be reduced to reflect the correct square footage of the residence and the 2003 market value of the building.
Land – \$37,700 Buildings - \$240,000 Total - \$277,700 Class 10
“Carried”

Res# 289
Cheques
K. Stott – H. Sparrow
BE IT RESOLVED that cheque nos. 21272 to 21340 totaling \$1,550,990.08 be hereby approved for payment.
“Carried”

Res#290
NHCM &
NHHC
Grants
K. Stott – H. Sparrow
WHEREAS interested parties have donated funds to the Heritage Centre reserve fund in the amount of \$146,120.00 for the purpose of seeing the development of the Niverville Heritage Centre;

AND WHEREAS Council deems it expedient and in the public interest to contribute a grant for capital asset purchases;

THEREFORE BE IT RESOLVED that Niverville provides to the Niverville Heritage Centre Management Co. a grant of \$38,808.00;

AND BE IT FURTHER RESOLVED that Niverville provides to the Niverville Heritage Holdings Co. a grant of \$83,712.00; with both grants

Res#292 K. Stott – H. Sparrow
BL 653-07 BE IT RESOLVED that By-law No. 653-07, a by-law to amend By-law
2nd Read NO. 630.06 for the completion of paving in LID #15, be given second
reading.
“Carried”

Res#293 K. Stott – D. Braun
BL 653-07 BE IT RESOLVED that By-law No. 653-07, a by-law to amend By-law
3rd Read No. 630-06, be given third reading, passed, signed by the mayor and CAO,
sealed and delivered.
“Carried”
In Favor – Greg Fehr, Helen Sparrow, David Braun and Kevin Stott
Absent – John Funk

Res#294 H. Sparrow – K. Stott
House Move WHEREAS application has been made by Rachael Enns to move a home
170 2nd St. N. onto Lot 6, Block 8, Plan 19955, being 170 2nd Street North;

AND WHEREAS the town’s building inspector has examined the home
and prepared a report that indicated the home is structurally sound and
meets the Manitoba Building Code;

THEREFORE BE IT RESOLVED that Council approve the granting of a
building permit to Rachael Enns to move a home onto Lot 6, Block 8, Plan
19955 subject to the following conditions:

1. A blueprint for the basement of the home, stamped by a Structural Engineer, licensed to provide services in the Province of Manitoba be provided to the town;
2. A building permit be obtained from the Town;
3. That the applicant be aware of the requirement to core at her expense under 2nd Street North to connect to the Town sewer system and that a road damage deposit, to be held for 12 months, of \$250.00 be deposited with the town.

“Carried”

Council concurred to the following:

- i. That when a newly constructed home found in error to be encroaching on the neighbouring property, the Town’s official position is that a plan of subdivision will be required to remedy the situation.
- ii. That Council will request ideas from the community on how to implement a fair and equitable waste removal cost recovery policy that is environmentally sensitive with the matter being referred to the 2008 Planning Session for study;
- iii. That the request for an advertising sign by a community business that will incorporate product video be directed to the ED committee for study;
- iv. That a letter be sent to Crow Wing subdivision residents indicating Council’s intention to establish water rates for the development comparable to those being proposed for Fifth Avenue Estates.
- v. That W&OP and Recreation staff and Building Inspector should

