

## Town Council, December 9, 2025

The Council of the Town of Carberry met in their council chambers at 5:30 p.m. on Tuesday, December 9, 2025. Mayor Muirhead was in the chair, and all members were present, plus the CAO and Youth Councilor Boganes.

The delegation for the evening was from Faron and Kera Gabler, the owners of the old bank building at 33 Main Street, who had come to give a report on their progress and plans for the building. Though delayed by getting the previous owner's stuff out of the way, they have started in to complete the demolition of the second floor and have removed over five tons of material from the site. They have also started on a program of pigeon control using a timed feeding of a bait that does not harm the bird but affects its reproduction. They have reached out to Heritage Winnipeg to enlist artists and building specialists and hope to have a vision of the future shape of the site prepared by spring. As they work on the building, they are able to inspect and assess its structural health.

They have two possible structures in mind; the first is an enclosed event space that would keep the fine turn of the twentieth century façade and set a steel building behind it. It would have a steel roof and walls and enclose a structure that would meet all the requirements of today's building code.

The second one, and their preferred one, is to keep the façade as above, but turn the building behind into a space for craft or artisanal manufacturing. Their favourite scenario would be to establish an artisanal distillery, but they know that the licensing of such a project would involve a mountain of paperwork. Still, with Carberry's water and potatoes? It's tempting. They have investigated it far enough to know that the idea of pairing it with serving food is prohibited. It must serve food or distill, not both.

For the moment, the work of demolition and assessment continues, and the development and illustration of a plan for the structure should have something to show to the public in spring.

Gabler was asked if there was anything about the demolition that presented any danger to the public and assured the meeting that there was nothing of that sort. He intends to keep the original floor height of the bank to match the façade's entrance, despite the difficulties it will cause with today's accessibility requirements.

He asked Council for any help they could offer with funding grants. The Town's tax incentives for renovations to Main Street buildings will be helpful but not sufficient to get such an ambitious project done. He is in contact

with the Winnipeg Foundation through his dealings with Heritage Winnipeg and would welcome any other sources of grants.

Council congratulated the Gablers on an exciting approach to restoring what has long been an eyesore that was once a pillar of the Main Street Streetscape.

### **Planning Matters:**

The meeting was adjourned in order to hold a Public Hearing. Planner Joel Penner was on hand to attend and present a request for a Variation Order to reduce the requirement for a 15' side setback in an MG (Industrial General) zone. The site is on Third Avenue, and another part of the building is already at a 2' setback. Penner had no objections, and none had been received at his office or the town office. The hearing was closed and the meeting resumed, and the requested variation order was approved.

### **Finance and Accounts:**

Council approved the finance report as presented and received the Financial Statement for November 2025. Accounts, electronic payments and direct withdrawals totaling \$194,515.84 were approved for payment. Council went on to approve some transfers from general checking into reserves. Pursuant to the Municipal Act, the Council made an Interim Operating Budget for all operating and capital expenditures of the Town for the period from January 1 of 2026 until the '26 Financial Plan is adopted.

### **Unfinished Business:**

Council passed a resolution approving a grant of \$1 per capita to STARS Air Ambulance, as previously agreed.

Council approved a revision of the Healthcare Residence Booking Policy that would spare stranded hospital staff from the necessity of paying for an overnight stay.

From the Joint Meeting, Council accepted the tender of Dylan Haney as presented. It will take effect February 1, 2026.

Council also passed the Joint Confidentiality Policy as updated and presented.

Council approved that all joint employees not under an agreement or under the direction of a board will receive a COLA increase based on the November 2025 CPI. The increase will take effect on the first pay period of 2026.

The question that arose last meeting about the loading zone designation in front of the Legion has been asked of the Legion who have replied that they would prefer to keep it in place.

In a search for lockable dumpsters to clear up the problem of misuse of the in-town dumpsters, a price of just over \$2 thousand each is offered for a bulk delivery of sixteen six-yard units. This is perhaps more than necessary, and the administration was asked to find out what other services are offered to companies, and how to exempt the users of them from the Town's garbage levy.

### **General Business:**

The Municipality of Souris-Glenwood is asking AMM to lobby the provincial government to modify the Municipal Act to streamline the modification of Special Service Levies, which are hard to match to service contracts and require Municipal Board approval, and to accept other notification methods than Canada Post, including personal service, email and/or website postings, and posters in public spaces. Carberry was pleased to support their request to AMM and passed a similar resolution requesting AMM to lobby the provincial government.

Council resolved to support the Carberry Minor Hockey Tournament of Champions with a full-page ad in their program.

Councilor Mike Sudak went to the CAO on December 1 and submitted his resignation. As required by the Municipal Act, Council accepted the resignation with regrets and promptly ordered the Senior Election Official to hold a by-election as soon as possible. Because 2026 is an election year, they could have limped on with only four councilors but wished to avoid the situation where with only four councilors a tie vote is a loss, and the matter cannot be brought before Council again for a year. There are situations in which that result would be considerable trouble. Council also felt that giving a new councilor a chance to "get their feet wet" in advance of the election in October would be an advantage.

### **Reports:**

Youth Councilor Boganes reported that Carberry has been given the provincial high school hockey tournament, to take place at the end of February. The winter band concert was taking place that night (with Boganes among the musicians). The Varsity girls' basketball team is hosting a tournament this week. The dates for the provincial grade 12 examinations have been set: English on January 6-9; Mathematics on January 21 and 22.

The CAO's report covers many of the items on the meeting's agenda. In addition, she reported that the preliminary work on the 2025 audit has started and asks councilors to remind the boards they attend that their audited financial statements must be presented before April 30. Work on the town office continues. The furnace next to her office is working and is

being walled in, but it is very loud. Further insulation may be needed. She also reports a conversation with a contractor who regularly uses the shop/ballpark manhole, and saw the notice placed there. He has several contracts in nearby NCL and estimates he dumps 8,000 gallons per week of waste that can include sand and other solids. In expectation of a charge being introduced for dumping there, he suggested that a blanket permit charge be considered, as in the municipalities where each load is separately charged, the administration is a nightmare. On Young Street, two of the three derelict vehicles have been removed, and the Commissionaires have yet to reply about the third.

The ACAO reports that she is still waiting for responses from both the insurer and one of the bidding contractors on the roof project. The Daycare's subdivision has received Conditional Approval, but it may be a couple of months before it is completed. She prepared a set of recommendations for changes to the Healthcare Residence Booking Policy. As MEC, she has made the requested changes to the Emergency Plan but has to clarify the location of Emergency Operations Centre. It should not be in the same place as the Reception Centre, where evacuees receive shelter, food and support services. It also cannot be in the Council Chambers, as that is where Council and CAO make the decisions that respond to information from the Emergency Operations Centre. She suggests that the EOC be sited at the Hall, and that the Reception Centre be at the rink. She adds that she has completed all the modules of the MAMEC training program. As EDO, she reports that one of the highway signs is in the wrong location, but that with the ground frozen it won't be possible to move it to a new location until spring. There is some difficulty with the province to get approval to remove the existing sign in order to relocate. Christmas lights were installed at the CP park for the Parade of Lights with the help of the joint staff. More will be added each year for a while. The new trailer is built and awaits its lights. The turnout for Habitat for Humanity's information session was excellent, and she hopes to promote their work here, including forming a local committee. As suggested at the October meeting during Habitat's presentation, she has reached out to Manitoba Housing to see if any of their untenanted houses were available to purchase by Habitat for Humanity and was assured that repairs are under way and the houses remain in use.

Public Works have built a sign for the lagoon and repaired or re-faced the two highway signs. Christmas lights have been placed or repaired using a man-basket rented for \$400/wk. To purchase such a basket would cost about \$4000, so it is perhaps better to continue to rent as necessary. A sign

was placed at the ballpark manhole asking trucks to check with the Town office before dumping. The ditch at Cracknell's was repaired with 25 yards of fill and the work of placing and packing it. Cracknell has agreed not to park vehicles in the ditch so snow can be graded. Council noted that there are basketball nets set up on the edge of roadways that should be removed before snow clearing can be properly done.

The RCMP have sent a quarterly report of their plans and statistics.

The Community Hall still has the stage lighting system in place that was ordered removed by Hydro when they came to inspect before the installation of the auxiliary generator. It is hazardous and should be removed ASAP.

Dr. Maharajh would like to hold a roll-out ceremony for his advanced prostate biopsy clinic in the Super Thrifty building. The building's owners are very happy with this development. The province is starting to allow Emergency Medical Responders to work with Fire Departments, and the HAC is considering offering bursaries for local First Responders wishing to take the training and undertaking to remain in the area. They have been unsuccessful in getting an audience with the Minister of Health any sooner than February.

To serve the Daycare, it is being considered to site the pedestrian crossing of Wellwood road at Stickle, to join Daycare and the rink and on to the schools. The approval of a crossing of Wellwood Road is under way but is likely to take considerable time. The Daycare Committee will be asked to send a letter to MIT in support of the application.

### **Communications:**

Municipal and Northern Relations sent a summary report of short-term rental consultations.

Ronald McDonald House sent a letter to ask for financial support. It will be considered during the budget consultations.

PPCLI sent season's greetings

The RCMP sent their quarterly report from July 1 to September 30

The Carberry Monster Buck Club sent a request for support at their event which has already taken place.

The Base Commander of CFB Shilo sent a happy holidays greeting, to which the mayor has replied.

Manitoba Disaster Management announced their MDMC Conference on January 28-30, 2026, and sent nomination forms for Volunteer of the Year and MEC of the Year.

The AMM sent a copy of their brief to the Cabinet, a 37-page list of their lobbying concerns and needs.

**Around the Table:**

Councilor Sudak, in his last appearance as a councilor, said it has been a good seven years of service, and though he feels bad about it, his life is getting so busy that he didn't want to make promises to attend that he couldn't keep. He encouraged anyone with good ideas and the wish to help to "give 'er a go."

Councilor Rea thanked Sudak for his service to the community, and his guidance given to her as she learned the job.

Councilor Van Damme concurred, thanking Sudak for his service and his guidance to her.

Councilor Kalinowich thanked Sudak for his time in office and remembered that he was the one who created the Town's slogan. His work is much appreciated. He went on to note that there are cars parked across the sidewalk on several streets, and that as snow clearing becomes necessary, these must find other places. Also, there is a sign placed on Ottawa Street by the back entrance to R.J. Waugh which is installed facing the wrong way.

Mayor Muirhead regretted that the information about the amount of sand and sewage brought to the ballpark manhole from sources in NCL was not available at the time of the recent joint meeting. He also noted that the red house behind the CVM parking lot seems to be a home for a thief or thieves. It is divided into rooms with locked doors and is serving as a multi-unit dwelling in contravention of the zoning ordinance, and of the fire code. The thieving problem is particularly from parked cars, and he encourages everyone to be sure and lock your vehicle. He concluded by wishing all a Merry Christmas and a Happy New Year.

Reporter McNeily did too.