

RURAL MUNICIPALITY OF MORRIS

Minutes of a meeting of the Council of the R.M. of Morris held on Friday September 3rd, 2004 commencing at 9:00 a.m. Reeve Martens and Councillors Groening, Kornelsen and Neumann were presented with Reeve Martens in the chair. Mr. Hary Brandt from the L.U.D. of Rosenort also attended the meeting.

This meeting had been called by Reeve Martens to discuss a proposal for affordable housing.

Neil, Judy, and Harv Schellenberg attended the meeting. The Schellenberg's are planning to prepare a sub-division for affordable housing.

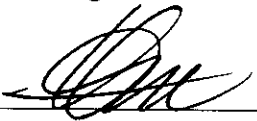
Mr. Gord Damon from Niverville had been invited to do a presentation on affordable housing.

Mr. Damon advised that he is the Mayor of the Town of Niverville and is also the Principal in Red River Appraisal Services. He stated that in his opinion the sub-division must be on a profit basis. Mr. Damon did a brief comparison on Steinbach and Winkler. He advised that Steinbach was an Urban Centre, which had attained a critical mass. Rosenort has more industry than residential. Mr. Damon would suggest a ten-year absorption rate for this sub-division. Steinbach's success was almost accidental. Winkler was much more intentional. Winkler was very aggressive for industry. Mr. Damon advised that for a Municipality the worst return is for large lot residential sub-division. These properties are expensive enough to generate all of the complaints but would not provide nearly the taxes of a \$400,000.00 home. He also suggested that the Schellenberg family should get a commitment from the R.M. of Morris not to allow any further development of this type in Rosenort until an agreed upon percentage of the lots were developed. Mr. Damon advised that the low interest rates do not help entry level housing purchasers. If the interest rates are low then entry level housing appears to increase in value much quicker than more expensive housing. He also stressed that professional marketing was very important. The developers should be morally supported by the Municipality. Mr. Damon stated that Council's should learn to value relationships, value the process, and value macro environments. He also said that the zoning must be done right way particularly for R3 zoning. He suggested that the Schellenberg's should consider R2 zoning with R1 on the river lots only. He suggested that the inside lots, which were designed as 66 ft could be cut to 33 ft with duplexes. He advised that Niverville allows either street or water and sewer to be carried as a local improvement for a maximum for fifteen years. Mr. Damon in response to questions advised that Trailer Parks need a very good design up front. Mobile homes are a depreciating asset and therefore they need very strict design criteria. Mr. Damon also advised that team sports are not as popular as they once were. People are now more interested in individual recreation such as walking and biking.

Mr. Damon then answered all questions that were asked.

Reeve Martens stated that the Council and the L.U.D. are both morally supportive. The Schellenberg's need to do a needs assessment. The R.M. Council should insist on a development agreement. A development agreement can be obtained from the Niverville, Steinbach or Winkler. Council will also check with the Public's Work Foreman regarding the capacity of the Rosenort Lagoon.

There being no further business the meeting was adjourned at 11:30 a.m.



Reeve



CAO