

CITY OF STEINBACH
Regular Council Meeting
December 5, 2017

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, December 5, 2017, at City of Steinbach Council Chambers.

2. Mayor Chris Goertzen called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Earl Funk, Cari Penner, Jac Siemens, John Fehr, Susan Penner and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, City Clerk, Deb Rempel and Director of Finance, Brian Hrehirchuk.

3. Councillor Cari Penner opened the meeting.

R17-224 4. Councillor S. Penner, Councillor Siemens RESOLVED that the agenda be adopted.

-Un. Carried-

R17-225 5. Councillor Funk, Councillor C. Penner RESOLVED that the minutes of the November 21, 2017, Regular Council Meeting be approved.

-Un. Carried-

R17-226 6. Councillor Zwaagstra, Councillor Funk RESOLVED that the following accounts be approved for payment:

Disbursements (November 29, 2017)	\$1,053,991.10
Payroll (November 29, 2017)	\$196,932.59

-Un. Carried-

7. City of Steinbach 2018 Regular Council Meeting dates were acknowledged.
Tuesday, January 2, 2018
Tuesday, January 16, 2018
Tuesday, February 6, 2018
Tuesday, February 20, 2018
Tuesday, March 6, 2018
Tuesday, March 20, 2018
Tuesday, April 3, 2018
Tuesday, April 17, 2018
Tuesday, May 1, 2018
Tuesday, May 15, 2018
Tuesday, June 5, 2018
Tuesday, June 19, 2018
Tuesday, July 3, 2018
Tuesday, July 17, 2018
Tuesday, August 7, 2018
Tuesday, August 21, 2018
Tuesday, September 4, 2018
Tuesday, September 18, 2018
Tuesday, October 2, 2018
Tuesday, October 16, 2018
Tuesday, November 6, 2018
Tuesday, November 20, 2018
Tuesday, December 4, 2018
Tuesday, December 18, 2018

R17-227 8. Councillor S. Penner, Councillor Zwaagstra RESOLVED that pursuant to Section 326 of The Municipal Act, the supplementary realty taxes, as presented be added to the 2017 assessment roll in the amount of \$563,039.37 (list attached)

-Un. Carried-

- R17-228 9. Councillor Siemens, Councillor Zwaagstra RESOLVED that pursuant to Section 326 of The Municipal Act, the supplementary realty taxes, as presented be cancelled from the 2017 assessment roll in the amount of -\$39,117.23. (list attached)

-Un. Carried-

10. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Chris Goertzen. Public Hearing was to consider By-Law 2087, being a re-designation to the Official Community Plan.

By-Law 2087 - Official Community Plan

80 Brandt Street

Owner: Gerald & Shirley Klassen

Applicant: Association for Community Living - Steinbach Branch

Purpose: To re-designate the property from Residential Policy Area to Commercial Policy Area.

The applicant is proposing to re-designate the property to allow for office space for enVision Community Living.

- 10.1 City Manager, Troy Warkentin, introduced By-Law 2087 and reported that notices pursuant to The Planning Act had been completed.

- 10.2 One item of correspondence from Jeremy Neufeld, 114 Westwood Street, has been received, voicing concerns of an increase in traffic in the area; specifically traffic volumes at the intersection of Woodhaven Avenue and Brandt Street.

- 10.3 Correspondence has been received from Manitoba Municipal Relations - Community and Regional Planning Branch indicating no concerns were received from commenting agencies.

- 10.4 A petition signed bearing 46 names was received.

- 10.5 Correspondence has been received from Brian and Cindi Patrick, 91 Autumnwood Drive.

- 10.6 Ms. Jeannette DeLong, 66 Giesbrecht Street, on behalf of enVision Community Living (enVision) was present at the hearing and provided the following information.

- enVision has been a part of the community for over 60 years.

- enVision Community exists to inspire equality, inclusion, and the value of all people. Providing a range of supports and services for people living with an intellectual disability.

- They serve over 500 people who live with a disability.

- Employ over 500 employees, have 26 residential homes in Steinbach.

- enVision's current office at 84 Brandt Street is the main administration office was built in 2008 and has blended well with the neighborhood. The office is in need of more space. Over the last 1.5 years enVision has looked at several properties throughout the City and found the property across the street at 80 Brandt Street to be best suited. This site will accommodate required parking (4 stalls) and overflow parking can be used at the current location.

- Rezoning of the property will not be a detriment to the City.

- The presenter was prepared to answer questions.

- 10.7 Ms. Lisa Gretsinger, 109 Autumnwood Drive, was present at the hearing objecting to the re-designation to By-Law 2087 and rezoning By-Law 2087. She has been a resident in the area for 23 years and did not choose to live in a commercial zone. She does not want C2 zoning in her back yard. She voiced concerns of traffic, noise, additional truck traffic and snow clearing.

- 10.8 Mr. Bob and Ms. Valerie Frey, 72 Brandt Street, were present at the hearing objecting to the re-designation. They iterated the stellar reputation that enVision has. He questioned if there was a different designation that could be more suitable for the intent of the use of the property.

10.9 Ms. Karen Loewen, 68 Brandt Street, was present at the hearing objecting to the re-designation and rezoning. She voiced concerns of traffic, safety and well-being of citizens, noise increase and environmental factors. The business will devalue the properties in the area.

10.10 Mr. Art Poetker, 79 Autumnwood Drive, was present at the hearing objecting to the By-Law. He voiced concerns of property value, and the increase of traffic.

10.11 Mr. Brian Brunelle, 107 Autumnwood Drive, was present at the hearing objecting to the by-law. He applauded enVision for the work they do for the community. He voiced concerns of traffic at the intersection of Brandt Street and Woodhaven Avenue. He expressed safety concerns of people crossing Brandt Street.

10.12 Mr. Gerald Klassen, 80 Brandt Street, was present at the hearing supporting the by-law. This location of the property would complement their existing property and be a good fit. There is access off of Woodhaven Avenue to accommodate parking.

10.13 Mr. Ross Jardine, 85 Autumnwood Drive was present at the hearing objecting to By-Law 2087 and By-Law 2088. He voiced concerns of the increase in traffic and the decrease in property values. Questioned of a second floor could be added to the existing building.

10.14 Ms. Jeannette DeLong, returned to the podium to address questions or concerns.
-The issue at hand cannot address the future of what will happen to the zoning on Brandt Street. They are seeking rezoning of an individual lot.
-The current building structure cannot sustain a second floor.
-Numerous locations and buildings have been looked at, however none were found.
- The intention of the rezoning is to add additional office space.

10.15 There being no further discussion, Council meeting re-opened at 8:27 p.m.

R17-229 11. Councillor Siemens, Councillor C. Penner RESOLVED that the City of Steinbach deny second reading to By-Law 2087.

-Un. Carried-

12. The public hearing for rezoning By-Law 2088 did not proceed.

13. Council meeting recessed and Public Hearing was called to order at 8:32 p.m., by Mayor Chris Goertzen. Public Hearing was to consider Variance V-2017-26.

Variance V-2017-26
260 Park Road West
Owner: 4191994 Canada Ltd.
Applicant: Oliver Kopp

The applicant is requesting to waive the requirement to hard surface the parking area of the subject property.

13.1 City Manager, Troy Warkentin, introduced Variance V-2017-26 and reported that notices pursuant to The Planning Act had been completed.

13.2 No letters of correspondence were received.

13.3 Mr. Oliver Kopp, the applicant was present at the hearing and provided that customers are coming off of a gravel road and asked not to pave the parking lot. He provided that when Park Road West would get hard surfaced he is prepared to pave the parking lot at that time.

13.4 Mr. Oliver Kopp was prepared to answer questions of council.

13.5 Administration provided that the lot grading and servicing plan submitted by the owner at the time of development showed the required parking and the parking aisle that was to be hard surfaced. The plans were approved on that basis by the City in November of 2015. The work to date is incomplete and remains outstanding.

13.6 Mr. Kopp returned to the podium and apologized that he did not know of the outstanding issue. He would have applied for a variance prior to the development if he had known if paving the lot was a requirement. He felt it didn't make sense to pave the lot at his time.

13.7 There being no further discussion, Council meeting re-opened at 7:40 p.m.

R17-230 14. Councillor S. Penner, Councillor Fehr RESOLVED that the City of Steinbach approve Variance V-2017-26.

-Carried-

Voting in Favour: S. Penner, J. Fehr, E. Funk, J. Siemens

Voting Against: M. Zwaagstra, C. Penner, C. Goertzen

15. City Manager, Troy Warkentin provided that the City currently owns approximately 40 acres of land leased by the Steinbach Fly-In Golf Club for the driving range and a portion of the front nine of the golf course. In 1986, the City and the Golf Club entered into a long term lease of this land. The golf club has proposed to sell to the City an additional 40 acres adjacent to the property already owned by the City; and to enter into a long term lease agreement of the subject property back to the Golf Club.

15.1 Discussion of Council was followed by resolution listed.

R17-231 16. Councillor Fehr, Councillor Siemens
WHEREAS Section 250 of The Manitoba Municipal Act provides authority to a municipality to acquire land;
NOW THEREFORE BE IT RESOLVED that the City of Steinbach purchase the parcel of land legally described as Description of Legal Subdivision 10 of Section 2-7-6 EPM Together with at right of way for all purposes and as appurtenant to the Land above described over and upon the ELY 30 feet of Legal Subdivision 15 of said Section; WLTO for \$500,000.00;
BE IT FURTHER RESOLVED that the signing officers of the City of Steinbach be authorized to execute all required land transfer documents;

-Carried-

Voting in Favour: J. Fehr, J. Siemens, C. Penner, C. Goertzen

Voting Against: S. Penner, M. Zwaagstra, E. Funk

R17-232 17. Councillor C. Penner, Councillor Fehr RESOLVED that the City of Steinbach enter into a long term lease of the subject parcel of land legally described as Description of Legal Subdivision 10 of Section 2-7-6 EPM Together with at right of way for all purposes and as appurtenant to the Land above described over and upon the ELY 30 feet of Legal Subdivision 15 of said Section; WLTO together with the Steinbach Fly-In Golf Club Inc., for one dollar per year.

-Carried-

Voting in Favour: J. Fehr, J. Siemens, C. Penner, C. Goertzen

Voting Against: S. Penner, M. Zwaagstra, E. Funk

18. City Manager, Troy Warkentin provided a report regarding to Home Street North drainage swale. Council received a request from residents along Home Street North for a review of the Home Street North drainage swale on the street. Residents had voiced concerns on water issues and ice build-up on the street during freeze up and spring thaw. City Manager provided that City staff has monitored and maintained the area more frequently due to the concerns identified. The area was also reviewed if there were any alternatives to address concerns noted. City manager provided a brief history of the area and several options were provided.

City Manager concluded the street currently has an open-drain configuration. It may not be the preferred option however is the most practical and cost-effective option for the area. The City is completing more frequent inspections of the street, and is completing additional maintenance to keep the drainage channel clear so that the water can drain most effectively.

19. Consensus of Council to accept the report provided by the City Manager.

R17-233 20. Councillor Fehr, Councillor C. Penner

WHEREAS Section 163 of The Municipal Act states a council may adopt an interim operating budget, for that part of the year prior to the adoption of the operating budget for the fiscal year.

BE IT RESOLVED that the City of Steinbach adopt the following interim operating budget for 2018:

General Government Services	\$ 500,000
Protective Services	\$ 700,000
Transportation Services	\$ 400,000
Environmental Health Services	\$ 400,000
Public Health & Welfare	\$ 30,000
Environmental Development	\$ 30,000
Economic Development	\$ 30,000
Recreation Services	\$ 600,000
Fiscal Services	\$ 800,000
Capital Equipment	\$1,300,000
Water Utility (Operating)	\$600,000

-Un. Carried-

R17-234 21. Councillor Zwaagstra, Councillor Siemens RESOLVED that the Business and Realty Taxes be cancelled in the amount of \$4556.49 as outlined. (list attached)

-Un. Carried-

R17-235 22. Councillor Zwaagstra, Councillor Siemens

BE IT RESOLVED that the City of Steinbach be authorized to borrow up to \$2,000,000.00 from the Royal Bank of Canada (*hereinafter referred to as “the Bank”*) during 2018 for operating expenses, and to pay or agree to pay interest thereon, or on so much thereof as remains from time to time paid, calculated at the Bank’s prime interest rate per annum in effect from time to time minus 0.25% per annum, as well after as before maturity default and judgement, with interest on overdue interest at the same rate as the principal.

THAT the amount so borrowed with interest aforesaid be evidenced by either of the following means:

(a) by one or more promissory notes under the seal of the corporation and signed by the Mayor and one of the following the City Manager or the Director of Finance thereof and given to the Bank; or

(b) by overdraft on the account of the corporation with the Bank by cheques signed by the Mayor and one of the following the City Manager or the Director of Finance thereof.

THAT the Corporation hereby mortgages, assigns, transfers, pledges and hypothecates to the said Bank the taxes of the Corporation for the present year for municipal, school or the purposes of the Minister of Intergovernmental Affairs as additional security for the repayment of the amount so borrowed for any of such respective purposes.

THAT the Corporation shall deposit said taxes with the Bank as collected in a special account as collateral security for payment of the amount so borrowed and interest, but the Bank shall not be restricted to the said taxes for payment of the sum borrowed hereunder, nor shall it be bound to wait for repayment of said sum until said taxes are collected, or be required to see that they are deposited or applied as aforesaid.

THAT the amount so borrowed and interest shall be payable within the current fiscal year.

THAT the Mayor and one of the following the City Manager or the Director of Finance are hereby authorized to give to the said Bank in the name, on behalf of and under the seal of the Corporation as security for the moneys so borrowed, and interest thereon, a covenant or agreement containing a clause that all taxes levied or to be levied by the Corporation for the present year be and they are thereby pledged, hypothecated, mortgaged, transferred and assigned to the Bank as security for said loan and interest thereon and are charged as a first charge with repayment of such loan and interest, or a clause to like effect; and that said taxes shall be deposited forthwith on being collected in the Bank to the credit of the Corporation in a special account as collateral security for said advance.

-Un. Carried-

23. Correspondence regarding parking was acknowledged from Leonard Klassen. The following resolution resulted.
- R17-23624. Councillor Fehr, Councillor S. Penner RESOLVED that the City of Steinbach review accessible parking options along Main Street.

-Carried-
Voting in Favour: J. Fehr, S. Penner, J. Siemens, E. Funk, C. Goertzen
Voting Against: M. Zwaagstra, C. Penner

25. Correspondence regarding the street width along Henry Street between Reimer Avenue and Loewen Boulevard was acknowledged from Mariann Stoesz.
26. Consensus to consider the area along Henry Street when the street is scheduled for re-construction.
27. Correspondence was acknowledged from Rachel Friesen seeking Council approval to add an additional 5 spaces for an Early Learning Program as a home based day care.
- 27.1 Discussion of Council followed.
- 27.2 City Manager, Troy Warkentin provided that seven spaces are permitted, twelve are desired.
- 27.2 Consensus to review policy respecting Day Care Centres during the next by-law review.
28. Correspondence and a grant request were acknowledged from Manitoba Crime Stoppers.
Received as information.
29. Correspondence was acknowledged from Agape House - Eastman Crisis Centre Inc. regarding the declaration of December 6, 2017, as a day of mourning for the women who are victims of violence. The event will be held at the K R Barkman Park at 6:30 p.m. City Council was invited to attend the memorial.
Received as information.
30. Correspondence and a grant request were acknowledged from the Navy League of Canada - Dawson Branch.
Received as information.
31. Minutes of the Seine-Rat River Conservation District of September 19, 2017 and October 17, 2017 were acknowledged.
32. Minutes of the Jake Epp Library of November 15, 2017 were acknowledged.
33. Councillor C. Penner, Councillor Funk RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 9:35 p.m.

*dr

Mayor

City Manager