

CITY OF STEINBACH
Regular Council Meeting
February 3, 2026

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, February 3, 2026, at City of Steinbach Council Chambers.
2. Mayor Earl Funk called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Jake Hiebert, Susan Penner, Michael Zwaagstra, Damian Penner, Jac Siemens & Bill Hiebert. Also present: City Manager, Troy Warkentin, Senior Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.
3. Councillor Michael Zwaagstra opened the meeting.
- R26-021 4. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the agenda be adopted.

-Un. Carried-
- R26-022 5. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of January 20, 2026 Regular Council Meeting be approved.

-Un. Carried-
6. Council meeting recessed and Public Hearing was called to order at 7:37 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2026-01.

Conditional Use CU-2026-01
Owners: 6831576 Manitoba Ltd. & Reimer Agencies Ltd.
Applicant: Waldo Neustaedter
Civic Address: 119 & 123 Industrial Road
Legal: Lots 2 & 3, Plan 54128

Purpose: To allow a social services facility to be located on the subject parcels within the "M1" Light Industrial Zone.
- 6.1 Troy Warkentin, City Manager introduced Conditional Use CU-2026-01 and reported that notices pursuant to The Planning Act had been completed.
- 6.2 The applicant, Waldo Neustaedter, 101-32 Brandt Street, was present at the public hearing and presented the following information:
 - He first met Trailblazers in 2017
 - They have experienced growth and have several locations in Steinbach.
 - They have day programs and transport over 100 people, as well as employing approximately 90 individuals.
 - They feel this location is ideal for them because of visibility, accessibility and affordability.
 - If they are permitted to build in this location, their plan is for a 5,000 sq.ft. building with the capability of adding a future 7,000 sq.ft. building behind it.
 - They would provide required parking for both buildings.
- 6.3 Mr. Neustaedter was prepared to answer questions of Council.
- 6.4 Councillor B. Hiebert inquired anticipated timeline for construction of the second building.
- 6.5 Councillor D. Penner asked whether all operations would be consolidated at the new location.

6.6 Mr. Neustaedter responded that construction of the second building is anticipated within two to three years. He noted that not all operations would be relocated to the new site. The transportation division will remain at its existing location on PTH 12, while day programming and corporate offices will move to the new location.

7. There being no further discussion, Council meeting re-opened at 7:42 p.m.

R26-023 8. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach approve Conditional Use CU-2026-01.

-Un. Carried-

R26-024 9. Councillor J. Siemens, Councillor S. Penner RESOLVED that the City of Steinbach approve the purchase of a new crawler unit from Brandt Tractor at a gross cost of \$665,000.00 less a trade in allowance of \$145,000.00 for a net price of \$520,000.00 (plus applicable taxes).

-Un. Carried-

R26-025 10. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach approve the purchase of a new front load container truck from Commercial Truck Equipment for the total price of \$516,699.00 (plus applicable taxes).

-Un. Carried-

R26-026 11. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the following accounts be approved for payment:

Accounts Payable (January 28, 2026)	\$	2,191,230.77
Bi-Weekly Pay Period No. 03 (January 27, 2026)	\$	362,859.62

-Un. Carried-

R26-027 12. Councillor B. Hiebert, Councillor S. Penner RESOLVED that the City of Steinbach accept the following approved excavator's licences as issued by the Operations Department.

- Lic. No. 26-09 - Fast Brothers - Curtis Bartsch - Sewer & Water
- Lic. No. 26-10 - Fehr Leveling & Excavating Inc. - John Fehr - Sewer & Water
- Lic. No. 26-11 - M & J Backhoe Service Ltd. - Mel & Margaret Funk - Utilities
- Lic. No. 26-12 - Gemcor Construction Inc.- Raphael Gossen - Utilities
- Lic. No. 26-13 - VP Enterprises 2022 Inc. - Johannes Pankraz - Construction
- Lic. No. 26-14 - OB1 Contracting Ltd. - Michael O'Brien - Utilities
- Lic. No. 26-15 - Valard Construction - Alex Grenier - Utilities

-Un. Carried-

R26-028 13. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give third reading to By-Law 2270, being a Debt Issue by-law.

-Un. Carried-

R26-029 14. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2271, being a Debt Issue by-law.

-Un. Carried-

R26-030 15. Councillor J. Siemens, Councillor J. Hiebert

RESOLVED that the City of Steinbach amend resolution R22-204 dated September 6, 2022 to approve application for Subdivision 4451-2022-8586 as applied for by Loewen Henderson Banman Legault LLP on behalf of the owners 10014761 Manitoba Ltd., subject to the execution of a revised development agreement.

-Un. Carried-

R26-031 16. Councillor S. Penner, Councillor M. Zwaagstra

RESOLVED that pursuant to By-Law 2169 of the City of Steinbach TAXervice Inc. be appointed to manage property tax arrears recovery for the City of Steinbach;
BE IT FURTHER RESOLVED that pursuant to By-Law No. 2169 of the city of Steinbach, the following individuals be appointed Tax Sale Managers for the City of Steinbach:

Donna Zinkiew, Vice President of TAXervice Inc., OR
Tyler Burnside, President of TAXervice Inc.

BE IT FURTHER RESOLVED that the appointment of the Tax Sale Manager for the 2026 tax sale purpose.

-Un. Carried-

R26-032 17. Councillor J. Siemens, Councillor D. Penner

RESOLVED that the street lighting contract, presently in force between the City of Steinbach and Manitoba hydro be amended as follows:

Install 13-60 Watt LED streetlights at Parkhill Place - Phase 2C.
Annual Operating cost for the 13-60 Watt LED streetlights is \$2,386.80

-Un. Carried-

18. Correspondence and sponsorship request from Recovery of Hope was acknowledged.
Received as information.

19. Minutes of the Seine Rat Roseau Watershed District of December 16, 2025 and January 6, 2026 were acknowledged.
Received as information.

20. Seine Rat Roseau Watershed District Winter 2026 Newsletter was acknowledged.
Received as information.

21. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment 8:02 p.m.

*ad

Mayor

City Manager