

CITY OF STEINBACH
Regular Council Meeting
November 15, 2022

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, November 15, 2022 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 Bill Hiebert, Damian Penner, Jake Hiebert, Jac Siemens, Michael Zwaagstra and Susan Penner. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen, and City Clerk, Deb Rempel.
3. Councillor Jake Hiebert opened the meeting.
- R22-259 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-
- R22-260 5. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the minutes of the November 1, 2022 Inaugural Council Meeting be approved.

-Un. Carried-
- R22-261 6. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the minutes of the November 1, 2022 Regular Council Meeting be approved.

-Un. Carried-
7. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2022-04.

Conditional Use CU-2022-04
Owner: 10134593 Manitoba Ltd.
Applicant: ROC Eastman Inc.
Lot 2 Plan 64190
Unit 9 & 10 - 110 Industrial Road

Purpose: To allow the operation of a retail sales business in Units 9 & 10 110 Industrial Road on the subject property.

 - 7.1 Troy Warkentin, City Manager introduced Conditional Use CU-2022-04 and reported that notices pursuant to The Planning Act had been completed.
 - 7.2 There are no items of correspondence are on file.
 - 7.3 Stefan Hodelmann, the applicant on behalf of 10121375 Manitoba Ltd. was present at the hearing and provided information on the application. He asked Council's consideration to consider approving only Units 9 & 10 - 110 Industrial Road to allow a retail space. The applicant provided that there will be limited retail use at the location, as this space will be used for storage of books for the majority of the time. ROC Eastman Inc. (Recreation Opportunities for Children) has indicated the organization will offer book sales 4 times a year.
The applicant was prepared to answer questions of Council.
 - 7.4 Council asked questions of the applicant. Questions also asked of administration and about how conditions could be enforced on a Conditional Use approval.
 - 7.5 There being no further discussion Council meeting re opened at 7:52 p.m.

R22-262 8. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach approve Conditional Use CU-2022-04, subject to the execution of a major occupancy agreement; subject to the approval being applicable only to Unit 9 and Unit 10 of 110 Industrial Road, Lot 2, Plan 64190, and subject to the approval be for ROC Eastman Inc. (Recreation Opportunities for Children) only.

-Carried-
Voting in Favor: M. Zwaagstra, J. Siemens. S. Penner, B. Hiebert, E. Funk
Voting Against: D. Penner, J. Hiebert

9. Mayor Funk called Stefan Hodelmann, the applicant to the podium with questions of clarification relating to the number of parking stall available on the site.

R22-263 10. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the following accounts be approved for payment:

Accounts Payable (November 9, 2022)	\$14,554,370.83
Bi-weekly Pay Period No. 23 (November 8, 2022)	\$265,808.88
Monthly Pay Period No. 11 (November 8, 2022)	\$63,413.74

-Un. Carried-

R22-264 11. Councillor J. Hiebert, Councillor S. Penner RESOLVED that the Financial Statements ending October 31, 2022 be accepted.

-Un. Carried-

R22-265 12. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the Building Permits as issued for the month of October 2022 be accepted. (list attached)

-Un. Carried-

R22-266 13. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach accept the following approved Business Licence.

Non- Resident
Lic. No. 360 Tim Auch Dig-Rite Backhoe Sewer and Water Connections

-Un. Carried-

R22-267 14. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach accept the recommendation of the Board of Revision and accept the 2023 Assessment Roll as amended.

-Un. Carried-

15. Minutes of the Jake Epp Library of September 21, 2022 and September 21, 2022 and October 19, 2022 were acknowledged.
Received as information.

16. Correspondence and a Grant funding request (\$49,000) from the Jake Epp Library were acknowledged.
Received as information.

17. Correspondence and a Grant funding request (\$65,000) from Steinbach Community Outreach - The Bridge were acknowledged.
Received as information.

18. Correspondence and a Grant funding request (\$10,700) from Steinbach and Area Animal Rescue Inc. were acknowledged.
Received as information.

19. Correspondence and a Honorary Street Naming after the late Jim Penner from Kelvin Goertzen, MLA Steinbach Constituency was acknowledged and followed by discussion. The following resolution resulted.

R22-268 20. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach provide a Honorary Street name to Honour Mr. Jim Penner to a portion of Park Road West.

-Un. Carried-

21. Correspondence and a Grant funding request (73 Westview Drive Property tax reduction / exemption) from Adult and Teen Challenge of Central Canada were acknowledged.
Received as information.

22. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:20 p.m.

*dr

Mayor

City Manager