

CITY OF STEINBACH
Regular Council Meeting
February 16, 2021

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, February 16, 2021 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 Jac Siemens, Damian Penner, Bill Hiebert, Michael Zwaagstra, Jake Hiebert and Susan Penner Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Deb Rempel.
3. Councillor Damian Penner opened the meeting.
- R21-029 4. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the agenda be adopted.

-Un. Carried-
- R21-030 5. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the minutes of the February 2, 2021 Regular Council Meeting be approved.

-Un. Carried-
- R21-031 6. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach deny third reading to By-Law 2132, Local Improvement Plan 2020-02.

-Un. Carried-
7. Council meeting recessed and Public Hearing was called to order at 7:37 p.m., by Mayor Earl Funk. Public Hearing was to consider By-Law 2168 Local Improvement Plan 2021-03, Clearspring Greens Pathway Construction.

By-Law 2168
Local Improvement Plan 2021-03
Clearspring Greens Pathway Construction

Purpose: To construct a pathway along Park Road East between Carleton Drive and the Aquatic Centre (330 Park Road East), and from Rams Gate to Fairway Close as a Local Improvement.
- 7.1 City Manager, Troy Warkentin, introduced By-Law 2168, Local Improvement 2021-03 and reported that Notices pursuant to The Municipal Act had been completed.
- 7.2 Project estimates for the development of the pathway indicates a project cost of \$650,000.00 consisting of a 3.0 meter wide asphalt surface and fencing to serve the Clearspring Greens and Rams Gate neighborhoods.
- 7.3 The work would be funded by a debt issue having a term of 5 years maximum. Fifty percent of the total project costs will be levied on each of the 145 benefiting properties of up to a maximum amount of \$1,610.00 or an annual amount of \$392.66 during the 5-year term of the debt.
- 7.4 Eight items of correspondence have been received from the following:
 - Dennis & Jane Headland, 138 Carleton Drive, Steinbach MB R5G 0W4 (Objection)
 - Darren & Tanis Penner, 14 Carleton Drive, Steinbach MB R5G 0C6 (Objection)
 - Don & Cheryl LaPierre, 22 Laing Gate, Steinbach MB R5G 0W2 (Objection)
 - Jerold Hiebert, 24 Mooney Avenue, Steinbach MB R5G 0W4 (Objection)
 - Richard & Marilyn Martin, 30 Slater Place, Steinbach MB R5G 0W2 (Objection)
 - Timo Bullert, 29 Slater Place, Steinbach MB R5G 0W2 (Objection)
 - Stephen Borkowsky, 1 McFarlane Place, Steinbach MB R5G 0W2 (Objection)

 - Jen & Stephen Derksen, 17 Mooney Avenue, Steinbach MB R5G 0W4 (Support)

7.5 Timo Bullert, 29 Slater Place, was present at the public hearing objecting to Local Improvement 2021-03 and with questions. He provided that a year ago at a public hearing which he attended, he thought there had been clear objection from the taxpayer(s) of the area. Why was this project being considered again.

7.6 Mayor Funk provided the project is being re considered at a reduced fee of \$1,610.00 per residential lot. He provided that this is the same fee charged for a sidewalk in a new residential development.

7.7 Timo Bullert withdrew his objection following council discussion.

7.8 There being no further discussion, Council meeting re-opened at 7:48 p.m.

R21-032 8. Councillor S. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach give first reading to By-Law 2168 Local Improvement Plan 2021-03, Clearspring Greens Pathway Construction.

-Un. Carried-

R21-033 9. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach give second reading to By-Law 2168 Local Improvement Plan 2021-03, Clearspring Greens Pathway Construction.

-Un. Carried-

10. Council meeting recessed and Public Hearing was called to order at 7:55 p.m., by Mayor Funk. Public Hearing was to consider Variance V-2021-01.

Variance V-2021-01

Owners: Neustaedter Holdings Inc.

Applicant: KCB Inc.

Unit 9 Condo Plan 62349

Unit 9 - 236 Park Road West

Purpose: To allow a five foot rear yard setback whereas as per City of Steinbach Zoning By-Law 2100 the "M1" Light Industrial zone requires a minimum of ten feet.

10.1 City Manager, Troy Warkentin, introduced Variance V-2021-01 and reported that notices pursuant to The Planning Act had been completed.

10.2 There is no written correspondence to Variance V-2021-01 on file.

10.3 Alex Kube, applicant was present at the hearing and provided that he purchased 2 of the properties from Waldo Neustaedter. He indicated that Mr. Neustaedter supported his intention to build a garage and storage units. He was seeking the variance to provide more room in the front of the property. Mr. Kube was prepared to answer questions of Council.

10.4 There being no further discussion Council meeting re opened at 7:58 p.m.

R21-034 11. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach approve Variance V-2021-01.

-Un. Carried-

R21-035 12. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

| | |
|---|----------------|
| Accounts Payable (February 9, 2021) | \$1,603,298.20 |
| Bi-weekly Pay period No. 3 (February 2, 2021) | \$207,143.98 |
| Monthly Pay Period No. 2 (February 10, 2021) | \$40,325.45 |

-Un. Carried-

R21-036 13. Councillor S. Penner, Councillor D. Penner RESOLVED that the building permits as issued during the month of January be accepted. (list attached)

-Un. Carried-

R21-037 14. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach accept the approved Business licences. (list attached)

-Un. Carried-

R21-038 15. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach accept the following approve Excavator's Licences as issued by the Operations Department.

| | |
|-------------------|----------------------------------|
| Licence No. 21-01 | Southwood Ventures Inc. |
| Licence No. 21-02 | Horizon Underground & Excavating |
| Licence No. 21-03 | No Limits Underground Ltd. |
| Licence No. 21-04 | M & J Backhoe Services Ltd. |
| Licence No. 21-05 | Townline Excavating Ltd. |

-Un. Carried-

R21-039 16. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give third reading to By-Law 2167, being a debenture issue by-law, for the Kroeker Avenue renewal project.

-Un. Carried-

R21-040 17. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach approve application for subdivision 4451-2020-8368 as amended and as applied for by Penfeld Industrial Developments Ltd., subject to the prior execution of a development agreement.

-Un. Carried-

18. Correspondence and a grant request were acknowledged from Ronald McDonald House Charities, Manitoba.
Received as information.

19. Councillor J. Siemens, Councillor D. Penner RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:09 p.m.

*dr

Mayor

City Manager