

CITY OF STEINBACH
Regular Council Meeting
April 5, 2022

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, April 5, 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 Jake Hiebert, Susan Penner, Jac Siemens, Bill Hiebert, Damian Penner and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Deb Rempel.

3. Councillor Jake Hiebert opened the meeting.

R22-074 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R22-075 5. Councillor D. Penner, Councillor J. Siemens RESOLVED that the minutes of the March 15, 2022 Regular Council Meeting be approved.

-Un. Carried-

6. Council Meeting recessed and Public Hearing was called to order at 7:40 p.m., by Mayor Funk. Public hearing was to consider the City of Steinbach 2022 Financial Plan.

6.1 2022 Financial Plan

6.2 Brian Hrehirchuk, Senior Manager, Finance, presented the 2022 Financial Plan. Mr. Hrehirchuk provided information on the annual budget cycle and that City Council, Management and staff have been working on the budget for several months, with Council providing comments at the final review in November.

6.3 Mr. Hrehirchuk presented the budget proposing a municipal property tax rate of 14.1 mills for 2022.

6.4 Mr. Hrehirchuk provided information on what to expect for 2022 Expenses Programs and Projects and Debt that make up the 2022 budget:

- \$25.3 million for new capital improvements:

- Events Centre
- Acres Drive water and street extension construction
- Loewen Boulevard sewer extension
- New Sidewalk program

- \$13.9 million capital renewal program for the replacement of equipment and infrastructure:

- Intersection upgrade Loewen Boulevard and PTH 12 North
- Brookdale Crescent sewer and water replacement and street renewal
- New residential garbage truck

6.5 Mr. Hrehirchuk provided that the City of Steinbach is in receipt of the Notice of Tax requirements for the Hanover School Division in accordance with Section 187 of The Public Schools Act, under Section 188 for 2022 the amount to be raised by tax levy is \$14,061,502.00.

6.6 Mr. Hrehirchuk provided that the City of Steinbach is in receipt of the Notice of Tax requirements for the Manitoba Education and Training - 2022 Education Support Levy in accordance with sections 182 and 183 of The Public Schools Act, 2022 Other Property to be raised by tax levy is \$3,093,339.00.

6.7 Brian Hrehirchuk, Senior Manager, Finance, provided that the projected 2022 Municipal property tax mill rate would have an increase of 2.9% being 14.1 mills. A small change from the 2021 mill rate of 13.7 mills. There is no change to utility rates, a 1.4% increase for residential garbage collection rates, and an overall 2.5% fee increase for land use applications

and permits. The combined residential mill rate will be 27.83, combined commercial mill rate will be 36.543 for 2022.

6.8 Mr. Hrehirchuk completed his presentation at 7:50 p.m.

6.9 Mr. Hrehirchuk was prepared to answer questions of council.

6.10 There was no one present with questions or concerns at the meeting.

6.11 Council noted that the City continues to invest in high quality programs and infrastructure projects and provided comments the proposed mill rate increase is minimal. The City is adding additional RCMP officer and the construction of the event centre are key factors in the increase. Council continues to work on keeping tax rates low.

6.12 Mayor Funk commented on a few highlights of the 2022 budget. Mayor Funk thanked Council and staff for the work they have done in preparing the budget.

6.13 There being no further discussion the Public Hearing closed and the Council meeting opened 8:08 p.m., and the following resolutions resulted.

R22- 076 7. Councillor M. Zwaagstra, Councillor J. Siemens

WHEREAS Section 162 of The Municipal Act, SM 1996, c.58 states:

“Every council must adopt a financial plan for each fiscal year in a form approved by the minister and consisting of (a) an operating budget; (b) a capital budget; (c) an estimate of operating revenue and expenditures for the following fiscal year; and (d) a five year capital expenditure program.”

NOW THEREFORE BE IT RESOLVED that the financial plan for the City of Steinbach for the year 2022 as set out in the manner and form approved by the Minister be and the same is hereby adopted, and that the said plan information shall be incorporated in and form part of the 2022 Tax Levy By-Law.

-Un. Carried-

8. Council meeting recessed and Public Hearing was called to order at 7:40 p.m., by Mayor Funk. Public Hearing was to consider Conditional Use CU-2022-01.

Conditional Use CU-2022-01

Owners: Hidjak Ltd.

Applicant: Helmut Buchholz

Part of Lot 3 Plan 64190

94 Industrial Road

Purpose: To allow the operation of a retail sales business on the subject property. Under the City of Steinbach Zoning By-Law 2100 all retail sales are a Conditional Use within the M1 Light Industrial Zone.

8.1 Troy Warkentin, City Manager, introduced Conditional Use CU-2022-01 and reported that notices pursuant to The Planning Act had been completed.

8.2 There was no further written correspondence to Conditional Use CU-2022-01 on file.

8.3 Helmut Buchholz, applicant was present at the public hearing and provided that he is building a commercial warehouse. The proposed owners of the unit are seeking to use the unit as a retail clothing store.

8.4 Christina Vanstaats, La Broquerie, owner and operator of Skirts and Co. was present at the public hearing. Ms. Vanstaats provided that they are planning to expand their business, and are hopeful to expand the business to include manufacturing in the future. Ms. Vanstaats was prepared to answer questions of Council.

8.5 Aaron Vanstaats, La Broquerie, was at the public hearing and provided that they were wanting to own property versus renting property and want to invest in commercial space for the opportunity for their company to grow.

8.6 Council had questions for the applicant and administration regarding the number of employees and the number of required parking stalls.

8.7 There being no further discussion Council meeting re opened at 8:16 p.m.

R22-077 9. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach approve Conditional Use CU-2022-01, subject that the approval be limited solely to retail sales conducted within the Unit and space identified in the application, and to the execution of a major occupancy agreement.

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

R22-078 10. Councillor J. Hiebert, Councillor D. Penner RESOLVED that the City of Steinbach award Acres Drive Extension Construction project to Friesen Hauling Inc. in the amount of \$1,645,544.40 (plus applicable taxes).

Other Tenders received:	
Maple Leaf Construction	\$1,704,422.80
Bayview Construction Ltd.	\$1,753,560.11
Diamond Construction & Gravel	\$1,943,031.00
Accurate HD Ltd.	\$2,682,140.00

-Un. Carried-

11. Troy Warkentin, City Manager, provided a report in response to a delegation request from the Steinbach Fly-in Golf Club heard by Council at the March 15, 2022 council meeting. At the council meeting they requested that the City of Steinbach accept cash donations and issue tax deductible receipts to a proposed fundraising project. The project is to replace the irrigation system wiring at the golf course. They also asked that the City provide a grant to the golf course for the total donations received to a maximum of 60% of the total costs. The estimated total cost is approximately \$300,000.00; 60% of the total would be \$180,000.00.

Troy Warkentin provided that the City owns the land upon which the proposed project will occur, therefore the City is able to issue tax receipts for those donations. This process was confirmed by the City's auditor. Administration recommended Council approval for the request to issue donation receipts as requested, not to exceed the amount noted and approve a corresponding grant for the amount of donations received not exceeding \$180,000.00.

The following resolution resulted.

R22-079 12. Councillor M. Zwaagstra, Councillor B. Hiebert
RESOLVED THAT the City of Steinbach issue tax donation receipts for the Steinbach Fly-in Golf Club irrigation wiring system project;
BE IT FURTHER RESOLVED THAT the City of Steinbach issue grant funding equivalent to cash donations collected for the program estimated to be a maximum of \$180,000.00 to the Steinbach Fly-in Golf Club.

-Un. Carried-

13. Adam Thiessen, Manager, Corporate Services, provided a report of the residential curbside collection of grass clippings. He noted that at the fall study session Council expressed concern of the amount of yard waste going to the landfill. Council urges city residents to reduce organic yard waste being left at the curb that ends up in the landfill.

Administration provided information on the current plan and several possible options that are currently available for residents to reduce organics being landfilled. Future program options were provided for Council to consider for future waste collection programming.

13.1 Council consensus that the administration report regarding the future program options be placed on the summer study session agenda.

R22-080 14. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (March 30, 2022)	\$820,770.88
Bi-weekly Pay Period No. 6 (March 15, 2022)	\$253,436.00
Bi-weekly Pay Period No. 7 (March 29, 2022)	\$254,784.58

-Un. Carried-

R22-081 15. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give first reading to By-Law 2203, being the Use of Municipal Resources in an Election by-law.

-Un. Carried-

R22-082 16. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give second reading to By-Law 2203, being the Use of Municipal Resources in an Election by-law.

-Un. Carried-

R22-083 17. Councillor J. Hiebert, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2204, being the Business Licence by-law.

-Un. Carried-

R22-084 18. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the City of Steinbach give third reading to By-Law 2204, being the Business Licence by-law.

-Un. Carried-

R22-085 19. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2205, being the Steinbach Burning by-law.

-Un. Carried-

R22-086 20. Councillor D. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach give third reading to By-Law 2205, being the Steinbach Burning by-law.

-Un. Carried-

R22-087 21. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2192 Special Service Plan 2022-01, Residential Curbside Waste Collection.

-Un. Carried-

R22-088 22. Councillor J. Siemens, Councillor D. Penner RESOLVED that the City of Steinbach give first reading to By-Law 2201, being a Plan of Works by-law.

-Un. Carried-

R22-089 23. Councillor J. Hiebert, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2201, being a Plan of Works by-law.

-Un. Carried-

24. Minutes of the Jake Epp Library of February 15, 2022 was acknowledged.
Received as information.

25. Councillor B. Hiebert, Councillor D. Penner RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:55 p.m.

*dr

Mayor

City Manager