

CITY OF STEINBACH
Regular Council Meeting
September 16, 2025

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, September 16, 2025, 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, Damian Penner, Michael Zwaagstra, Bill Hiebert & Jac Siemens. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.

3. Councillor Susan Penner opened the meeting.

R25-175 4. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the agenda be adopted as amended:

Add Item: 8B: September 11/12, 2025 Rainstorm - Report

-Un. Carried-

R25-176 5. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the minutes of September 2, 2025, 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 Variance V-2025-22.

Variance V-2025-22

Owner: Neustaedter Holdings Inc.

Applicant: Three Way Builders Ltd.

Civic Address: 116/118 Sterling Crescent

Legal: Lot 26, Plan 73920

Purpose: To permit a front yard setback of 17 feet whereas the “RLD” Residential Low Density Zone requires a minimum front yard setback of 25 feet.

6.1 Troy Warkentin, City Manager, introduced Variance V-2025-22, reported that notices pursuant to The Planning Act had been completed.

6.2 Troy Warkentin, City Manager provided there was no written correspondence on file.

6.3 The Applicant, Ryan Warkentin of 15 Penrose Crescent, on behalf of Three-Way Builders Ltd. was present and provided the following:

- The request was for a encroachment of 8 feet.

- The garage will have a single driveway in the middle and will line up with all other garages on the duplexes to the north.

- He noted that his in-laws were in an affected area of the rain event that occurred in September 2024. He has spoken to several people in the Lexington area and has not heard of flooding there.

- Mr. Warkentin was prepared to answer questions of council.

6.4 There was no one present at the public hearing with questions or concerns.

7. There being no further discussion, Council meeting re-opened at 7:41 p.m.

R25-177 8. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach approve Variance V-2025-22.

-Voting For: J. Siemens, B. Hiebert, D. Penner & S. Penner-

-Voting Against: E. Funk, J. Hiebert, M. Zwaagstra-

9. Council meeting recessed and Public Hearing was called to order at 7:51 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2025-24.

Variance V-2025-24

Owner: Suncor Energy Inc.
Applicant: CTM Design Services Ltd.
Civic Address: 11-40 North Gate Drive
Legal: Unit 11, Plan 62864

Purpose: To permit a 50% reduction in the required street edge landscaping for the subject property.

9.1 Troy Warkentin, City Manager, introduced Variance V-2025-24, and reported that notices pursuant to The Planning Act had been completed.

9.2 Troy Warkentin, City Manager provided no written correspondence on file.

9.3 There was no one present at the public hearing with questions or concerns.

10. There being no further discussion, Council meeting re-opened at 7:54 p.m.

R25-178 11. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach deny Variance V-2025-24.

-Un. Carried-

12. City Manager, Troy Warkentin provided a report on the proposed operating agreement between the U18 Eastman Selects Male Hockey Team and the Southeast Events Group Inc.

12.1 Under the terms of the operating agreement in place between the City of Steinbach and the Southeast Events Group Inc. Article 11 outlines the requirement of the City to approve of, and to be signatory to any proposed user agreement where the user will be provided exclusive occupancy of any portion of the event centre for periods exceeding 14 days duration.

12.2 City administration reviewed the agreement, resulting in a short list of requested clarification of the terms.

13. Councillor J. Siemens made a motion to reduce the term of the agreement from five years to one year.

-Motion defeated due to lack of seconder-

R25-179 14. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the proposed operating agreement between the Eastman Selects and the Southeast Events Centre as proposed, subject to the execution of the proposed Memorandum of Understanding between all parties.

-Un. Carried-

15. City Manager, Troy Warkentin provided a report on the rainstorm which occurred on September 11 & 12, 2025.

16. 1 A historic rainfall event on September 11 & 12 dropped 126 mm of rain over four hours at the City's weather station, with other reports as high as 135 mm, about two months' worth of precipitation. Some localized areas likely received more. This surpasses the 95.9 mm storm of September 17, 2024, and rivals the 132.8 mm record set on July 4, 2002.

15.2 City drains, ditches, and storm systems operated at or beyond capacity, with water spilling over banks and roads flooding over 2 feet deep in some areas.

15. 3 Lift Station 1: Staff responded at 12:00 a.m. September 12. The storm pump activated at 12:12 a.m., reached 465 L/s (above its 434 L/s rating) by 3:20 a.m., and ran until 7:54 p.m. All lift stations remained fully functional.

15.4 Residents reported basement flooding from overland flow, sump pump failures, or infiltration through drains and plumbing.

- 15.5 The TG Smith Arena flooded, melting the ice surface. Restoration is underway with reopening expected by September 24, 2025. Storm-related debris has been delivered to the City landfill.
- 15.6 The rainfall exceeded a 1-in-100-year storm event, surpassing the design limits of underground pipes and drainage systems. Overland flow occurred even with infrastructure operating at full capacity.
- 15.7 Recent wastewater upgrades and planned 2026 projects (Millwork Drive, Park Road West) are part of ongoing system improvements.
- 15.8 A climate adaptation and mitigation plan, funded in the 2025 budget, is underway and will guide future infrastructure resilience.
- 15.9 The City is working with the Manitoba Emergency Measures Organization to share information on the provincial Disaster Financial Assistance program.
- 15.10 Administration will continue assessing data to inform future planning, budgets, and policy.

R25-180 16. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (September 09, 2025)	\$	1,212,577.99
Bi-Weekly Pay Period No. 19 (September 10, 2025)	\$	333,506.85
Monthly Pay Period No. 09 (September 11, 2025)	\$	41,775.92

-Un. Carried-

R25-181 17. Councillor J. Siemens, Councillor B. Hiebert

WHEREAS the City of Steinbach Zoning By-Law 2245 has been referred to The Municipal Board;

AND WHEREAS The Municipal Board has scheduled a public hearing for October 1, 2025, October 2, 2025 (if required) and October 3, 2025 (if required);

BE IT RESOLVED that City Manager, Troy Warkentin and City Planner, Lacey Gaudet, be delegated to represent the City of Steinbach at The Municipal Board hearing scheduled for October 1, 2025, October 2, 2025 (if required) and October 3, 2025 (if required);

-Un. Carried-

R25-182 18. Councillor S. Penner, Councillor J. Hiebert

WHEREAS the Manitoba Growth, Renewal and Opportunities for Municipalities program provides financial support to municipalities through shared priority projects;

AND WHEREAS immediate advancement and implementation of critical infrastructure projects under the themes of Renewal, Innovation and Climate Resiliency shall be eligible;

THEREFOR BE IT RESOLVED that the City of Steinbach submit the Outdoor pool renewal project and request grant funding of \$1,807,750.00 through the Manitoba Growth, Renewal and Opportunities for Municipalities Program (estimated total project cost \$3,615,500.00);

BE IT FURTHER RESOLVED that Council for the City of Steinbach supports the project and commits to provide City funding of \$1,807,750.00 toward the project.

-Un. Carried-

R25-183 19. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the building permits as issued during the month of August 2025 be accepted. (list attached)

-Un. Carried-

- R25-184 20. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give third reading to By-Law 2244, being the Official Community Plan by-law.
- Un. Carried-
21. Councillor J. Siemens provided a brief update on the Eastman Regional Municipal Committee South Sub-Committee:
- 21.1 The ERMCM has been active for about one year, meeting monthly, with sessions increasing in September and October to accommodate meetings with various Ministers.
- 21.2 The ERMCM is made up of 12 municipalities, all of which have signed an MOU, an important factor for the Province of Manitoba as it considers and discusses regional concerns. The Premier has appointed Brandon Burley as the provincial representative on the committee.
- 21.3 Current issues under discussion include highway upgrades (PTH 12, PTH 52, and PTH 59, including key intersections), limited cell service, water retention and mitigation, lift support, highway traffic accidents, doctor recruitment and training, and bail reform.
- 21.4 Letters are sent both provincially and federally, which has an impact with Ministers, as well as direct discussions.
22. Minutes of the Eastman Regional Municipal Committee South Sub-Committee of April 28, 2025, May 5, 2025, June 9, 2025 and August 27, 2025 were acknowledged.
 Received as information.
23. Correspondence from the Steinbach Arts Council regarding a grant funding increase was acknowledged.
 Received as information.
24. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the meeting be adjourned.
- Un. Carried-

Time of adjournment 8:39 p.m.

*ad

Mayor

City Manager