

CITY OF STEINBACH
Regular Council Meeting
April 7, 2020

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, April 7, 2020 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 Damian Penner, Jake Hiebert, Susan Penner, Bill Hiebert, Jac Siemens and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, City Clerk, Deb Rempel and Manager, Corporate Services, Adam Thiessen.

3. Councillor Damian Penner opened the meeting.

R20-066 4. Councillor S. Penner, Councillor J. Siemens RESOLVED that the agenda be adopted.

-Un. Carried-

R20-067 5. Councillor B. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of the March 17, 2020 Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2141.

By-Law 2141

Owners: Goldmark Developments Inc.

Applicant: Loewen Henderson Banman Legault LLP

Purpose: To Rezone ten properties from “RLD” Residential Low Density to “RSF” Residential Single Family.

The applicant is proposing to re-zone the properties to align with the overall conceptual plan within the development

6.1 City Manager, Troy Warkentin, introduced rezoning By-Law 2141 and reported that notices pursuant to The Planning Act had been completed.

6.2 An item of correspondence has been received from Manitoba Municipal Relations - Community Planning Branch generally voicing no concerns. Manitoba Municipal Relations - Community Planning Branch provided that commenting agencies replied with no concerns.

6.3 No further correspondence has been received to rezoning By-Law 2141.

6.4 David Banman, 355 Valerie Lane on behalf of the developer was present at the meeting and provided they are rezoning the specified lots to correctly change the zoning of the lots intended to be single family of the “RSF” zoning. Mr. Banman was prepared to answer questions of Council.

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

6.6 There being no further discussion, Council meeting re-opened at 7:38 p.m.

R20-068 7. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2141, being a rezoning by-law.

-Un. Carried-

R20-069 8. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2141, being a rezoning by-law.

-Un. Carried-

9. Council meeting recessed and Public Hearing was called to order at 7:40 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2145 and Subdivision 4451-2019-8244.

By-Law 2145

Owners: 10008463 Manitoba Inc.

Applicant: Loewen Henderson Banman Legault LLP

Lot 19, Plan 65430

Purpose: To Rezone properties from “DR1” Development Reserve 1 to “RSF” Residential Single Family.

Subdivision 4451-2019-8244

Owners: 10008463 Manitoba Inc.

Applicant: Loewen Henderson Banman Legault LLP

Purpose: To allow the creation of 32 “RSF” Residential Single Family lots and 17 “RLD” Residential Low Density lots, and the extension of Prairie Crescent, Malibu Drive, Murano Cove and the creation of Alpine Drive.

The applicant is proposing to re-zone and subdivide the properties as part of multi-phase residential development plan.

9.1 City Manager, Troy Warkentin, introduced rezoning By-Law 2145 and reported that notices pursuant to The Planning Act had been completed.

9.2 City Manager, Troy Warkentin introduced subdivision 4451-2019-8244, the extension of Prairie Crescent, Malibu Drive, Murano Cove and the creation of Alpine Drive and reported that notices pursuant to The Planning Act had been completed.

9.3 An item of correspondence has been received from Manitoba Municipal Relations - Community Planning Branch generally voicing no concerns. Manitoba Municipal Relations - Community Planning Branch provided that commenting agencies replied with no concerns.

9.4 No further correspondence has been received to rezoning By-Law 2145.

9.5 David Banman, 355 Valerie Lane on behalf of the developer was present at the meeting and provided that the phase is consistent with the previous phases developed in the area. This phase being Phase 10 of the development is to create 49 lots. Mr. Banman was prepared to answer questions of Council.

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

9.7 There being no further discussion, Council meeting re-opened at 7:45 p.m.

R20-070 10. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give second reading to By-Law 2145, being a rezoning by-law, subject to the execution of a Development Agreement.

-Un. Carried-

R20-071 11. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2145, being a rezoning by-law, subject to the execution of a Development Agreement.

-Un. Carried-

- R20-072 12. Councillor M. Zwaagstra, Councillor S. Penner
RESOLVED that the City of Steinbach approve application for subdivision 4451-2019-8244, as applied for by Loewen Henderson Banman Legault LLP, subject to the prior execution of a development agreement;
BE IT FURTHER RESOLVED that the City of Steinbach approve the extension of Prairie Crescent, Malibu Drive, Murano Cove;
BE IT FURTHER RESOLVED that the City of Steinbach approve the creation of Alpine Drive, subject to the execution of a Development Agreement.

-Un. Carried-

13. Council meeting recessed and Public Hearing was called to order at 7:47 p.m., by Mayor Funk. Public Hearing was to consider Variance V-2020-06.

Variance V-2020-06

41 PTH 12 North

Owners: 7167777 Manitoba Ld.

Applicant: Great Canadian Oil Change

Purpose: To allow a north side yard of 5.1 feet for the existing building whereas the "C3" Commercial Corridor Zone requires a minimum of 15 feet.

- 13.1 City Manager, Troy Warkentin, introduced rezoning Variance V-2020-06 and reported that notices pursuant to The Planning Act had been completed.

- 13.2 No correspondence has been received to Variance V-2020-06.

- 13.3 There was no one present representing the application to Variance V-2020-06.

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

- 13.5 There being no further discussion, Council meeting re-opened at 7:50 p.m.

- R20-073 14. Councillor J. Siemens, Councillor D. Penner RESOLVED that the City of Steinbach approve Variance V-2020-06.

-Un. Carried-

15. Council Meeting recessed and Public Hearing was called to order at 7:51 p.m., by Mayor Funk. Public hearing was to consider the City of Steinbach 2020 Financial Plan.

15.1 2020 Financial Plan

- 15.2 Brian Hrehirchuk, Senior Manager, Finance, presented the 2020 Financial Plan.

Mr. Hrehirchuk provided 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. Due to the COVID -19 pandemic deviations from the approved budget adjustments may be required.

- 15.3 Mr. Hrehirchuk provided some 2020 Expenses Programs and Projects and Debt that make up the 2020 budget:

- Waste reduction and recycling
- Jake Epp Library
- Summer in the City Festival
- Beautification
- Dutch Elm Disease prevention
- Canada Day activities
- Police and Fire Services
- Transportation Services
- Solid Waste Services
- Recreation Services
- Water and Wastewater Services

2020 Projects

- Equipment Replacement
- Events Centre
- Underground Infrastructure Renewal
- Road Surface renewal / Underground Infrastructure renewal
 - Kroeker Avenue (Main Street to Third Street)
 - Valerie Lane, Maplewood Street, Parkview Crescent

15.4 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 2020 the amount to be raised by tax levy is \$14,205,870.00.

15.5 Mr. Hrehirchuk provided that the City of Steinbach is in receipt of the Notice of Tax requirements for the Manitoba Education and Training - 2020 Education Support Levy in accordance with sections 182 and 183 of The Public Schools Act, 2020 Other Property to be raised by tax levy is \$3,044,372.00.

15.6 Brian Hrehirchuk, Senior Manager, Finance, provided that the projected 2020 Municipal property tax mill rate would be 13.70 mills., Combined residential mill rate 28.342, combined commercial mill rate 37.170.

15.7 Mr. Hrehirchuk completed his presentation at 8:00 p.m.

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

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

15.10 Council members expressed appreciation of the work of Council and administration in keeping the mill rate at 13.70 mills. It is critical that the City continue with the budget as presented, some items may be deferred as a result of the COVID - 19 pandemic.

15.11 Mayor Funk commented on highlights of the 2019 budget. Mayor Funk thanked Council and staff for the work they have done in preparing the budget.

15.12 There being no further discussion the Public Hearing closed and the Council meeting opened 8:03 p.m., and the following resolutions resulted.

R20-074 16. 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 2020 as set out in the manner and form approved by the Minister be and the same is hereby adopted, and that the said plan shall be incorporated in and form part of the 2020 Tax Levy By-Law.

-Un. Carried-

R20-075 17. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach award the tender for the 2020 Capital Works program to Maple Leaf Construction Ltd. in the amount of \$791,575.00 (plus applicable taxes).

Other tenders received:

Friesen Hauling and Excavating	\$879,392.05
Darco Group Ltd.	\$995,330.00
Bituminex Paving Ltd.	\$1,218,665.00
Borland Construction Inc.	\$1,196,975.00

-Un. Carried-

R20-076 18. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (April 1, 2020)	\$3,409,466.45
Bi-weekly Payroll No. 6 (March 18, 2020)	\$252,963.25
Bi-weekly Payroll No. 7 (March 31, 2020)	\$213,698.38

-Un. Carried-

R20-077 19. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2147, being a rezoning by-law.

-Un. Carried-

R20-078 20. Councillor M. Zwaagstra, Councillor J. Siemens

WHEREAS the City of Steinbach received Public Utilities Board Order No. 27/18; dated February 20, 2018;

AND WHEREAS the City of Steinbach gave second and third reading to By-Law 2064 on March 6, 2018 to amend water and wastewater rates to come into force and effect at the next quarterly billing date after approval of The Public Utilities Board and after the completion of the third and final reading;

BE IT RESOLVED that the City of Steinbach re-confirm its intention of its original application with respect to the amendment of water and wastewater rates under By-Law 2064 to come into force and effect at the next quarterly utility billing date after April 1, 2018, January 1, 2019 and 2020, after approval of the Public Utilities Board and after completion of the third and final reading of said By-Law 2064.

-Un. Carried-

R20-079 21. Councillor D. Penner, Councillor J. Hiebert

RESOLVED that the City of Steinbach approve application for subdivision 4451-2018-8098, as applied for by TCSK Holdings Ltd. subject to the prior execution of a development agreement.

-Un. Carried-

R20-080 22. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach accept the following approved Excavator's Licence.

Licence No. 20-09 Diamond Ready Mix Concrete Ltd.

-Un. Carried-

23. Correspondence was acknowledged from Minister of Municipal Relations with information on available funding for 2020 / 2021 Infrastructure Funding to Municipalities; 2020 / 2021 Operating Funding and Emergency Preparedness and Environmental Resiliency.

Received as information.

24. Correspondence was acknowledged from Minister of Municipal Relations with information on disaster preparedness and recovery initiatives.

Received as information.

25. Minutes of the Seine Rat Roseau Watershed District of January 27, 2020, February 3, 2020 and February 18, 2020 were acknowledged.

Received as information.

26. Councillor S. Penner, Councillor J. Siemens RESOLVED that the meeting be adjourned.

Time of adjournment: 8:25 p.m.

*dr

Mayor

City Manager