

CITY OF STEINBACH
Regular Council Meeting
November 5, 2024

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, November 5, 2024, 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, Michael Zwaagstra, Damian Penner, Bill Hiebert, Susan Penner & Jac Siemens. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.

3. Councillor J. Siemens opened the meeting.

R24-205 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted as amended.

Add Item 8B: Consultant Proposal
Re: Park Road West Force Main

-Un. Carried-

R24-206 5. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of the October 15, 2024, 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 rezoning By-law 2253.

By-Law 2253 - Rezoning

Owner: 5563985 MB Ltd. & 6135367 MB Inc.

Applicant: Kingdom Home Building Inc.

Civic Address: 40 First Street

Legal: Lot 1, Plan 5054

Purpose: To rezone the property from "RLD" Residential Low Density to "RMD" Residential Medium Density to allow for a multi-family development to be constructed.

6.1 Troy Warkentin, City Manager, introduced rezoning By-Law 2253, reported that notices pursuant to The Planning Act had been completed.

6.2 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2243 voicing no concerns.

6.2 Luke Wiebe, 30017 Road 36E, of Kingdom Home Building Inc. was present at the hearing and provided the following:

- This location is walkable to all downtown services and jobs, as well as two parks behind and across the street.
- Access to the building will be off Giesbrecht Street, with covered parking, lobby and elevator on the main floor with residents having the luxury and privacy of entry to their units on the second and third floor.
- They intend to build using high quality counter tops, feature walls, flooring and lighting.
- The current home on the property is at the end of its life cycle and will be removed.
- He has spoken with the owner of the apartment building next to the property.

6.3 Mr. Wiebe was prepared to answer questions of council.

6.4 Elaine Beckett, 22 Wyndham Estate Drive, owner of the property of 44 First Street, was present at the public hearing. She agreed that the plan looks much better than what is currently on the property but would like to know if what they see today on the drawing will be what is actually built. She asked when the existing house would be demolished and also requested clarification regarding green space requirements and if a variance would be required.

6.5 Administration clarified that the lot is 72 feet wide. RMD properties require a minimum of 75 feet. A minor variance would be required, which could be approved by administration.

6.6 George Wiens, 30 Giesbrecht Street was present at the hearing with concerns regarding traffic, and how it will be controlled as the street already experiences high volumes in the morning and evening. He also cited existing drainage issues and asked what would be done to manage water.

6.7. Mr. Wiebe returned to the podium and confirmed that the design presented is the building he intends to build. He confirmed that the construction design is not complete, so slight changes in dimensions, balconies etc. could change. He explained that drainage could actually improve as the property is developed and with the aid of the flat roof. He confirmed that if the rezoning is approved, he will be demolishing the house. Mr. Wiebe explained that there is green space along the west side and will be adding trees as well as saving as many trees as possible.

7. There being no further discussion, Council meeting re-opened at 8.02 p.m.

R24-207 8. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2253, subject to the execution of a Development Agreement.

-Un. Carried-

9. Council meeting recessed, and Public Hearing was called to order at 8: 08 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2024-05.

Conditional Use CU-2024-05

Owner: 1023 Manitoba Co-op Ltd.

Applicant: Signex Manufacturing Inc.

Civic Address: 162 PTH 52 West

Legal: Lot 1, Plan 51093 EX Public Road Plan 53927

Purpose of Conditional Use CU-2024-05: To permit an electronic message sign to be situated on the subject property as per City of Steinbach Zoning By-law 2100 an electronic message sign requires a conditional use.

9.1 Troy Warkentin, City Manager, introduced Conditional Use CU-2024-05, and reported that notices pursuant to The Planning Act had been completed.

9.2 The applicant was present and prepared to answer questions of council.

9.3 There being no further discussion Council meeting re-opened at 8:10 p.m.

R24-208 10. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach approve Conditional Use CU-2024-05.

-Un. Carried-

11. Troy Warkentin, City Manager presented an update to the rain event which occurred over southeastern Manitoba on September 16-17, 2024 and its impact in Steinbach:

11.1 Steinbach experienced approximately 6 inches of rainfall over two days, with more than 3 inches falling during the morning of September 17th. During and after the storm, the City's storm drainage and sanitary sewer systems were operating at full capacity.

11.2 Several dozen property owners in Steinbach contacted the City directly to report basement flooding caused by the storm.

11.3 The most intense rainfall occurred on a Tuesday morning, during regular working hours. The City's employees were generally available and were deployed as needed to assist with various storm response and mitigation efforts both during and after the event.

11.4 Since the storm, the City has been in communication with the Manitoba Emergency Measures Organization (EMO) regarding the provincial Disaster Financial Assistance program and has shared information with the public about the EMO's storm damage recovery program, which may be available to affected property owners.

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

12. Troy Warkentin, City Manager introduced Engineering Consulting Services for Lift Station 1 Upgrades & Force Main Twinning Award Recommendation and provided the following:

12.1 The request for proposal process closed on October 23, 2024 and received five proposals. All proposals were reviewed, considered and assessed against selection criteria which included experience of the proponent, key personnel, project understanding and methodology, project schedule and fees.

R24-209 13. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach award the Engineering Services for the Lift Station Upgrades and Force Main Twinning project to Associated Engineering in the amount of \$529,789.89 (plus applicable taxes).

-Un. Carried-

R24-210 14. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the following accounts be approved for payment:

Accounts Payable (October 30, 2024)	\$	5,572,809.10
Bi-Weekly Pay Period No. 22 (October 22, 2024)	\$	333,096.29

-Un. Carried-

R24-211 15. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the Financial Statements ending September 30, 2024, be accepted.

-Un. Carried-

R24-212 16. Councillor J. Hiebert, Councillor D. Penner

WHEREAS the City of Steinbach supports, in principle, the establishment of a regional library in southeastern Manitoba.

AND WHEREAS the City of Steinbach shall appoint one representative and one alternate to the working group to establish a framework for the regional library and report back to the City of Steinbach.

THEREFORE BE IT RESOLVED that the representative be Councillor Jac Siemens and the alternate be Councillor Bill Hiebert.

-Un. Carried-

R24-213 17. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach give first reading to By-Law 2254, being the traffic by-law.

-Un. Carried-

R24-214 18. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach request funding from the Province of Manitoba under the Disaster Financial Assistance Program, as a result of the rain event which occurred in Steinbach, Manitoba on September 16 & 17, 2024.

-Un. Carried-

R24-215 19. Councillor M. Zwaagstra, Councillor B. Siemens RESOLVED that the City of Steinbach take no action in respect to the Steinbach Community Outreach proposal and the Federal emergency treatment fund.

-Un. Carried-

R24-216 20. Councillor J. Siemens, Councillor D. Penner RESOLVED that the City of Steinbach accept the recommendation of the Board of Revision and accept the 2025 Assessment Roll as amended.

-Un. Carried-

R24-217 21. Councillor M. Zwaagstra, Councillor J. Siemens

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 First Street surface works renewal project and request grant funding of \$990,000.00 through the Manitoba Growth, Renewal and Opportunities for Municipalities Program (estimated total project cost \$1,980,000.00);

BE IT FURTHER RESOLVED that Council for the City of Steinbach supports the project and commits to provide City funding of \$990,000.00 toward the project.

-Un. Carried-

R24-218 22. Councillor J. Siemens, Councillor S. Penner

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 \$937,500.00 through the Manitoba Growth, Renewal and Opportunities for Municipalities Program (estimated total project cost \$1,875,000.00);

BE IT FURTHER RESOLVED that Council for the City of Steinbach supports the project and commits to provide City funding of \$937,500.00 toward the project.

-Un. Carried-

23. Minutes of the Seine Rat Roseau Watershed District of September 16, 2024 were acknowledged.

Received as information.

24. Correspondence and a request from the Manitoba Crimestoppers 2024-2025 Fundraising Campaign were acknowledged.

Received as information.

25. Correspondence and a Recycling Rebate for January 1 - June 30, 2024 (\$49,852.03) from the Minister of Environment and Climate Change was acknowledged.

Received as information.

26. Correspondence and conditional approval of a 2024/2025 From the Ground Up – Safe Healthy Communities for ALL program funding up to (\$50,000.00) for the Southeast Event Centre Play Zone Project from the Minister of Municipal and Northern Relations, Minister of Indigenous Economic Development were acknowledged.

Received as information.

27. Minutes of the Jake Epp Library of October 23, 2024 were acknowledged.

Received as information.

28. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 9:07 p.m.

*ad

Mayor

City Manager