

CITY OF STEINBACH  
Regular Council Meeting  
April 16, 2024

MINUTES

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

3. Councillor B. Hiebert opened the meeting.

R24-080 4. Councillor J. Siemens, Councillor M. Zwaagstra RESOLVED that the agenda be adopted.  
-Un. Carried-

R24-081 5. Councillor J. Hiebert, Councillor D. Penner RESOLVED that the minutes of the April 2, 2024, Regular Council Meeting be approved.  
-Un. Carried-

R24-082 6. Councillor B. Hiebert, Councillor S. Penner RESOLVED that the following accounts be approved for payment:

Accounts Payable (April 9, 2024)	\$	968,428.79
Monthly Pay Period No. 04 (April 2, 2024)	\$	52,076.53
Bi-weekly Pay Period No. 08 (April 9, 2024)	\$	282,728.55

-Un. Carried-

R24-083 7. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the building permits as issued during the month of March 2024 be accepted. (list attached)  
-Un. Carried-

8. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Earl Funk. Public Hearing was to consider Subdivision 4451-2024-8941.

Subdivision 4451-2024-8941

Owner: Sincerus (Park Hill) GP Ltd.

Applicant: Chris McLeod

Civic Address: Extension of Kootenay Way

Legal: Lots 1-5 Plan 69059

Purpose of Subdivision 4451-2024-8941: To subdivide five existing titled lots into twenty-two lots, to extend Kootenay Way and to create a public reserve as part of a multi-phase residential development.

9.1 Troy Warkentin, City Manager, introduced Subdivision 4451-2024-8941, and reported that notices pursuant to The Planning Act had been completed.

9.2 Troy Warkentin, City Manager provided written correspondence had been received from Manitoba Municipal Relations - Community Planning Branch regarding 4451-2024-8941 voicing no concerns.

9.3 The owner/applicant was present at the public hearing.

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

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

- R24-084 10. Councillor M. Zwaagstra, Councillor J. Siemens  
RESOLVED that the City of Steinbach approve application for subdivision 4451-2024-8941 as applied for by Chris McLeod, on behalf of the owner Sincerus (Park Hill) GP Ltd., subject to the execution of a Development Agreement;  
BE IT FURTHER RESOLVED that the City of Steinbach approve the extension of Kootenay Way.

-Un. Carried-

11. Council meeting recessed and Public Hearing was called to order at 7:40 p.m., by Mayor Earl Funk. Public Hearing was to consider Rezoning By-Law 2236.

By-Law 2236

Owner: Sincerus (Park Hill) GP Ltd.  
Applicant: Albert Rempel  
Civic Address: Extension of Kootenay Way  
Legal: Lots 3 Plan 69059

Purpose of By-Law 2236: To rezone Lot 3 Plan 69059 from “RLD” Residential Low Density to “RMD” Residential Medium Density to allow multi-family development.

- 11.1 Troy Warkentin, City Manager, introduced By-Law 2236, and reported that notices pursuant to The Planning Act had been completed.

11.2 Troy Warkentin, City Manager provided written correspondence had been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2236 voicing no concerns.

11.3 The owner/applicant was present at the public hearing.

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

11.5 There being no further discussion Council meeting re-opened at 7:42 p.m.

- R24-085 12. Councillor S. Penner, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2236, subject to the execution of a Development Agreement.

-Un. Carried-

- R24-086 13. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give third reading to rezoning By-Law 2236, subject to the execution of a Development Agreement.

-Un. Carried-

14. Adam Thiessen, Manager, Corporate Services presented an Event Centre Update.

14.1 Highlighted the installation of steel structure for the arena bowl area, final roof truss, to be completed by the end of April. Change rooms and showers continue to take shape, with plumbing and electrical being installed.

14.2 Ice plant condenser is on site, with the old ice plant being decommissioned.

14.3 Pre-cast concrete for tiered seating and hollow core flooring is approximately 85% complete.

14.4 Exterior insulation and weather proofing is in progress. Metal sheeting is expected to begin in the next couple of months.

14.5 Progress report reviewed, with 46.5% of total project cost to date.

15. Mr. Thiessen was prepared to answer questions of council.

16. Troy Warkentin, City Manager presented the Traffic Count Report focusing on the corner of Loewen Boulevard and Hespeler Street intersection.

16.1 Traffic flows and level of service at the intersection were well understood. Based on WSP's assessment of the intersection, no improvements were considered required given northbound Hespeler's LOS of E. However, the results show that it would improve the overall LOS for the intersection during the PM peak hour scenario, at the cost of longer delays for the Loewen Boulevard west bound and east bound traffic during the PM peak hour. This would also be expected at all other times of the day since it would no longer be free-flowing.

16.2 Recommendation that more data be collected to gain a full understanding of the cause of the delays before making changes to the intersection, since an all-way stop-controlled intersection could result in unintended consequences for Loewen Boulevard traffic.

17. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that a three way stop sign be installed at the intersection of Loewen Boulevard and Hespeler Street.

-Motion Defeated-

In Favor: J. Siemens, J. Hiebert, Bill Hiebert  
Against: M. Zwaagstra, D. Penner, S. Penner, E. Funk

18. Mayor Funk excused himself from the meeting at 8:13 p.m. and Deputy Mayor Michael Zwaagstra assumed the chair.

R24-087 19. Councillor S. Penner, Councillor D. Penner RESOLVED that the City of Steinbach accept the following business licences. (list attached)

-Un. Carried-

R24-088 20. Councillor J. Siemens, Councillor S. Penner RESOLVED that the City of Steinbach give first reading to By-Law 2243, being the Tax Certificate Fee by-law.

-Un. Carried-

R24-089 21. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2247, being the Realty and Education Tax Levy by-law.

-Un. Carried-

R24-090 22. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2248, being the Business Tax Levy by-law.

-Un. Carried-

23. Mayor Funk rejoined the meeting at 8:20 p.m.

24. Correspondence and details regarding funding available for the 2024 municipal fiscal year were provided from the Minister of Municipal and Northern Relations, Minister of Indigenous Economic Development was acknowledged.  
Received as information.

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

-Un. Carried-

Time of adjournment: 8:21 p.m.

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Mayor

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City Manager