

I Minutes of the Regular Meeting of Council of the City of Winkler held Tuesday, January 14<sup>th</sup>, 2014 commencing at 6:30 P.M. in the Winkler Council Chambers. Present were Mayor Martin Harder, Councillors Ron Neisteter, Don Friesen, Marvin Plett, Henry Siemens, City Manager Dave Burgess and Tracy Friesen

Media: Steve Sukkau - Winkler Times  
Cori Bezan - Winkler/Morden Voice  
Pam Fedack - CKMW/CFAM

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**INVOCATION**

Invoc. 1. Mayor Martin Harder read an article entitled The Lighthouse talking about following the light in a storm. Scripture reading from Matthew 5:15 & 16. He then led in prayer.

**ADOPT AGENDA**

Agenda 2. Marvin Plett, Henry Siemens:  
BE IT RESOLVED THAT the Agenda for the regular Council meeting of January 14, 2014 be adopted.

CARRIED

Dec. 30 min. 3. Ron Neisteter, Don Friesen:  
BE IT RESOLVED THAT the minutes of the regular Council meeting of December 30<sup>th</sup>, 2013 be adopted.

CARRIED

**CORRESPONDENCE**

Corres. 4. Received for Information.  
MLA Cameron Friesen - Advance Budget Discussions  
Tetrattech - 2013 Environmental Monitoring program  
MB Conservation & Water Stewardship - Inspection Public Water System

**FINANCE**

Accounts 5. Marvin Plett, Henry Siemens:  
BE IT RESOLVED THAT accounts payable in the amount of \$1,328,282.66 as approved by the Finance Committee be approved for payment.

CARRIED

Salary 6. Ron Neisteter, Don Friesen:  
BE IT RESOLVED THAT Council approve a salary increase for Dave Bueckert, Utilities Maintenance I, from Level 3 Step 3 to Level 4 Step 2 effective November 9, 2013.

CARRIED

Previous resolution No. 584 was rescinded due to error in increased level.

7. Ron Neisteter, Marvin Plett:  
Tax Sale BE IT RESOLVED THAT we set 2013 as the designated year for which properties in tax arrears will be offered for sale by tax sale auction.

CARRIED

8. Henry Siemens, Ron Neisteter:  
Board of Rev. BE IT RESOLVED THAT the Mayor and all City of Winkler Councillors be appointed to the Board of Revision and the City Manager be appointed as the Secretary of the Board of Revision for the year 2014.

CARRIED

9. Marvin Plett, Henry Siemens:  
Int. Budget BE IT RESOLVED THAT pursuant to Section 163 of The Municipal Act, Council hereby adopts the Interim Budget for all operations and capital expenditures for 2014 until the adoption of the Annual Estimates as follows:

Operational Requirements

General Government	\$400,000
Protective Services	\$1,000,000
Transportation Services	\$500,000
Garbage Collection Services	\$200,000
Economic Planning Services	\$100,000
Economic Development Services	\$200,000
Health & Welfare Services	\$50,000
Recreation & Cultural Services	\$400,000
Fiscal Services	<u>\$500,000</u>
	\$3,350,000

Capital Services

Operating \$1,000,000

Utility Operating

Operating \$700,000

Utility Capital

\$300,000

CARRIED

**POLICE & FIRE**

10. Henry Siemens, Don Friesen:  
Fire Cmte BE IT RESOLVED THAT the Fire Committee Minutes of January 10, 2014 be adopted.

CARRIED

11. Henry Siemens, Don Friesen:  
Guard Fees BE IT RESOLVED THAT the guard fees for service provided to the Winkler Police Service be increased to \$14.00 per hour effective January 15, 2014.  
CARRIED  
Previous amount was \$13.50, has been several years since the last increase.

**TRANSPORTATION & UTILITIES**

12. Ron Neisteter, Don Friesen:  
Waterworks BE IT RESOLVED THAT the Waterworks Report ending December 15, 2013 be received for information.  
CARRIED

13. Don Friesen, Ron Neisteter:  
Trans/Util BE IT RESOLVED THAT the Transportation/Utilities Committee Minutes of January 8, 2014 be adopted.  
CARRIED  
Amendment to item #2, grant available is \$40,000.  
Letter received from SWAMP asking Winkler to consider taking over the household hazardous waste site. A larger building would be constructed on the existing Public Works site and the Oil Depot would move into the same building. Checking into site approval and grant funds before it comes to council.

**WASTE & RECYCLING**

14. Ron Neisteter, Marvin Plett:  
SWAMP BE IT RESOLVED THAT the SWAMP minutes of January 9, 2014 be received for information.  
CARRIED

**PLANNING**

15. Henry Siemens, Ron Neisteter:  
Permit Rep. BE IT RESOLVED THAT 2013 Building Permit Report be received for information.  
CARRIED

16. Don Friesen, Marvin Plett:  
B/L 2115-13 BE IT RESOLVED THAT By-law No. 2115-13, to extend Local Improvement District No. 2 be read a first time.  
CARRIED  
Annual update to include new developments and plan numbers.

Councillor Don Friesen declared an interest and left the meeting.

17. Henry Siemens, Ron Neisteter:  
B/L 2116-13 BE IT RESOLVED THAT Zoning By-Law 2116-13 be read a first time.  
CARRIED

**RECREATION & CULTURE**

Bethel Park      18.      Marvin Plett, Henry Siemens:  
BE IT RESOLVED THAT Bethel Heritage Park Committee Mandate be received for information.  

CARRIED

Councillor Siemens noted that the project will finish with a surplus which will leave a reserve for future improvements. It was suggested that the Park Activity Rep be a City employee, recommend Deb Penner.

Rec. Cmte      19.      Don Friesen, Henry Siemens:  
BE IT RESOLVED THAT the Recreation & Tourism Committee Meeting Minutes of Friday December 13, 2013 be adopted.  

CARRIED

B/L 2113-13      20.      Don Friesen, Henry Siemens:  
BE IT RESOLVED THAT By-Law 2113-13 be read a second time.  

CARRIED

B/L 2113-13      21.      Ron Neisteter, Don Friesen:  
BE IT RESOLVED THAT By-Law 2113-13 be read a third and final time.  

CARRIED

**DELEGATIONS & PUBLIC HEARINGS**

Pub. Hearing      22.      Ron Neisteter, Henry Siemens:  
BE IT RESOLVED THAT the Public Hearing for Road Closing By-Law 2077-12 be closed.  

CARRIED

Public notice has been circulated as per requirements of The Planning Act. No objectors were present. No objections were received by the Administration Office

B/L 2077-12      23.      Don Friesen, Marvin Plett:  
BE IT RESOLVED THAT the Road Closing By-Law 2077-12 be read a second time.  

CARRIED

B/L 2077-12      24.      Marvin Plett, Henry Siemens:  
BE IT RESOLVED THAT the Road Closing By-Law 2077-12 be read a third & final time.  

CARRIED

Pub. Hearing      25.      Ron Neisteter, Marvin Plett:  
BE IT RESOLVED THAT Public Hearing for Conditional Use Application No. 1147-13 be closed.  

CARRIED

Public notice has been circulated as per requirements of The Planning Act.

Applicant Evan Toews was present.

- Purpose of application is to construct a bigger gas station on north Main St.
- Co-op has participated in countless city events and are committed to investing near the core of the community. The future development of Main St north is top of their mind.
- The old Co-op gas bar facility is cramped and is pumping more than it was designed for. By moving the location, the downtown area will be less congested by South Railway and will create more space around the pumps and around the C-store for a safer more accessible area.
- Vehicular and pedestrian safety is a priority.
- After discussions with the city staff, a lighted crosswalk and sidewalks have been added to the plan.
- Co-op is committed to a landscaping plan and to building an attractive site.
- Future car wash and other design concepts have been discussed. Have brought the concepts to the engineering and design team at Federated Co-op as they have designed many similar sites.
- Will be demolishing and cleaning up existing site but currently no plans for that site.
- After many meetings with the Planning Dept, Co-op is excited to move forward with the project and ask for support from council.

Ed Rempel:

- Is proud of what Co-op has done with the At Home store on Main St. but feels that a major light industrial is not proper planning for downtown and to have an operation of this magnitude in that area is over constructing.
- On one end of Main, bump outs have been added to slow down traffic and this proposal would increase traffic on the other end.
- Many experts in the field of town planning would advise against this type of development. Concerns are: it doesn't follow City zoning, cut outs in the median, added a turning lane, pedestrian crossings and the alley for fuel trucks needs to be upgraded. Asked for council to consider getting another opinion from town planning professionals they have dealt with in the past.

Mayor Harder:

- Safety is always a concern and has been a high priority in discussions.
- It is difficult for businesses to survive downtown without activity. On one hand you need to weigh the visual aspect without stifling growth or opportunity for investment in the community.

Evan Toews:

- Somewhat involved in the Master Plan process and in conversations with Dialog, "downtown" starts at the railway tracks.
- The back alley is portioned out as part of the development agreement and there won't be any heavy trucks delivering fuel there.

Ed Rempel:

- Asked if any consideration was given to putting the store up front instead of pumps? Evan replied that most buildings in that area are set back and it's safer to have tanks up front.

Annie Schaefer:

- Read about the proposed gas station in the paper. Thinks the possibility of attracting big trucks to come into the city to refuel doesn't sound very plausible. Suggested that Co-op could relocate their car wash to the new site and increase tanks at the old location.
- Evan replied that the intention is not to attract highway tractors into the city, as there will not be room for them. There will only be fuel delivery which would be very few trucks. Co-op is committed to taking care of any environmental issues after clean up of the existing site.

Bill Zacharias:

- Part of the development is to open a left turn lane from Main St. which is contrary to the position council took when Main St was changed to four lanes. 17 left turn lanes were denied into businesses at that time. He asked what changed councils mind. Mayor Harder replied that initially when the discussion started, it was assumed there was no split in the median. Inquiry was made to the Dept of Hwys and they had no problem with it.
- Councillor Neisteter recalls the conversation with the Dept of Hwys back then and their main concern was a turning lane onto Courtesy, however this location is more feasible.
- It was asked if this would set precedence. Mayor Harder replied that each situation needs to be evaluated on its own.

Bill Borne:

- Concern is the added traffic this would create and doesn't believe there is an advantage to the citizens of Winkler.

Councillor Friesen commented that when local businesses want to invest in the community, people benefit from it.

Mayor Harder explained that the idea is not to stifle local businesses and prevent them from growing. The City is built from people within not from without.

Ed Rempel noted that he thinks the concept is great, but the location is the issue.

Evan Toews responded that a lot of their members and customers mention that their gas bar is extremely tight and they don't fill up at Co-op because of that. Members have asked for it so there would be an advantage to them.

George Klassen

- The existing building is too busy for the corner where it is and the best place Co-op could find was down the street. It will be a state of the art facility that will look very nice and traffic patterns should be safe.

Neil Reimer:

- Impressed how nice various Co-op gas bars look around the country. Customers will not have to wait in line so that is a benefit to them.

Mayor Harder:

- From council's perspective, the existing location and access to and from Main St is not ideal. It has been an eye sore for quite some time so there are advantages to moving it away from that area.

Bill Zacharias:

- Asked if there were any variations involved. There are 3 variations, the sign height and gas tank variations have been done but the rear yard variation is on this agenda. MB Environmental standards are less than our city standards, so the building is further away than what is called for by the province.

Bill Borne:

- Concerned about the traffic back up if something were to happen at the Quality Inn, not just for pedestrians but for safety rescue.

26. Henry Siemens, Ron Neisteter:

App 1147-13 BE IT RESOLVED THAT Conditional Use Application No. 1147-13 be approved.

CARRIED

- Councillor Siemens stated that this is a big decision. If we could go back in time, there are a few things that would be done differently on Main St.
- Existing neighbor is hoping this proposal will not hide his current building.
- As much as we would like to see downtown right up against Main St, this area has been treated differently for a number of years. If we were starting from scratch, council would ask Co-op to put the store up front. However, the way it is today, he doesn't know if that makes sense.
- Councillor Friesen commented that our City is blessed to have local businesses that want to pump money into the community and invest locally.
- He is in favor of the idea of cleaning up the present site and creating a more downtown friendly development there. The development will increase traffic slightly but will relieve congestion on Main St with more pumps and less line ups.
- Concerned about the left hand turn in, but vehicles can then pull aside to keep traffic flowing.
- Councillor Plett commented that it's good to be in a position where businesses want to work with the City. This discussion has been ongoing for a couple of years trying to make the development work in a safe manner.

- Mayor Harder assured that the process has been long and arduous. An agreement couldn't be reached last year and the project was shelved for a year.
- Co-op has made significant changes to proposal including sidewalks, crosswalk, back lane and landscape issues. They have tried to make it something that we could be proud of as a city. Some discussions were not pleasant for either party and the Planning Dept has spent a lot of time dealing with the issues.
- As a city, we look favorably upon internal expansion rather than bringing outside businesses to Winkler.

27. Henry Siemens, Ron Neisteter:

Pub. Hearing BE IT RESOLVED THAT the Public Hearing for By-Law 2111-13 be closed.  
CARRIED

Public notice has been circulated as per requirements of The Planning Act. No objectors were present. No objections were received by the Administration Office To re-classify the property to adhere to the proper zoning.

28. Don Friesen, Marvin Plett:

B/L 2111-13 BE IT RESOLVED THAT By-Law 2111-13 be read a second time.  
CARRIED

29. Marvin Plett, Henry Siemens:

B/L 2111-13 BE IT RESOLVED THAT By-Law 2111-13 be given third & final reading.  
CARRIED

Public notice has been circulated as per requirements of The Planning Act. No objectors were present. No objections were received by the Administration Office To re-classify the property to adhere to the proper zoning.

30. Ron Neisteter, Don Friesen:

Pub. Hearing BE IT RESOLVED THAT Public Hearing for By-Law 2112-13 be closed.  
CARRIED

31. Henry Siemens, Don Friesen:

B/L 2112-13 BE IT RESOLVED THAT By-Law 2112-13 be read a second time.  
CARRIED

32. Marvin Plett, Ron Neisteter:

B/L 2112-13 BE IT RESOLVED THAT By-Law 2112-13 be read a third & final time.  
CARRIED

33. Henry Siemens, Ron Neisteter:

Pub. Hearing BE IT RESOLVED THAT Public Hearing for By-Law 2114-13 be closed.  
CARRIED

34. Don Friesen, Marvin Plett:  
 B/L 2114-13 BE IT RESOLVED THAT By-Law 2114-13 be given second reading.  
 CARRIED
35. Henry Siemens, Ron Neisteter:  
 B/L 2114-13 BE IT RESOLVED THAT By-Law 2114-13 be given third & final reading.  
 CARRIED
36. Don Friesen, Henry Siemens:  
 Convene BE IT RESOLVED THAT council adjourn & convene into Variation Board.  
 CARRIED
37. Ron Neisteter, Henry Siemesn:  
 Pub. Hearing BE IT RESOLVED THAT the Public Hearing for Variation Application No. 1146-13 be closed.  
 CARRIED  
 Public notice has been circulated as per requirements of The Planning Act. No objectors were present. No objections were received by the Administration Office
38. Ron Neisteter, Marvin Plett:  
 App 1146-13 BE IT RESOLVED THAT Variation Application No. 1146-13 be approved.  
 CARRIED
39. Don Friesen, Henry Siemens:  
 Reconvene BE IT RESOLVED THAT the Variation Board adjourn & reconvene into Regular Council Meeting.  
 CARRIED
40. Jake Goertzen – Winkler Signage  
 - Has been in conversation with Mayor Harder about creating a sculpture park in the city, possibly as part of the new art complex.  
 - Many studies have shown that investing in art pays back more than any other type of industry because it keeps paying back. People still go to see art that was created hundreds of years ago.  
 - Idea is to have a central focal point such as a large globe with a life size model inside and other models surrounding.  
 - Everyone can identify with the theme of family, family values and harmony.  
 - In terms of fundraising, an idea is to have a local foundation or family sponsor a sculpture and possibly give them a small miniature as a gesture of thanks. Could have small models for people to buy as souvenirs.
- Mayor Harder thanked Jake for coming in and explaining his idea. Some of the context is to represent Winkler’s industrial, commercial, cultural side inside a globe.
- Dave Goertzen commissioned Jake to do a globe and piece for his family and encourages the idea, would be very beneficial for local artists.

Councillor Siemens commented that incorporating the multi culturalism of Winkler into the pieces is a great idea. It should be big and bright and he is interested to see where this goes and how the idea evolves.

#### 41. Chris Kalansky - SERC

##### 2013 Summary

- No major emergencies
- During heavy rain events, SERC kept an eye on evacuation needs.
- Training - participated in a US customs border exercise
- In June, put together a mock scenario of a tornado hitting the Parkland area and worked through the event, was well received.
- Took part in the Brandon Fire conference

##### Looking forward

- Disaster Management Conference in March
- Volunteers have been a great addition to the team, but finding volunteers continues to be a challenge.
- Winkler completed the siren installation last year on budget.
- Coverage is about what was anticipated - 6800 ft based on 70 decibels. Will keep testing and get a better feel for weak spots.
- Keep updating maps from various municipalities.
- Emergency Reception Center - currently have 85 cots with blankets and pillows. Plan to add to that over the next couple of years, right now the center is at the Access Event Centre in Morden with backup at the Winkler Arena.
- Requesting space in the new Recreation complex.
- SERC would like to see a plan to complete the second floor of the fire hall, long term planning.
- Entered into a memo of understanding with the PVWC. If they have an emergency, SERC will provide resources and vice versa.
- Entering into an agreement with Carman and Dufferin.

Councillor Firesen commended SERC for the work they are doing. The sirens are a great thing. It was asked if there is a disaster within a quick flight from here, are there provisions in the budget to fly people out to help? In 2011, a team was sent to Vita and was in charge for about 10 hours. In terms of flying people out, hesitant to go in that direction as communities are often inundated with help.

At the conference in March, communities that have had disasters happen will speak and they can learn a lot from that.

Dave Burgess noted that the measurement of a community is how you are prepared for disaster. The investment that we make in SERC is very beneficial.

**ADJOURN**

42. Don Friesen, Marvin Plett:

Adjourn  
8:30pm

BE IT RESOLVED THAT this meeting of Council be adjourned.

CARRIED

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Mayor Martin Harder

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City Manager Dave Burgess