

VII Minutes of the Regular Meeting of Council of the City of Winkler held Tuesday, April , 2014 commencing at 6:30 P.M. in the Winkler Council Chambers. Present were Mayor Martin Harder, Deputy Mayor Marvin Plett, Councillors Ron Neisteter, Henry Siemens, Herb Dick, Don Friesen, Ken Wiebe, City Manager Dave Burgess, and Kathy Bueckert.

Media: Pam Fedak - Goldenwest Radio
Steve Sukkau - Winkler Times

INVOCATION

Invoc. 137. Henry Siemens read the invocation. It was a story about a King who decides to pick his predecessor from the youth in his kingdom by giving each a seed to plant and grow for one year. After this they were to bring their plants to show the King and he would choose the new king. A boy named Ling's plant did not grow at all and he had to bring his empty pot to the King. All the other children had beautiful trees and plants and Ling was very ashamed of his empty pot. Despite this, the King crowned Ling as king. All the seeds he had given out were boiled seeds that wouldn't grow and Ling was the only one with the courage to not substitute his seed with another seed. Since Ling was honest he showed courage. The moral of this story is that you reap what you sow.

ADOPT AGENDA

Agenda 138. Henry Siemens, Marvin Plett:
BE IT RESOLVED THAT the Agenda for the regular Council meeting of April 8, 2014 be adopted.

CARRIED

Deletion of E2 - Sale of 580 Commander Drive - Trades Training Facility
Addition of E15 - Property purchase of 560 Commander by 5994072 MB LTD

Mar.25 min. 139. Ken Wiebe, Ron Neisteter:
BE IT RESOLVED THAT the minutes of the regular Council meeting of March 25, 2014 be adopted.

CARRIED

CORRESPONDENCE

Corres. 140. Received for Information
Invitation to the Alzheimer Memory Walk
Minister of Municipal Government letter - 2014 General Assistance Grant

FINANCE

141. Henry Siemens, Marvin Plett:

Accounts BE IT RESOLVED THAT accounts payable in the amount of \$558,721.09 as approved by the Finance Committee be approved for payment.
CARRIED

142. Don Friesen, Herb Dick:

Valley Holst. BE IT RESOLVED THAT a review of the land lease agreement (Eastview Drive - 133 acres) between the City of Winkler and Valley Holsteins Ltd. has been completed;

FURTHER, BE IT RESOLVED THAT the annual amount of rent for 2014 be set at \$115 per acre + GST, for 133 acres less acres developed by the City of Winkler, as determined from year to year.
CARRIED

143. Marvin Plett, Ken Wiebe:

Abe J. Dried. BE IT RESOLVED THAT a review of the land lease agreement (Winkler Lagoon - 13 acres) between the City of Winkler and Abe J. Freddy Driedger has been completed;

FURTHER, BE IT RESOLVED THAT the annual rent for 2014 be set at \$100 per acre + GST.
CARRIED

144. Don Friesen, Marvin Plett:

Jake Penner BE IT RESOLVED THAT a review of the land lease agreement (Westridge Memorial Gardens - 8 acres) between the City of Winkler and Jake Penner has been completed;

FURTHER, BE IT RESOLVED THAT the annual amount of rent for 2014 be set at \$50 per acre + GST.
CARRIED

145. Herb Dick, Marvin Plett:

Land Lease BE IT RESOLVED THAT a review of the land lease agreement (Water Treatment Plant) between the City of Winkler and Jacob F. Froese has been completed;

FURTHER, BE IT RESOLVED THAT the annual amount of rent for 2014 be set at \$100 per acre + GST.
CARRIED

146. Henry Siemens, Marvin Plett:
Exec. Asst BE IT RESOLVED THAT the City of Winkler hire Kelsey Paetzold for the term position as Executive Assistant in the Administration Office, effective April 7, 2014, with salary at Level 11 Step 1.

CARRIED

147. Ron Neisteter, Don Friesen:
Press. Blwr BE IT RESOLVED THAT we approve the purchase of one Aersen Delta 200 HP Pressure Blower to replace at the lagoon for a price of \$76,647.6 (including PST), and new VFD including minor electrical and pipework changes for an estimated cost of \$20,000, funded from the 2014 budgeted Utility Reserve withdrawel.

CARRIED

Marvin Plett stated he appreciates the thorough explanation on why a new blower was needed. Expected life span is 8 years, with the one being replaced being 7 years old.

Due to a conflict of interest Don Friesen recused himself.

148. Ken Wiebe, Marvin Plett:
435 Roblin BE IT RESOLVED THAT the offer from DC Developments to purchase 435 Roblin Blvd East for the sum of \$48,050.00, plus GST be accepted.

CARRIED

Don Friesen re-joined the meeting.

149. Henry Siemens, Don Friesen:
525 Roblin BE IT RESOLVED THAT the option from Spenst Brothers to purchase 525 Roblin Blvd East for the sum of \$62,084.00 plus GST be accepted.

CARRIED

150. Marvin Plett, Ken Wiebe:
515 Roblin BE IT RESOLVED THAT the option from Spenst Brothers to purchase 515 Roblin Blvd East for the sum of \$60,940.00 plus GST be accepted.

CARRIED

Dave explained what the intent was for these properties. Lot sale requirements state the lot must be built on within one year. Discussion took place on whether a requirement should be in place to consolidate 2 lots to avoid the possibility of one lot not being built on. The City does have the option to purchase back the property at the sale value should there not be a building on it.

151. Don Friesen, Marvin Plett:
550 Roblin BE IT RESOLVED THAT the offer from 5336619 Manitoba Ltd., to purchase 550 Roblin Blvd East for the sum of \$71,442.00, plus GST be accepted.

CARRIED

152. Ron Neisteter, Ken Wiebe:
540 Roblin BE IT RESOLVED THAT the offer from 5336619 Manitoba Ltd. to purchase 540 Roblin Blvd East for the sum of \$78,250.00, plus GST be accepted.
CARRIED

The plan for this property is to build as close as allowed to the property line to utilize both properties for trucking purposes.
The question was raised if a lot consolidation would be necessary here as it is difficult to enforce the one year development requirement for both lots. Intent is to have an L shaped building and utilize both parcels with this.

153. Marvin Plett, Herb Dick:
B/L 2121-14 BE IT RESOLVED THAT Tax Levy By-Law No. 2121-14 be read a third & final time.
CARRIED

154. Ken Wiebe, Don Friesen:
560 Comm. BE IT RESOLVED THAT the Offer to Purchase Lot 4 Block 3 Plan 43825 (560 Commander Drive) for \$56,640.00, by 5994072 Manitoba Inc. be approved.
CARRIED

POLICE & FIRE

155. Ken Wiebe, Henry Siemens:
Fire Report BE IT RESOLVED THAT the Winkler Fire Department report for March 2014 be received for information.
CARRIED

156. Ken Wiebe, Henry Siemens:
Fire Min. BE IT RESOLVED THAT the Fire Committee Minutes of March 25, 2014 be adopted.
CARRIED

TRANSPORTATION & UTILITIES

WASTE & RECYCLING

HEALTH & WELFARE

157. Marvin Plett, Ron Neisteter:
Safety Min. BE IT RESOLVED THAT the Health & Safety Committee Meeting Minutes of March 19, 2014.
CARRIED

It was noted that the Fire Service safety committee has rejoined the Cities Committee.

PLANNING

158. Ken Wiebe, Henry Siemens:
Prop. Sbdv. BE IT RESOLVED THAT the Proposed Subdivision for No. 4463-14-7226 be approved, subject to Development Agreement.
CARRIED
Don Friesen recused himself for a possibly perceived conflict of interest.

159. Ken Wiebe, Marvin Plett:
Plan. Min. BE IT RESOLVED THAT the Planning Committee Meeting Minutes of April 3, 2014 be approved.
CARRIED

RECREATION

DELEGATIONS & PUBLIC HEARINGS

160. Ken Wiebe, Herb Dick:
C/U 1152-14 BE IT RESOLVED THAT the Public Hearing for the Conditional Use No. 1152-14 be closed.
CARRIED
Frank Klassen was present.

161. Marvin Plett, Henry Siemens:
C/U 1152-14 BE IT RESOLVED THAT Conditional Use Application No. 1152-14 be approved subject to Development Agreement.
CARRIED

162. Henry Siemens, Ron Neisteter:
C/U 1153-14 BE IT RESOLVED THAT the Public Hearing for Conditional Use No. 1153-14 be closed.
CARRIED
Frank Klassen was present. Development Agreement has not yet been signed but is nearly completed.

163. Ken Wiebe, Marvin Plett:
C.Use1153-14 BE IT RESOLVED THAT Conditional Use Application No. 1153-14 be approved, subject to Development Agreement.
CARRIED

Don Friesen rejoined the meeting.

164. Ron Neisteter, Ken Wiebe:
B/L 2119-14 BE IT RESOLVED THAT the Public Hearing for Rezoning By-Law No. 2119-14 be closed.

165. Marvin Plett, Don Friesen:
B/L 2119-14 BE IT RESOLVED THAT Rezoning By-Law 2119-14 be given second reading.
CARRIED

166. Ron Neisteter, Henry Siemens:
B/L 2119-14 BE IT RESOLVED THAT Rezoning By-Law 2119-14 be read a third & final time.
CARRIED

Mayor Harder recused himself for the following 2 Conditional Uses and Variation.

167. Ken Wiebe, Ron Neisteter:
Pub. 1151-14 BE IT RESOLVED THAT the Public Hearing for Conditional Use Application No. 1151-14 be closed.
CARRIED

Russ Dueck was present and offered a floor and site plan. There will be an arcade area, including air hockey and a fooseball table. There is a second level above the arcade area with a party room on each side for birthday parties.

168. Henry Siemens, Don Friesen:
B/L 1151-14 BE IT RESOLVED THAT Conditional Use Application No. 1151-14 be approved, subject to Development Agreement.
CARRIED

169. Don Friesen, Herb Dick:
B/L 1154-14 BE IT RESOLVED THAT the Public Hearing for Conditional Use application No. 1154-14 be closed.
CARRIED

Russ Dueck was present and showed the lot as it is currently, as well as the proposed drawings for the residential and commercial building to be built there. There are now 9 parking stalls for the commercial units which meets the requirements, as well as street parking being available in addition to this.

Neil Reimer: Asked for clarification on the zoning.

Currently it is zoned CC. This application is for a Conditional Use, not a rezoning. Commercial businesses will be on the bottom level with residences above that.

Currently there are no businesses set to move in but all would have to comply with what's possible in this zone.

Henry Siemens stated this is the type of development the City is looking for. Utilizing both retail and residential in future developments

170. Henry Siemens, Ken Wiebe:

C/Use1154-14 BE IT RESOLVED THAT the Public Hearing for Conditional Use No. 1154-14 be approved, subject to Development Agreement.

CARRIED

171. Ron Neisteter, Herb Dick:

Adj. Council BE IT RESOLVED THAT Council adjourn and convene into the Variation Board.

CARRIED

172. Don Friesen, Henry Siemens:

Pub. 1150-14 BE IT RESOLVED THAT the Public Hearing for Variation Application No. 1150-14 be closed.

CARRIED

173. Ken Wiebe, Herb Dick:

Var. 1150-14 BE IT RESOLVED THAT Variation No. 1150-14 be approved, subject to Development Agreement.

CARRIED

Dave explained why Council recuses themselves from subjects where they have an interest. This policy is in place to protect Council Members and allow them to still do business in Winkler.

Russ Dueck was present and explained why this variation is being requested.

Herb inquired about accessing parking if the easterly property is sold. Terms for a cross access agreement will be written into the Development agreement.

Neil Reimer inquired on the width of the property.

Lot is 80' which requires a variation in order to build on a lot this size. Owning both of these properties allows for joint access use for parking.

Duane Falk was present and explained the history of the property which used to be a commercial building with a common wall. This building has since been moved and this was why it was allowed to be subdivided originally into an 80' lot.

174. Ron Neisteter, Henry Siemens:
Adj. Var BE IT RESOLVED THAT Variation Board be adjourned and reconvene into
regular Council.

CARRIED

Mayor Harder rejoined the meeting.

OTHER BUSINESS

ADDITIONS

QUESTIONS FROM THE MEDIA/PUBLIC

ADJOURN

175. Don Friesen, Marvin Plett:
Adjourn BE IT RESOLVED THAT this meeting of Council be adjourned.
7:32 pm CARRIED

Mayor Martin Harder

City Manager Dave Burgess