

X Minutes of the Regular Meeting of Council of the City of Winkler held Tuesday, May 24<sup>th</sup>, 2011, commencing at 6:30 PM in the Winkler Council Chambers. Present were Mayor Martin Harder, Councillors Marvin Plett, Don Friesen, Ron Neisteter, Herb Dick, Henry Siemens, Ken J. Wiebe, City Manager Dave Burgess and Tracy Friesen.

Media: Chris Sumner - CFAM/CKMW  
Peter Cantelon - Winkler/Morden Voice

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**INVOCATION**

Invoc. 222. Councillor Ron Neisteter read a story about being peace makers in the midst of a storm. Scripture reading from Matthew 5. He then led in prayer.

**ADOPT AGENDA**

Agenda 223. Ron Neisteter, Henry Siemens:  
BE IT RESOLVED THAT the Agenda for the regular Council meeting of May 24, 2011 be adopted.

CARRIED

May 10 min. 224. Ken J. Wiebe, Herb Dick:  
BE IT RESOLVED THAT the minutes of the regular Council meeting of May 10, 2011 be adopted as circulated.

CARRIED

**CORRESPONDENCE**

Corres. 225. Received for information.  
MB Local Gov. Letter on Board of Revision date

**DELEGATIONS & HEARINGS**

226. Tax Impact Presentation 2012 reassessment - Oliver Prusina

- Oliver Prusina works in the Morden assessment office.
- Assessments used to be done every 4 years but that is being changed to every 2 years. The last one was in 2010 and there will be one in 2012.
- The 2 year cycle should minimize the impact of increases and assessments will be more up to date. Notices will be sent out to the public shortly.
- Average increase for 2012 in Manitoba is about 13% including the City of Winnipeg. Average increase for Winkler is 6.6%.
- Councillor Herb Dick asked about the reason for the portioned assessment? It was a provincial decision to provide a fair way of taxation. City Manager Dave Burgess commented that it is within councils powers to change the portion.
- 3 levies: Municipal levy, Local School Division levy, Provincial Education Support levy.
- Comparing Municipal & School taxes from 2011 to 2012, the averaging gross tax decrease is 1.6%. All the modeling is based on gross taxes.

- Mayor Harder asked about the increase in assessment but decrease in tax base? Mr. Prusina explained there was a 0 increase in terms of budgetary requirements. Assessments have increased but the mill rates are adjusted accordingly.
- Overall properties that see less than 7% change would have a decrease in taxes, greater than 7% will see an increase.
- Councils options to moderate the impacts - 1) Pass a By-Law that would affect both municipal and education taxes - identify groups of properties and classes where there are concerns. 2) Pass a By-Law to change the portioning only on municipal levy, would need provincial approval. Options can be pursued through Municipal Services Officer.
- Education Property Tax Credit has increased to \$700 by the province.
- Education Support levy is now only applied to commercial and institutional.
- Farm Land School Tax rebate has increased - can claim 80% of school taxes off farm land only.
- Assessment branch is informing the public via general press release explaining the reassessment for 2012. Public should be able to go on the provincial website and see their assessment very soon.
- Holding an open house in Winkler for the public on June 15<sup>th</sup> to review information the assessment office has on properties.

Councillor Don Friesen declared a conflict of interest and left the meeting for the public hearings regarding By-Law 2031-11, Conditional Use No. 1032-11 & Variation App. 1033-11.

Applicants John Krahn & Frank Klassen were present

- proposing to improve 3<sup>rd</sup> St. S by demolishing 4 old houses and building 14 condo units for ages 50+, 1000 sq. ft. each with a single car garage.
- have not approached neighbors yet and are hoping to have support.

Councillor Dick - will these units be sold or rented? Sold, they will probably be too expensive to be rental units.

Councillor Neisteter - are you fencing the perimeter? Yes. How high? 6 feet.

Councillor Wiebe - is there ample space in the garbage pickup stall for recycling as well? Yes that is the plan.

Tom Friesen - 200 Scotia Dr.

- When the fence is put up does that mean the trees are coming down? If there are trees that are not under the buildings they will stay. If a fence would be worse than trees, they would leave the trees.

John - 3<sup>rd</sup> St

- What will happen with parking? John Krahn explained that there is one interior garage spot and one spot in front of the garage.

- Will there be a mailbox on that property? That is a question for the Post Office.

John Krahn - they are allowing the city 10 feet on the front of the property in hopes of widening the sidewalk or street.

What will the selling prices be? Around \$159,900. Will there be senior friendly kitchens? Yes they do that in every building. This development will be similar to Sun Vista and the senior housing on Mountain Ave across from the golf course.

Dexter Penner - 146 3<sup>rd</sup> St S

- In the process of rezoning, could it be turned into a 2 storey? That is part of the development agreement. Mayor Harder commented that these are the plans they are proposing so they would have a hard time changing it to a 2 storey.

John Lumsden - Scotia Dr

- There is a hydro box transformer on the corner of his backyard so if they fence it across the back how does hydro get to it?
- How do they access it now? Drive through the yard on 3<sup>rd</sup> St. Hydro is particular about having an easement, they will have to reroute a line on this development.
- Would that change where the transformer is? Not sure.
- Do you the developer have to pay for the line relocating? Yes.
- Is there drainage out the front? That will be in the development agreement.

Dexter Penner - what effect does this have on 3<sup>rd</sup> St S and fixing it up? Would this development decrease their tax costs? It is a reconditioning of the road which is not directly related to the tax payers on that street. The only additional charges would be a sidewalk.

227. Ken J. Wiebe, Ron Neisteter:  
 Pub. Hearing BE IT RESOLVED THAT the public hearing for By-Law 2031-11 to rezone lots 5, 6, 7, & 8, Plan 2011 of NE 33-2-4W be closed.

CARRIED

228. Henry Siemens, Herb Dick:  
 B/L 2031-11 BE IT RESOLVED THAT rezoning By-Law No. 2031-11 be read a second time.

CARRIED

229. Marvin Plett, Ron Neisteter:  
 B/L 2031-11 BE IT RESOLVED THAT rezoning By-Law No. 2031-11 be read a third a final time.

CARRIED

230. Marvin Plett, Ken J. Wiebe:  
 Pub. Hearing BE IT RESOLVED THAT the public hearing for Conditional Use No. 1032-11 be closed.

CARRIED

231. Henry Siemens, Ken J. Wiebe:  
App. 1032-11 BE IT RESOLVED THAT the Conditional use No. 1032-11 for 125, 127, 129 & 139-3<sup>rd</sup> Street South be approved.

CARRIED

232. Ron Neisteter, Herb Dick:  
Convene BE IT RESOLVED THAT Council adjourn the regular meeting and convene into Variation Board.

CARRIED

Variation is asking for 5 extra ft in the backyard allowing 25 ft for a patio area. Units are moved back 5 more ft than normal because there is room on the side yards which will be considered backyards because the units are facing sideways.

Tom Friesen - is this to accommodate the potential sidewalk? That is how it started because they are allowing the city 10 ft and that area is technically a side yard.

Councillor Wiebe - by saying you are allowing the city 10 ft, what does that mean? Will give the city 10 ft as they endeavor to do something to improve the street.

233. Ken J. Wiebe, Ron Neisteter:  
Pub. Hearing BE IT RESOLVED THAT the public hearing for Variation Application No. 1033-11 be closed.

CARRIED

234. Marvin Plett, Ron Neisteter:  
App. 1033-11 BE IT RESOLVED THAT Variation Application No. 1033-11 on Lots 5, 6, 7 & 8, Block 2, Plan 2011 (125, 127, 129 & 139-3<sup>rd</sup> Street South) be approved.

CARRIED

Chris Sumner asked about the proposed timeline for demolition of the old homes and construction of new? It's up in the air right now, could be about a month.

235. Henry Siemens, Ken J. Wiebe:  
Reconvene BE IT RESOLVED THAT Council adjourn the Variation Board and reconvene into regular Council meeting.

CARRIED

Applicant John Froese was present - 5293449 MB Ltd.

Public notice has been circulated as required under The Planning Act. No objections have been received by the Administration Office. No objectors were present.

236. Don Friesen, Ken J. Wiebe:  
Pub. Hearing BE IT RESOLVED THAT the public hearing for rezoning By-law No. 2030-11 be closed.

CARRIED

237. Ron Neisteter, Marvin Plett:  
B/L 2030-11 BE IT RESOLVED THAT rezoning By-Law No. 2030-11 be read a second time.

CARRIED

238. Henry Siemens, Herb Dick:  
B/L 2030-11 BE IT RESOLVED THAT rezoning By-Law No. 2030-11 be read a third and final time.

CARRIED

#### **TRANSPORTATION & UTILITIES**

239. Don Friesen, Ron Neisteter:  
Installation BE IT RESOLVED THAT Council supports the proposed installation of fibre optic cable by Garden Valley School Division from Roblin Blvd. and Park Street to Mountain Ave.

CARRIED

#### **WASTE & RECYCLING**

240. Marvin Plett, Herb Dick:  
SWAMP BE IT RESOLVED THAT the minutes of the SWAMP Committee meeting of April 27, 2011 be received as information.

CARRIED

Was there special considerations given when Viterra removed the elevator wood? Councillor Marvin Plett will check.

#### **HEALTH & WELFARE**

241. Ken J. Wiebe, Marvin Plett:  
SERC BE IT RESOLVED THAT Council approves the renewal of the contract with Chris Kalansky for service as the "Emergency Coordinator" for the period of April 16, 2011 to April 15, 2014.

CARRIED

Councillor Friesen asked how we can push for them to get sirens in Winkler. It is up to the City to fund. There were funds set aside a few years ago and a test done but the equipment at the time was not sufficient. The Fire Committee will look at it again.

#### **RECREATION & CULTURE**

242. Herb Dick, Don Friesen:  
Concert Hall BE IT RESOLVED THAT the minutes of the Concert Hall/Promotions/Website Committee meeting of May 16, 2011 be adopted.

CARRIED

FINANCE

243. Don Friesen, Henry Siemens:  
Accounts BE IT RESOLVED THAT accounts payable in the amount of \$503,766.73 as approved by the Finance Committee be approved for payment.  
CARRIED
244. Don Friesen, Henry Siemens:  
B/L 2033-11 BE IT RESOLVED THAT municipal borrowing By-Law No. 2033-11 be read a first time.  
CARRIED
245. Don Friesen, Henry Siemens:  
Lions Club BE IT RESOLVED THAT Council supports the contribution of \$500.00 to support the 2011 Lions Cavalcade for Diabetes event hosted by the Winkler Lions Club on June 4, 2011.  
CARRIED
246. Henry Siemens, Marvin Plett:  
SCC BE IT RESOLVED THAT Council approve sponsoring a hole at the South Central Committee on Family Violence Golf Tournament held June 24<sup>th</sup>, 2011 in Miami, Manitoba for the sum of \$200.  
CARRIED
247. Don Friesen, Henry Siemens:  
Financials BE IT RESOLVED THAT the financial statements for January 1, 2011 to April 30, 2011 be adopted.  
CARRIED  
Mayor Harder asked about the utilities expenditure discrepancy. Assistant Administrator Barb Dyck was in attendance and said there were receivables that were invoiced for things that we don't normally invoice for. Mayor Harder thanked Barb for her great work and accurate information.
248. Don Friesen, Henry Siemens:  
Salary BE IT RESOLVED THAT the City of Winkler approve a salary increase for Tracy Friesen, Administrative Assistant II, from Level 11 Step 1 to Level 11 Step 3, effective June 3, 2011.  
CARRIED  
Mayor Harder expressed his appreciation for Tracy's attendance and note taking at council meetings.
249. Don Friesen, Henry Siemens:  
Salary BE IT RESOLVED THAT the City of Winkler approve a salary increase for Kathy Bueckert, Administrative Assistant, from Level 10 Step 3 to Level 10 Step 4, effective June 11, 2011.  
CARRIED  
Mayor Harder expressed his appreciation for Kathy's customer service and professionalism at the front desk.

Hire 250. Don Friesen, Henry Siemens:  
BE IT RESOLVED THAT seasonal employees be hired as follows:

Justin Fehr	Public Works	May 2/11	Category II (+ 2yrs)
Philipp Schaefer	Public Works	May 2/11	Category III
Josh Wall	Planning Dept.	May 24/11	Category III (+ 1yr)

CARRIED

Hire 251. Henry Siemens, Don Friesen:  
BE IT RESOLVED THAT the City of Winkler hire seasonal employees as per list attached.

CARRIED

#### **OTHER BUSINESS**

PV Taxi 252. Henry Siemens, Marvin Plett:  
BE IT RESOLVED THAT Council approves providing a letter of support for the transfer of ownership of Pembina Valley Taxi to Martie Thiessen.

CARRIED

Councillor Henry Siemens commented that PV Taxi should be aware that the region is looking at a transit system that may or may not affect their business. Councillor Ron Neisteter commented that if we provide too much information we might be liable later on. It was suggested that the City invite all of the potential stake holders to be involved in the planning stages to find out how they can fit in the planning process.

Policy Man. 253. Herb Dick, Ken J. Wiebe:  
BE IT RESOLVED THAT Council approves the addition of Number 5 to Section B, Part V of the City of Winkler Policy Manual which reads as follows:  
The City Manager may authorize, for extenuating circumstances, payment from the City of Winkler for extended health care practitioner services provided to a City employee and arrange for direct re-imbusement to the City under the Group Insurance Plan.

CARRIED

This policy is required for confidentiality purposes.

254. Henry Siemens - 2014 Manitoba Winter Games

- Planning to submit a joint application on behalf of Winkler, Morden and the RM of Stanley. Intend to host some of the events in neighboring communities in order to be a regional games.
- Letter of intent was sent to bid on the games. If the games are too difficult to stage or we don't have enough volunteers we can still withdraw but the hope is everything will go well.
- Is it critical to know who the chair is prior to going in with a bid? It's not critical but it's important that whoever goes will be actively involved.
- Is this entirely volunteer based? Different groups do different things.

**ADJOURN**

255. Don Friesen, Ron Neisteter:

Adjourn  
8:07pm

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