

XV Minutes of the Regular Meeting of Council of the City of Winkler held Tuesday, August 14th, 2012, commencing at 6:30 PM in the Winkler Council Chambers. Present were Mayor Martin Harder, Councillors Henry Siemens, Ken J. Wiebe, Herb Dick, Marvin Plett, Ron Neisteter, Don Friesen, City Manager Dave Burgess and Tracy Friesen

Media: Chris Sumner - CFAM/CKMW
Allison Friesen - Winkler/Morden Voice
Steve Sukkau - Winkler Times

INVOCATION

Invoc. 366. Councillor Ken J. Wiebe read a story about athletes in the Special Olympics who were running a race a stopped to help a fellow athlete who had fallen. He then led in prayer.

ADOPT AGENDA

Agenda 367. Henry Siemens, Marvin Plett:
BE IT RESOLVED THAT the Agenda for the regular Council meeting of August 14, 2012 be adopted.

CARRIED

July 24 min. 368. Ken J. Wiebe, Ron Neisteter:
BE IT RESOLVED THAT the minutes of the regular Council meeting of July 24, 2012 be adopted as circulated.

CARRIED

CORRESPONDENCE

Corres. 369. Received for information.
2012 General Assistance Grant 2nd installment
Local Government Statutes Amendment Act letter

FINANCE

Accounts 370. Don Friesen, Henry Siemens:
BE IT RESOLVED THAT accounts payable in the amount of \$792,960.49 as approved by the Finance Committee be approved for payment.

CARRIED

General Fund 371. Don Friesen, Henry Siemens:
BE IT RESOLVED THAT \$552,545.00 be transferred from the General Fund 2011 accumulated surplus to the General Reserve Fund.

CARRIED

Utility Fund 372. Don Friesen, Ron Neisteter:
BE IT RESOLVED THAT \$311,366.00 be transferred from the Utility Fund 2011 accumulated surplus to the Utility Reserve Fund.

CARRIED

373. Ron Neisteter, Henry Siemens:
Salary BE IT RESOLVED THAT the City of Winkler approve a salary increase for Joan Heide, Police Services Clerk I, from Level 10 Step 4 to Level 10 Step 5, effective July 30, 2012.

CARRIED

374. Don Friesen, Henry Siemens:
Assessments BE IT RESOLVED THAT added assessments be approved for the 2012 tax roll as per attached list.

CARRIED

TRANSPORTATION & UTILITIES

375. Don Friesen, Marvin Plett:
Street Lights BE IT RESOLVED THAT Council approve the following street lighting projects:
- Dunlin Crescent: 8 x 100w lights between lots 1/2, 3/4, 6/7, 9/10, 12/13, 15/16, 17/18, 19/20 Block 2.
- Roblin Blvd: 2 x 100w lights on the NE corners of lot 1 block 2 and lot 13 block 1 Dunlin Cres.
- Cardinal Pl: 2 x 100w lights between lots 16/17 and in the centre of the turn around bulb.
- Grandeur Ave: 7 x 150w lights between 15th St. and Cardinal Pl. intersection.

CARRIED

PLANNING

376. Ken J. Wiebe, Marvin Plett:
Subdiv. BE IT RESOLVED THAT Council approve Subdivision Application No. 4463-12-7009.

CARRIED

377. Ken J. Wiebe, Henry Siemens:
Plan. Cmte BE IT RESOLVED THAT the Planning Committee minutes for August 2, 2012 be adopted.

CARRIED

378. Ken J. Wiebe, Marvin Plett:
B/L 2071-12 BE IT RESOLVED THAT the Road Opening By-Law 2071-12 be read a first time.

CARRIED

379. Marvin Plett, Ken J. Wiebe:
Subdiv. BE IT RESOLVED THAT Subdivision Application No. 4463-12-7004 be granted final approval.

CARRIED

380. Henry Siemens, Ken J. Wiebe:
Report BE IT RESOLVED THAT the Building Permit Report to July 31, 2012 be received as information.

CARRIED

Growth is strong in the City with an increase of about 7% this year in housing units.

RECREATION & CULTURE

381. Henry Siemens, Marvin Plett:

Aug. 17/12 WHEREAS the residents of the City of Winkler are extremely proud of the accomplishments of Dustin Penner in his career in the NHL, winning the Stanley Cup for his second time, this year with the Los Angeles Kings;

AND WHEREAS Dustin Penner will personally display and share the Stanley Cup with local fans, friends and family on Friday August 17, 2012 in the City of Winkler;

THEREFORE BE IT RESOLVED THAT Council officially declare August 17, 2012 as Dustin Penner Day in the City of Winkler.

CARRIED

DELEGATIONS & HEARINGS

382. Henry Siemens, Marvin Plett:

Pub. Hearing BE IT RESOLVED THAT the Public Hearing for Zoning By-Law No. 2072-12 be closed.

CARRIED

Public notice has been circulated as per requirements of The Planning Act. A signed petition was received by the Administration Office.

Applicants Courtenay Fehr & Cornie Goertzen were present.

- Downgraded the application to one 4-plex and one 6-plex due to community concern.
- 4-plex will be closest to the street as to blend in with the area and the 6 plex will be situated in the SE corner of the property because of the tall trees that border.
- The site plan provides for more than 27% green space and exceeds parking stall requirements in order to address the parking concern. A 6 foot fence surrounding the property will be put in place and trees planted on the north side of the property.
- All existing mature trees will be left untouched unless absolutely necessary.
- The development does not require any variances.
- The site plan will improve the curb appeal and benefit the City by offering a solution to the need for young family housing.

Alexander Ludwig - 182 Main St. S

- Raised concerns regarding added traffic, parking, lot space and appearance.
- Added traffic and people are a byproduct of a growing city. The parking spaces exceed the amount that is required according to City by-laws. There is 25 feet in the back to put up a small playground.
- It was suggested that shrubbery be planted in addition to the fence to help absorb noise.

John & Doris Hildebrand – 185 Main St. S

- An email was sent to council addressing their concerns.
- Clarification was given regarding keeping the existing mature trees. If this was included in the development agreement, it would be enforceable for future owners as well. A tree line and fence will help with privacy and noise.

John Wolfe – 154 Main St. S

- Concerns were raised regarding added cars parking on the streets, could be an issue for the sweepers/snow plows.
- Parking is currently on the west side of Main St. only, across from where the proposed development would be.

Shirley Wolfe – 146 Main St. S

- Added traffic and wear and tear on the street is a concern.

Glen Martin – 175 Main St. S

- Expressed concern that a 2 ½ storey building won't blend in with the neighboring houses.

Dexter Penner – 146 3rd St. S

- Raised the issue of designating areas for apartment units instead of adding them to residential single family areas. Feels that it will change the environment of the street.

Mayor Harder stated that in most cities, there is the possibility of some density. The recommendation that came from the new master plan was to increase some of the density in areas. The reason for so much interest in that area is the huge lots. The hope is to make the best use of the land that's available. If council were to say no to every development, the community dies. The City has been open to discussion and wants to make sure the development and the residents can come to a consensus.

Jake Olfert – 186 4th St. S

- Raised concerns about the parking issue.

Applicants:

- The traffic concern will be addressed by keeping 16 parking spots, exceeding the amount that is required. The higher building would maximize green space. Properties that were purchased have older homes on them and a new multi-family would have good curb appeal.

Council:

- Height requirement for a single family dwelling is the same so there are no variations needed.
- It was asked of the applicants if they knew the difference between the proposed application or two 4-plexes with regards to the valuation. There are some preliminary estimates but would need to finalize everything first.

- Suggestion was for an upscale 8-plex condo unit in order to market at a higher level.
- Similar concerns are usually raised when there is a re-zoning request to multi-family and of the many developments where old houses were torn down to provide for new development, surrounding houses haven't lost their value. Traffic issues have been raised in previous developments but since they were built, no complaints have been received.
- Council would like to propose 8 units instead of 10.

Kathy Klassen

- Previous owner of 179 Main St S. now resides at 166 Main St S.
- Also concerned about traffic/parking on the street.

Capability is there regarding sewer lines and water drainage.

383. Ken J. Wiebe, Marvin Plett:

B/L 2072-12 BE IT RESOLVED THAT Zoning By-Law No. 2072-12 be read a second time as amended:

Subject to a maximum of 2 x 4 plex units with a maximum height of 25' and the completion of a development agreement with the City of Winkler Planning Dept.

CARRIED

384. Don Friesen, Herb Dick:

Pub. Hearing BE IT RESOLVED THAT the Public Hearing for Zoning By-Law No. 2073-12 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.

385. Ken J. Wiebe, Marvin Plett:

B/L 2073-12 BE IT RESOLVED THAT Zoning By-Law No. 2073-12 be read a second time.

CARRIED

386. Marvin Plett, Ken J. Wiebe:

B/L 2073-12 BE IT RESOLVED THAT Zoning By-Law No. 2073-12 be read a third and final time.

CARRIED

QUESTIONS FROM THE MEDIA/PUBLIC

Question was asked regarding the \$300,000 utility surplus. There is no way of knowing the financial status when the rate increase was applied for, but the hope is that it is enough to cover what is required by the province regarding amortization. Council was careful in keeping the tax increase to 1% for that reason. LS#8 had a number of breaks and has been redone with the appropriate size pipe for future expansion with an unexpected expense of \$300,000.

General Assistance grant amount is both installments combined? It is the second installment, includes fire, police, etc. but is not designated to a specific area.

ADJOURN

387. Henry Siemens, Ron Neisteter:

Adjourn
8:20pm

BE IT RESOLVED THAT this regular meeting of Council be adjourned.

CARRIED

Mayor Martin Harder

City Manager Dave Burgess