

XXIV Minutes of the Regular Meeting of Council of the City of Winkler held Tuesday, December 13<sup>th</sup>, 2011, commencing at 6:30 PM in the Winkler Council Chambers. Present were Mayor Martin Harder, Councillors Henry Siemens, Marvin Plett, Ron Neisteter, Herb Dick, Ken J. Wiebe, Don Friesen, City Manager Dave Burgess and Tracy Friesen.

Media: Chris Sumner - CFAM/CKMW

---

**INVOCATION**

Invoc. 620. Councillor Don Friesen read "Who Started Christmas Anyways" about a mother who was frustrated with the hustle and bustle of Christmas. He then led in prayer.

**ADOPT AGENDA**

Agenda 621. Henry Siemens, Ron Neisteter:  
BE IT RESOLVED THAT the Agenda for the regular Council meeting of November 16, 2011 be adopted.

CARRIED

Nov 16 min. 622. Ken J. Wiebe, Herb Dick:  
BE IT RESOLVED THAT the minutes of the regular Council meeting of November 16, 2011 be adopted as circulated.

CARRIED

Nov. 21 min 623. Marvin Plett, Ron Neisteter:  
BE IT RESOLVED THAT the minutes of the special Council meeting of November 21, 2011 be adopted as circulated.

CARRIED

**CORRESPONDENCE**

Corres. 624. Received for information.  
Letter from Winkler Mixed Slo-pitch league on fencing  
Letter from MB Minister of Health  
FCM Update - Councillor Marvin Plett

- Has talked to several MP's about building a long term infrastructure plan.
- The conference has paid off because of partnerships with the provincial government and surrounding municipalities.
- FCM International committee works together with the federal government.
- The Mayor and Marvin were in a teleconference meeting with the 12 cities that are involved and they gave compliments to the communities that made the trip to the Ukraine.
- Mayor Harder added there is a team in the Ukraine trying to help the local communities understand economic principles.

FINANCE

Accounts                    625.    Don Friesen, Henry Siemens:  
BE IT RESOLVED THAT accounts payable in the amount of \$2,192,265.73  
as approved by the Finance Committee be approved for payment.  
CARRIED

WCF                            626.    Don Friesen, Marvin Plett:  
BE IT RESOLVED THAT Council approves the financial contribution of up to  
\$5,000 to the project "Vital Signs" under the direction of the Winkler Community  
Foundation within the 2012 year.

CARRIED

- Headed up by the WCF, intent is to evaluate the community services that we have available from an infrastructure, recreation, health care and service perspective.
- Darlis from WSED has offered to participate.
- What will the \$5000 be used for? Myra Peters works 1 day a week and will be working more as required for this project. Budget is around \$40,000.
- Is Vital Signs a government project? No. Is some of the budget government funding? None.
- Are these questionnaires that will be sent to people or personally administered? Personal calls.
- It will gauge the needs of the community, bring donors in and find out what needs to be done to help the community.
- Councillor Dick struggles with the cost of the project and abstained from voting.

Budget                        627.    Don Friesen, Henry Siemens:  
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 2012 until the adoption of the Annual Estimates as follows:

Operational Requirements

General Government	\$400,000
Protective Services	\$800,000
Transportation Services	\$400,000
Garbage Collection Services	\$100,000
Economic Planning Services	\$100,000
Economic Development Services	\$150,000
Health & Welfare Services	\$50,000
Recreation & Cultural Services	\$350,000
Fiscal Services	<u>\$500,000</u>
	\$2,850,000

Capital Services

Operating	\$350,000
-----------	-----------

Utility Operating  
Operating \$700,000

Utility Capital \$300,000

CARRIED

628. Ken J. Wiebe, Marvin Plett:  
600 Roblin BE IT RESOLVED THAT Council approve the option to purchase 600 Roblin Blvd East from the City of Winkler by Nu Steel Industries Ltd. 2008 for the sum of \$49,006.

CARRIED

Is it subject to a development & landscaping plan? Yes.

629. Don Friesen, Henry Siemens:  
Financials BE IT RESOLVED THAT the financial statements to the end of November 30, 2011 be adopted.

CARRIED

Fixed assets GL does not include 2 land sales from this year.  
W&S operating budget, quarter billing is in December that will put the dollar amount in a surplus.

630. Don Friesen, Henry Siemens:  
Add to Tax BE IT RESOLVED THAT the following Account Receivables be added to the tax roll:

<u>Name</u>	<u>Address</u>	<u>Inv #</u>	<u>Roll #</u>	<u>Amount</u>
Letskeman Peter	28 Falcon Bay Winkler, MB R6W 1M5	9667	181845	\$150.00
Peters Henry	1405 Parmount Bay Winkler, MB R6W 1N6	9666	165160	\$150.00
Letskeman Isaac	760 Townsend Dr Winkler, MB R6W 0E3	9668	322780	\$150.00

CARRIED

**POLICE & FIRE**

631. Ron Neisteter, Henry Siemens:  
Hire BE IT RESOLVED THAT Philip Stewart Letskeman be appointed as Police officer in and for the City of Winkler, pursuant to Section 271 of the Municipal Act, effective February 8, 2012 at a salary of Class IV Constable with a probation of 12 months.

CARRIED

Is this the Community Officer? It was decided previously that we would have more officers involved in going to the schools without having one officer specifically for that. The plan is that he will eventually take over a portion of that. Where is he from? Altona.

**TRANSPORTATION & UTILITIES**

632. Ron Neisteter, Herb Dick:

Utilities Cmte BE IT RESOLVED THAT Utilities Committee minutes of December 7, 2011 be adopted.

CARRIED

633. Don Friesen, Marvin Plett:

Trans Cmte BE IT RESOLVED THAT Transportation Committee minutes of December 7, 2011 be adopted.

CARRIED

**HEALTH & WELFARE**

634. Ken J. Wiebe, Marvin Plett:

SERC BE IT RESOLVED THAT the SERC Executive minutes of November 28, 2011 be received as information.

CARRIED

Wildland fires – recognition was given to Chris Kalansky for his preparedness in these situations, Winkler was a shining light in the situation.

Will Winkler be reimbursed from the province? Yes, hopefully.

Was Garry recommended for the Deputy Emergency Coordinator? Was it posted and he applied? He was requested by Chris Kalansky. Has this been passed by the SERC Committee? Yes. Why do we need a deputy? Chris pushed for it over the past couple years to have a back up. There were times of emergency where people involved in SERC were out of town. The position is mostly attending meetings, dealing with the province or other communities so he most likely will not be at the fire hall very much. There is a surplus in the budget for office construction so the \$18,000 would be \$6,000 for each partner. That includes all electronics, higher walls, etc. What size is the office? 12x16. Council will discuss the SERC budget further.

**PLANNING**

635. Henry Siemens, Ken J. Wiebe:

Report BE IT RESOLVED THAT the Building Permit Report to November 30, 2011 be received as information.

CARRIED

636. Marvin Plett, Ken J. Wiebe:

Relocation BE IT RESOLVED THAT Council approve the relocation/building permission request for a 56' x 80' building to 650 Roblin Boulevard East subject to a development agreement.

CARRIED

637. Henry Siemens, Ken J. Wiebe:  
MSTW BE IT RESOLVED THAT the MSTW Planning District building permit summary to October 31, 2011 be received for information.

CARRIED

638. Ken J. Wiebe, Marvin Plett:  
Plan. Cmte BE IT RESOLVED THAT the Planning Committee minutes of December 1, 2011 be adopted.

CARRIED

Time Out Sports requested to be excluded from condo plan. If they have an agreement for parking with the Froese's, it has to continue into the long term future. They both want an agreement so they don't always have to get a signature for further development.

639. Marvin Plett, Ken J. Wiebe:  
App. 5780 BE IT RESOLVED THAT Council approve Subdivision application #4463-11-5780 at Lot 12, Block 2, Plan 49173 in E ½ 5-3-4W for applicant Martin Harder Investments Ltd.

CARRIED

Mayor Harder was excluded from voting on this application.

640. Henry Siemens, Ken J. Wiebe:  
App. 5770 BE IT RESOLVED THAT Council approve Subdivision application #4463-11-5770 at Lot 3, Block 3, Plan 37790 and Lot 2, Plan 50399 in SE ¼ 9-3-4W for applicant 2117983 Manitoba Ltd.

CARRIED

Do we have a condition that they will have an agreement? Will it need to be registered between both parties? Yes, that agreement is in place. The landscape agreement will be made on the east side. Is there any down side for the city? Not really.

Mayor Harder, Don Friesen and Ron Neisteter expressed interest and left the meeting during discussion and voting of the following 3 applications.

641. Ken J. Wiebe, Marvin Plett  
App. 5773 BE IT RESOLVED THAT Council approve Subdivision No. 4463-11-5773 by 5694915 Manitoba Ltd for Lots 5-8, Block 2, Plan 2011 in SE ¼ 33-2-4W in the City of Winkler.

CARRIED

642. Marvin Plett, Herb Dick:  
App. 5774 BE IT RESOLVED THAT Council approve Subdivision No. 4463-11-5774 by Johnny & Eva Krahn for Lot 2, Plan 44149 in SW ¼ 3-3-4W in the City of Winkler.

CARRIED

App. 5775 643. Ken J. Wiebe, Marvin Plett:  
BE IT RESOLVED THAT Council approve Subdivision No. 4463-11-5775 by Franz & Irina Klassen for Lot 11, Block 1, Plan 30045 in SW ¼ 3-3-4W in the City of Winkler.

CARRIED

App. 5695 644. Ken J. Wiebe, Marvin Plett:  
BE IT RESOLVED THAT Council supports the proposed Revised Subdivision File No. 4463-11-5695 for Lots 1-3, Plan 35891 in SE ¼ 3-3-4W in the City of Winkler, MB which includes CT 2530674.

TABLED

Have we communicated with Mr. Epp why this application has been stalled by MSTW? Yes.

The application will be tabled until January 10, 2012 council meeting.

### RECREATION & CULTURE

SCRL 645. Marvin Plett, Ron Neisteter:  
BE IT RESOLVED THAT the South Central Regional Library financial statements for October 31, 2011 be received as information.

CARRIED

PW Enns 646. Herb Dick, Don Friesen:  
BE IT RESOLVED THAT Council approve the purchase of two sofas and two coffee tables for the basement of the P.W. Enns Centennial Concert Hall at a total cost of \$2,000 plus GST, from the Events - Christmas Lights Ceremony budget.

CARRIED

City Manager Dave Burgess commented that there is a surplus in the budget and this is something they wanted to do for performers to have somewhere to go.

Rec Cmte 647. Henry Siemens, Marvin Plett:  
BE IT RESOLVED THAT Recreation Committee minutes of November 25, 2011 be adopted.

CARRIED

648. Henry - Equipment for Bethel Heritage Park  
Request for a small John Deere unit for the Bethel Park, the park is under budget operationally.

Councillor Friesen commented that the park is not under budget and he struggles with spending more on it.

It will come out of the surplus in the overall Rec budget.

Mayor Harder stated that it will save us money rather than cost us. Waldemar is wasting time borrowing trailers and vans to haul things around. It will help him transport things to different sites. Can he transport mowers and everything? Yes. Would using a golf cart be cheaper? Golf carts aren't really made for carrying weight or long distance. A new golf cart is just as much money. Where is it going to be stored? If it fits in their shed, that would work best.

The question was raised if \$7600 is overkill for the type of vehicle needed or is that just what it will cost? If the storage capacity is there, Waldemar is on side and budget is in place, it will be approved subject to Councillor Siemens' recommendation.

649. Ron Neisteter, Herb Dick:  
Conc. Hall BE IT RESOLVED THAT the Concert Hall/Promotions Committee minutes of November 28, 2011 be adopted.

CARRIED

**DELEGATIONS & HEARINGS**

650. Eric Dueck and Phil Tripp – Winkler Skate Lot  
- Eric represents the Winkler skate lot fundraising committee  
- Construction will not begin until \$250,000 is raised with the City matching that amount for a total of \$500,000 for the skate park.  
- Fundraising strategy is to raise 70% from major investors, 10% from smaller donors, 10% gifts in kind and 10% in grants.  
- They are confident their minimum goal of \$250,000 will be met and construction can begin in 2012.  
- The Mayor thanked Eric for his continued efforts in developing the skate park and wishes him well in the fundraising.

651. Ron Neisteter, Henry Siemens:  
Pub. Hearing BE IT RESOLVED THAT the public hearing for Conditional Use application No. 1055-11 be now closed.

CARRIED

652. Ken J. Wiebe, Marvin Plett:  
App. 1055-11 BE IT RESOLVED THAT Council approve the Conditional Use application No. 1055-11.

CARRIED

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

653. Ken J. Wiebe, Marvin Plett:  
Pub. Hearing BE IT RESOLVED THAT the public hearing for Conditional Use application No. 1057-11 be now closed.

CARRIED

Don Friesen expressed interest and left the meeting during discussion & voting.

Applicant Alvin Thiessen was present.

- Would like to make affordable condos for the public and develop efficient space for multiple family housing.
- Unit would come in at a price that will benefit cash flow for a potential investor. Target unit price range of \$120,000-\$130,000.
- They are able to meet all criteria except for required site size.

Marvin Klassen – 209 3<sup>rd</sup> St

- In opposition of project because the parking of the proposed project will come onto their back alley and there will be parking issues.
- Drainage is very poor and thinks the roadway will be in worse shape. There are no other 2 storey buildings in the area and he thinks it will look out of place.
- Mayor Harder asked if the back alley is the city's responsibility to maintain? Yes.

Wayne Wall – 234 2<sup>nd</sup> St.

- His concerns are the garbage container which will be located next door to his main entrance and main hosting area in the back yard. Fence goes up half way down the yard, hopes it will go all the way across the yard and if it could be an 8ft fence.
- Spoke to real estate agent that told him the value of his house would drop approx. \$7-10,000 if this 9 unit condo goes up.
- He has been in contact with Harval Homes and in early 2010 the plans were for a duplex. In June 2010 he contacted them about the weeds on the property, which was taken care of shortly after.
- He has made several phone calls to Harval. His house was appraised at \$130,000-\$135,000 and he would be happy accepting \$135,000 for his property. He has spoken to neighbors that have been offered more than market value for their houses.
- He thinks there is a solution to these concerns.

Council questions:

- The purpose of looking at higher density homes in areas is a situation that council has felt themselves involved with several times and he appreciates the concerns.
- 8 ft fence is not allowed, 6 ft is the highest as per City By-Law.
- Mayor asked Harval to speak to the garbage container placement and property value.

Alvin Thiessen

- The city didn't want parking in the front but Harval is open to that concept.

Council:

- Councillor Siemens asked Wayne when he purchased their house? 5 years ago. Was it zoned residential multifamily and were you aware of that? Yes.
- If this was approved, would you look to move the garbage receptacle to a different area? It could be moved to the other side.
- Councillor Plett commented that with the house being sandwiched, people often think that units like this decrease the value of homes but most of the time it increases the value. Is there a way that it will be a

mutual benefit to everybody? The whole design and numbers would change if they bought the neighboring property.

- With the size of the lot that's being sandwiched, is there a possibility that someone could put a duplex on that property? If so, maybe council needs to look at approving a variance for that property.

654. Ken J. Wiebe, Marvin Plett:

App. 1057-11 BE IT RESOLVED THAT Council approve the Conditional Use application No. 1057-11 subject to a development agreement that addresses snow removal, parking lot lighting, garbage receptacle placement and fencing placement.

CARRIED

- What has the Planning Dept. recommended? There were mixed emotions. The size of the development, location of garbage container and the house beside was a concern but the condo application itself wasn't. If there were 7 units they wouldn't need to have conditional use.
- Councillor Siemens commented that ownership units for \$125,000 close to downtown are very valuable to the community. He doesn't want to hurt values on anyone's home but he's not sure if \$125,000 value would decrease the value of the neighboring property.
- Councillor Neisteter added that the quality of ownership is better with private condos, better maintained, and better order on property.
- Would there be proper lighting on the parking lot? Yes. Condition of the road needs to be addressed by the city as well.
- Councillor Plett would like it resolved so that both parties could feel good about it. The narrow lot and very tall building will change the character of the lot so that is a concern.
- The best solution is that the developer and property owner see eye to eye.
- Would snow removal on the lane be the Condo Corp's responsibility? Nothing in that regard so far.
- A development agreement in regards to the parking lot snow removal would need to be made.

655. Jake Bergmann – Community for Aging

- Age Friendly report highlights key findings and recommendations from the research.
- On Nov. 17<sup>th</sup>, the committee invited 2 people from the advisory committee to give them focus and direction.
- They have champions for the different divisions who work with them to get the project under way.
- Walter Siemens has worked very hard in developing seniors housing and seniors centre.
- Rick Denison is part of the committee and outlined things the city is working on such as a community complex. Age Friendly is concerned about how that will affect the seniors in the community. Encouraging Age Friendly team to talk to people at BTHC and the local medical system so that it will be more than just a complex to play sports but

that it also becomes a wellness center for the seniors in the community.

- They want to expand the congregate meals to other community buildings, letter of support was written to RHA in that regard.
- 150 volunteers that work there on a regular basis.
- George Penner helps people in the 3<sup>rd</sup> quarter of life find work in the community.
- Excited to have two new members. Alzheimer's Society is offering a session in January to help family and friends to support persons living with the diagnosis of Alzheimer's. The other member is Paulette Goulson who works with RHA. Her portfolio with the RHA is working with seniors.
- Winkler & District Age Friendly Advisory Committee is in the process of developing a brochure. Goal is to make sure the name and logo gets out there.
- Pleased with the support from Mayor Harder and Marvin Plett.
- Low budget committee, received \$5,000 in the first year of operation from the province.
- Asking for support of \$5,000 for the next year for help with seminars, workshops, creating brochure and advertising.

Council questions:

- Would this come out of 2012 budget? Yes.
- Will it be funded any other way? No, this would be entire funding.
- Mayor Harder appreciates the committee having a keen eye on the community to ensure ongoing projects are filtered through Age Friendly eyes.
- Jake added that a lot of buildings in the city are not age friendly - no wheel chair access, doors are hard to open.
- This program is not just to benefit seniors but all ages.

656. Henry Siemens, Ken J. Wiebe:

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

CARRIED

Don Friesen expressed interest and left the meeting during discussion & voting

Applicant Alvin Thiessen was present

- Mr. Thiessen could condominiumize the land between theirs and the neighbor which could be purchased and added to the neighbor's piece at some time. That would allow a joint venture on the two properties.
- If the building is moved over to the south side, a separate condo unit could be purchased by the property owner.
- Harval offered the property owner some suggestions but discussion will take place at another date and place.

657. Ron Neisteter, Herb Dick:  
Pub. Hearing BE IT RESOLVED THAT the public hearing for Variation Application No. 1049-11 be now closed.

CARRIED

658. Ken J. Wiebe, Marvin Plett:  
App. 1049-11 BE IT RESOLVED THAT Variation Application No. 1049-11 be approved.

CARRIED

659. Herb Dick, Ken J. Wiebe:  
Pub. Hearing BE IT RESOLVED THAT the public hearing for Variation Application No. 1056-11 be now closed.

CARRIED

660. Ron Neisteter, Marvin Plett:  
App. 1056-11 BE IT RESOLVED THAT Variation Application No. 1056-11 be approved.

CARRIED

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

661. Don Friesen, Henry Siemens:  
Reconvene BE IT RESOLVED THAT Council adjourn the Variation Board and reconvene into regular Council meeting.

CARRIED

#### **OTHER BUSINESS**

662. Henry Siemens, Ken J. Wiebe:  
Schedule BE IT RESOLVED THAT Council approve the attached schedule for 2012 Council meetings.

CARRIED

663. Ron Neisteter, Henry Siemens:  
Tri-Council BE IT RESOLVED THAT Tri-Council minutes of November 30, 2011 be received as information.

CARRIED

664. Herb Dick, Ron Neisteter:  
WSED BE IT RESOLVED THAT Winkler/Stanley Economic Development minutes for November 17, 2011 be received as information.

CARRIED

665. Don Friesen, Herb Dick:  
WSED BE IT RESOLVED THAT Winkler/Stanley Economic Development financial statements for August 31, 2011 be received as information.

CARRIED

**ADJOURN**

666. Don Friesen, Ken J. Wiebe:

Adjourn  
9:30pm

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

CARRIED

**IN-CAMERA**

667. Ron Neisteter, Marvin Plett:

Retirement

BE IT RESOLVED THAT Council approves a retirement monetary presentation of \$5000.00 to Garry Klassen in recognition and appreciation of ten years of service to the City of Winkler.

CARRIED

---

Mayor Martin Harder

---

City Manager Dave Burgess