

IX Minutes of the Regular Meeting of Council of the City of Winkler held Tuesday, May 10<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  
Don Radford - Winkler Times

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**INVOCATION**

Invoc. 199. Mayor Martin Harder read a quote by Theodore Roosevelt and a story entitled "Today God is First" talking about using faith and talent together. He then led in prayer.

**ADOPT AGENDA**

Agenda 200. Henry Siemens, Marvin Plett:  
BE IT RESOLVED THAT the Agenda for the regular Council meeting of May 10, 2011 be adopted.

CARRIED

Apr. 26 min. 201. Ron Neisteter, Don Friesen:  
BE IT RESOLVED THAT the minutes of the regular Council meeting of April 26, 2011 be adopted as circulated.

CARRIED

**CORRESPONDENCE**

Corres. 202. Received for information.  
Letter from Local Government - CLER Contribution  
Letter from Minister of Local Government on Prov. Funding  
Letter of response on pedestrian corridor on Main Street

**DELEGATIONS & HEARINGS**

Convene 203. Ron Neisteter, Ken J. Wiebe:  
BE IT RESOLVED THAT Council adjourn the regular meeting and convene into Variation Board.

CARRIED

App. 1031-11 204. Ken J. Wiebe, Marvin Plett:  
BE IT RESOLVED THAT Variation Application No. 1031-11 on Lot 2, Plan 50157 (260 Red Robin Lane) be approved.

REFERRED

Gordon Ginter – 263 Victoria Street. Property is to the west of this property. He wrote a letter stating his objections:

- The lane was never designed to handle the volume of traffic this would bring.
- Water drainage becomes a large problem in spring and he feels this would make it worse.
- Small yards – children would be forced to play on the street. No sidewalk - children are forced to walk the same path as the cars.
- When the house was built on the corner of George Ave and Red Robin Lane, he was told by the City that no new construction would be allowed on Red Robin Lane.
- When further development occurs, sewer lines need to be put in place and he was informed that George Ave was full to the limit.
- The City should not have allowed the first developer to cheap out on an underdeveloped roadway.
- Red Robin is a lane that began as a one way, it is not a street.
- Lot size is too small for a duplex or even a single family home.
- Thinks citizens with less financial means are being segregated to certain areas of the city, creating a slum.

Applicant – Pete Klassen was present

- Not intending to make low cost housing. Intent is to build a cottage style duplex, just under 800 sq. ft per unit to attract younger single individuals rather than families because of the size.
- Intent is to get street maintained with pavement or concrete. He is in the construction business. Says this development will improve the street and drainage.
- He wants to go after the city to pave or cement Red Robin Lane.
- He is not building an apartment block, just a small duplex.

Mayor Martin Harder - his understanding is that the whole development, including the homes built on the north side of Red Robin, was built as one development. It was never intended to be a city road but he realizes that has changed.

Ken J. Wiebe – is that a private sewer line? Yes. Pete Klassen was told by the realtor that the sewer and water went to the edge of the property so he won't have to dig on the properties.

Marvin Plett – application says square footage will be 660 sq. ft? Mr. Klassen was under the impression that the property was 80 ft deep but found out it is 85 ft deep so the homes will be 800 sq. ft.

Mrs. Wall – Gordon Ginter's mother – lives on Victoria St.

- Her brother tried to build a 4-plex in that area and he was denied because there was no room. She thinks it is out of place.

Marvin Plett - the 4-plex was denied on this property? No, it was farther down Victoria on the west side of the park.

Ang Braun – 206 Victoria St.

- She concurs with Mr. Ginter. She was also told that there would be no further development on Red Robin Lane.
- Is curious to know the city's long term plan for that area. It is overcrowded and there is no room for 4 families on that property.
- The lane was built as a one way and now it's not, she's not sure how or why that happened. It would be good to have a transportation study because of all the traffic that re-routes down those streets.
- Feels betrayed by the city because they were told there would not be further development on Red Robin and now there is.

Pete Klassen – There will only be 2 families, not 4.

Gordon Ginter – The property was divided prior so there will be 4 families living on a property that was initially built for 1. If this is approved, more and more properties will be developed the same way.

Pete Klassen - there is room to build something very nice there. There are guidelines that he needs to follow to make the property look nice and he intends to comply.

Gordon Ginter – what is the diameter of the sewer line? Will the line be able to service the extra capacity? Director of Planning & Engineering Johan Botha has informed the Mayor that this is the last property that could be hooked up. The slope isn't capable of taking it any further & the capacity of the line itself cannot carry any more. It is a private extension, the city is not the one putting it in or paying for it

Questions/Comments from Council:

- Will they be separate titles? No there will be 1.
- Mayor Harder - the city recognizes that Red Robin is an issue and it is a rare street that isn't paved and needs attention.
- If the street was cleaned up does this make more sense? Mr. Ginter would still like to see a single family dwelling.
- What are the lot sizes for the housing on Southview Drive? 4-plex lot is 75 ft wide, 125 ft deep and garages in front. This one will not have a garage? No, these units are for single people to rent, not large families.
- Don Friesen agrees that the variation application is tight and it is too bad if they were told one thing by the city and another happened.
- What is the sewer depth at this property line? Mr. Klassen is not sure. He was informed by the realtor that the lines are at the edge of the property and he will do whatever he needs to comply.
- How wide is the street on Southgate? 24 ft. but it is used for drainage. Red Robin Lane is 29 ft. wide.

- Marvin Plett - if the public has been told that there would be no more construction, it is not fair to go back on that. He thinks that if we commit to this, that we address the lane and street issues in next year's budget.
- Ken J. Wiebe - the previous council didn't imagine these splits would happen, they thought it would be developed on one side and that's all. The city has already approved 3 developments and he would rather see a single family dwelling instead of a duplex and put a stop to these developments in that area.
- Ron Neisteter - when Red Robin was first approved, a citizen came to council and said the city is in need of affordable housing. They could only sell those properties for \$74,900 to keep the prices as low as possible so it stays affordable, that's why the road is the way it is. Sometimes when the city agrees to changes they end up putting a huge cost burden onto the property owners.
- Mayor Harder - a condition should be that the city conducts a detailed study of this area before proceeding.
- Henry Siemens - Is there a possibility of taking 2 weeks to go back and research the development agreement and other documents?
- Herb Dick - went down Victoria Street today and observed that the lots on Victoria are quite big and the houses are small. There's a lot of space for multiple housing and one day there will probably be a lot of multi housing built. Regarding the comments about Victoria being a slum area, compared to what it used to look like, the condos and multi housing have increased the value of properties.

The application will be referred to June 28<sup>th</sup> Council meeting and information will be collected from the Planning Department regarding street lighting, sidewalks, drainage etc.

205. Marvin Plett, Don Friesen:

Pub. Hearing BE IT RESOLVED THAT the public hearing for Variation Application No. 1031-11 be closed.

CARRIED

206. Marvin Plett, Henry Siemens:

Referral BE IT RESOLVED THAT Variation Application No. 1031-11 be referred to June 28<sup>th</sup> Council meeting for more information.

CARRIED

207. Ron Neisteter, Henry Siemens:

Reconvene BE IT RESOLVED THAT Council adjourn the Variation board and reconvene into regular Council meeting.

CARRIED

**TRANSPORTATION & UTILITIES**

208. Don Friesen, Marvin Plett:  
Trans Cmte BE IT RESOLVED THAT Transportation Committee minutes of May 4, 2011 be adopted.  
CARRIED

209. Ron Neisteter, Herb Dick:  
Utility Cmte BE IT RESOLVED THAT Utility Committee minutes of May 4, 2011 be adopted.  
CARRIED

**PLANNING**

210. Ken J. Wiebe, Marvin Plett:  
Plan Cmte BE IT RESOLVED THAT Planning Committee minutes of May 5, 2011 be adopted.  
CARRIED

211. Henry Siemens, Ken J. Wiebe:  
Report BE IT RESOLVED THAT the 2011 Building Permit Report for January 1 to April 30, 2011 be received as information.  
CARRIED

**FINANCE**

212. Don Friesen, Henry Siemens:  
Accounts BE IT RESOLVED THAT accounts payable in the amount of \$661,562.01 as approved by the Finance Committee be approved for payment.  
CARRIED

213. Don Friesen, Henry Siemens:  
Bus. Tax BE IT RESOLVED THAT we approve added minimum business tax fees to the 2011 tax roll, as per attached list.  
CARRIED

214. Don Friesen, Henry Siemens:  
Hire BE IT RESOLVED THAT the City of Winkler hire the following seasonal employees:

Kevin Neufeld	Public Works	April 11/11	Category II
Craig Friesen	Public Works	April 11/11	Category III
Kevin Wall	Public Works	April 18/11	Category II (+ 1 yr)
Gord Dyck	Utilities	April 19/11	Category III (+ 3 yrs)
Nathan Giesbrecht	Eng. Assistant	April 20/11	Level 1 Step 2 (+2 yrs)

CARRIED

215. Don Friesen, Henry Siemens:  
359 1<sup>st</sup> St BE IT RESOLVED THAT Council approves the advertising to sell the house only at 359 1<sup>st</sup> St which must include the removal of the house.  
CARRIED

Tender

216. Don Friesen, Marvin Plett:

BE IT RESOLVED THAT Council approves awarding the Tender Call for the road base construction of Roblin Boulevard East to Border Excavating for the sum of \$96,877.50.

CARRIED

**ADDITIONS**

217. Skateboard Park – Henry Siemens

- There is a local group trying to fundraise for this project. The designated area would be north of the golf course. Downtown would be better but the City doesn't own any land that would work. The group needs help with fundraising, design, & components. The City has some money budgeted and they would be eligible for the matching grant program. Henry thinks the City should get a little more involved if they want this skate park to happen.
- Ron Neisteter suggested the City give the funds to the Rec. Department for the design so they can take something around to raise funds.
- Herb Dick commented that a few years ago, a couple department heads were going to get details from other skate parks on costs.
- This issue will be brought to the Rec. Committee.

218. Sport Manitoba – Winkler, Morden & Stanley

hosting the 2014 Manitoba Winter Games.

- Workshop in Winnipeg on May 28<sup>th</sup> that a representative will need to attend.
- Marvin Plett recommends retired principal Dan Giesbrecht.

219. Bethel Heritage Park – Bill Siemens

- June 12<sup>th</sup> is the proposed grand opening date of the park.
- Proposed itinerary is hoping to have a mix of older and younger people with a variety of entertainment. Start at 2:00pm and go until about 9:00pm.
- One challenge is to get everything in full bloom and completed by that date but it should be possible.
- Mayor Harder expressed the City's appreciation for the efforts made by the committee and staff members involved. He commends Bill Siemens on behalf of council for demonstrating what community spirit is all about.

220. Census Update – Marvin Plett

- Marvin commends this and other councils for spending a small amount of money on advertising for the census.
- Has been to about 500 homes dropping off census forms.
- He believes personal touch has a lot to do with it especially with the European immigrants, the cultural setting they have come from, and concerns about what their personal information would be used for.
- Enumeration is important for planning and funding for things such as police, health care and education services.
- He addressed the issue of people with box numbers not receiving their forms and how they are working to get a form to every household.

**ADJOURN**

221. Don Friesen, Ron Neisteter:

Adjourn  
8:20pm

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