

CITY OF STEINBACH
Regular Council Meeting
October 1, 2019

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, October 1, 2019 at City of Steinbach Council Chambers.

2. Mayor Earl Funk called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Susan Penner, Bill Hiebert, Damian Penner, Jac Siemens, Jake Hiebert and Michael Zwaagstra. Also present: City Manager, Troy Warkentin; Manager, Corporate Services, Adam Thiessen and City Clerk, Deb Rempel.

3. Councillor Earl Funk opened the meeting.

R19-188 4. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R19-189 5. Councillor B. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of the September 17, 2019 Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2126.

By-Law 2126

McKenzie Avenue

Owners: Goldmark Developments Inc.

Applicant: Loewen Henderson Banman Legault LLP

Purpose: To Rezone the property from “PR” Parks and Recreation and “RLD” Residential Low Density to “RLD” Residential Low Density.

The applicant is proposing to re-zone the land to align with the overall conceptual plan. The land currently zoned for “PR” Parks and Recreation was relocated within the development.

6.1 City Manager, Troy Warkentin, introduced rezoning By-Law 2126 and reported that notices pursuant to The Planning Act had been completed.

6.2 One item of correspondence has been received from Manitoba Municipal Relations - Community Planning voicing no concerns. Commenting agencies; Manitoba Agriculture; Mines Branch; Historic Resources Branch; Manitoba Infrastructure - Highways Planning; Sustainable Development - Environmental Compliance; Sustainable Development - Lands Branch; and Sustainable Development - Water Stewardship replied with no concerns.

6.3 No further correspondence has been received to rezoning By-Law 2126.

6.4 David Banman, 355 Valerie Lane on behalf of the developer was present at the meeting and provided that the Parks and Recreation zoning area is a detention pond and has been relocated to the north-west corner of the property. Mr. Banman was prepared to answer questions of Council.

6.5 There was no one present with questions or concerns at the meeting.

6.6 There being no further discussion, Council meeting re-opened at 7:40 p.m.

R19-190 7. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2126, being a rezoning by-law.

-Un. Carried-

R19-191 8. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2126, being a rezoning by-law.

-Un. Carried-

9. Council meeting recessed and Public Hearing was called to order at 7:42 p.m., by Mayor Funk. Public Hearing was to consider Subdivision 4451-2019-8186 and the extension of Windsor Gate, York Crescent, Essex Drive and the creation of Kensington Drive.

Subdivision 4451-2019-8186

McKenzie Avenue

Owners: Goldmark Developments Inc.

Applicant: Loewen Henderson Banman Legault LLP

Purpose: 1.To allow the creation of 46 “RLD” Residential Low Density lots and the extension of Windsor Gate, York Crescent, Essex Drive and the creation of Kensington Drive.

9.1 City Manager, Troy Warkentin, introduced Subdivision 4451-2019-8186 and reported that notices pursuant to The Planning Act had been completed.

9.2 One item of correspondence has been received from Manitoba Municipal Relations - Community Planning voicing no concerns. Commenting agencies; Manitoba Agriculture; Mines Branch; Historic Resources Branch; Manitoba Infrastructure - Highways Planning; Sustainable Development - Environmental Compliance; Sustainable Development - Lands Branch; and Sustainable Development - Water Stewardship replied with no concerns.

9.3 No further correspondence has been received to subdivision 4451-2019-8186.

9.4 David Banman, 355 Valerie Lane on behalf of the developer was present at the meeting prepared to answer questions.

9.5 There being no further discussion, Council meeting re-opened at 7:44 p.m.

R19-192 10. Councillor D. Penner, Councillor B. Hiebert
RESOLVED that the City of Steinbach approve application for subdivision 4451-2019-8186, as applied for by Loewen Henderson Banman Legault LLP on behalf of Goldmark Developments Inc., subject to the execution of a Development Agreement;
BE IT FURTHER RESOLVED that the City of Steinbach approve the extension of Windsor Gate, York Crescent, Essex Drive;
BE IT FURTHER RESOLVED that the City of Steinbach approve the creation of Kensington Drive.

-Un. Carried-

11. Troy Warkentin, City Manager, provided City Council a Memorandum of Understanding (MOU), between the City of Steinbach and the Southeast Event Centre Inc. indicating that should City Council desire to enter into a MOU a resolution approving the MOU was recommended.

12. Grant Lazaruk, 34 Creekside Drive, appeared before council on behalf of Southeast Event Centre Inc. (SEC). He thanked Council for the opportunity to present a project that a community group consisting of himself, Len Neufeld, Darrel Penner, Claude Vielfaure, Don Janzen, Allan Penner, Russ Fast, Robert Smith and support staff have spent years and many hours studying and preparing for an event centre.

13. Kevin Geisheimer on behalf of the group provided a slide presentation with the following:

Who is SEC.; What is SEC.; and SEC's ask.

13.1 Southeast Event Centre Inc. (SEC) is a non-for-profit membership group comprised of local business owners and community members who have donated time and funding towards the project being presented, creating a place where the community can come together. The building is to be downtown where the current Centennial Arena is located. This is keeping with the vision of keeping the downtown area vibrant, as well as being able to benefit from services already in place. It will be a multi-use facility, inclusive, easily accessible and affordable. An estimated 1200 parking spaces on site, around and near the facility will be utilized.

13.2 The source of funding required is estimated as follows:

\$10,000,000.00 - City of Steinbach

\$17,500,000.00 - Federal/Provincial Government

\$15,000,000.00 - Private Donors

\$42,500,000.00 - Total

13.3 Grant Lazaruk returned to the podium thanking Council for the opportunity to present and looked forward to the project to proceed and to work together with the City.

13.4 Mayor Earl Funk presented a power point. He provided that a priority of City Council is Recreation and Cultural Facility Renewals. The plan presented is one of Council priorities and aligns with the Official Community Plan and objectives of the Central Business District. This partnership project will continue to keep downtown Steinbach vibrant. The facility will accommodate a variety of uses and will replace the aging Centennial Arena and continue to remain connected to the existing facilities.

13.5 Mayor Earl Funk gave Council an opportunity to provide comment.

13.6 General comment of Council thanked the group for presenting their vision and they looked forward to the partnership with SEC and moving ahead with the project and keeping the downtown vibrant.

14. **Memorandum of Understanding
Between
Southeast Event Centre Inc. ("SEC")
And
City of Steinbach ("City")**

1. The SEC has presented a proposal to the City for the development of an events center in the City of Steinbach.
2. The SEC, a non-profit entity, has offered and agrees to partner with the City, and to work together jointly, to develop an events centre in Steinbach. The City agrees that a community-based initiative for the development of an events centre in Steinbach is a desirable goal to achieve for the community.
3. The City supports the development of an events centre in Steinbach provided that the facility is located within the downtown area near the existing TG Smith Centre.
4. The City agrees that land that it owns within this downtown area may be used in the development of an events centre, subject to acceptable plans being prepared.
5. In addition to any City-owned land in this area, the SEC agrees that it will endeavor to secure the commitment and purchase of any additional lands that may be required for the development and operation of the facility. The SEC agrees that ownership of these lands is to be transferred to the City, at no cost to the City, prior to development proceeding.
6. The City agrees to commit capital funding to the facility, not to exceed \$10.0 million. This amount may be used for capital construction, site development or servicing, or additional land purchases.
7. The City agrees to commit funding annually, for core operating costs of the proposed facility, up to a maximum amount equivalent to 0.5 mills of its general municipal levy.
8. The SEC agrees to commit and/or secure private capital funding of at least \$15.0 million to be used for the development of the project. The SEC agrees that this amount will be in place, on hand, or otherwise secured and committed in favor of the City prior to the project proceeding.

9. The City and the SEC agree to submit a joint application for \$17.5 million in funding for the project under the Investing in Canada Infrastructure Program (ICIP) to secure additional required funds to be able to complete the project, estimated to total \$42.5 million.

10. The City and the SEC agree that the required grant funding of at least \$17.5 million to be requested under the ICIP program or any other funding program, be confirmed prior to the project proceeding.

11. Subject to the City's required procurement process for capital and infrastructure, and the principles and procedures to be used for the planning, design, tendering, and construction of the facility, the City and SEC intend to enter into an agreement for the purposes of project development. This will allow the City to fulfill its mandate to the public to provide value for money and to ensure that any public funds committed to the project are appropriately used.

12. Subject to the City's required procurement procedures for services, the City and SEC intend to enter into an agreement for the purposes of operating the facility. The operating model to be developed under this agreement will provide for facility functions as an events center including for its effective and cost-efficient management. The model will also remain focused on providing sufficient capacity, access, and affordability for minor and community ice sports requirements and other community events and activities. This will allow the City to fulfill its mandate to the public to provide value for money and to ensure that any public funds committed to the project are appropriately used.

13. All City funds to be committed to the project will be subject to an annual financial plan approval, local improvement, and public hearing process as required by the Municipal Act, or other Acts, as applicable.

14. Subject to the outcome of any public hearings, the City will conduct its best efforts in converting or re-designating the lands for the purpose of an events center and its related uses, as may be necessary.

R19-193 15. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach approve the Memorandum of Understanding between the City of Steinbach and the Southeast Event Centre Inc.

-Un. Carried-

16. Council meeting recessed for 15 minutes at 8:30 p.m.

17. Mayor Earl Funk called the Council meeting to order at 8:45 p.m.

R19-194 18. Councillor J. Siemens, Councillor D. Penner
WHEREAS Section 251 of The Municipal Act provides authority to a municipality to acquire land;
BE IT RESOLVED that the City of Steinbach purchase the vacant parcel of land at 42 Carleton Drive, legally described as Lot 11, Block 1 Plan 45078 WLTO, in the amount of \$115,982.50 from Douglas and Kahlia Penner, for future Municipal purposes; with a possession date of January 1, 2020;

BE IT FURTHER RESOLVED that the signing officers of the City of Steinbach be authorized to execute all required land transfer documents.

-Un. Carried-

R19-195 19. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

Disbursements (September 25, 2019)	\$739,610.98
Payroll (September 17, 2019)	\$216,170.92

-Un. Carried-

20. Councillor M. Zwaagstra and Councillor S. Penner excused themselves from the Council meeting and left the Council Chambers due to a possible conflict of interest.

R19-196 21. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the City of Steinbach approve subdivision 4451-2019-8180, as applied for by Pat Martens on behalf of Steinbach Christian Schools Inc., subject to the execution of a development agreement.

-Un. Carried-

22. Councillor M. Zwaagstra and Councillor S. Penner returned to the Council meeting.

R19-197 23. Councillor J. Siemens, Councillor S. Penner
BE IT RESOLVED THAT the City of Steinbach submit the Steinbach Aquatic Centre Renovation project for grant funding through the Investing In Canada Infrastructure Program – Community, Culture and Recreation Infrastructure Stream (estimated total project cost \$2,735,000); and
BE IT FURTHER RESOLVED THAT Council for the City of Steinbach supports the project and commits to provide its share (\$729,424.50) toward the project.

-Un. Carried-

R19-198 24. Councillor M. Zwaagstra, Councillor B. Hiebert
BE IT RESOLVED THAT the City of Steinbach submit the Southeast Event Centre project for grant funding through the Investing In Canada Infrastructure Program – Community, Culture and Recreation Infrastructure Stream (estimated total project cost \$42,491,093); and
BE IT FURTHER RESOLVED THAT Council for the City of Steinbach supports the project and commits to provide its share (\$10,000,000) toward the project.

-Un. Carried-

25. Correspondence was acknowledged from Rachel & Lee Schmidtke regarding the STARS Air Ambulance Fundraiser being held Friday November 1, 2019 at Friedensfeld Community Centre.

25.1 Consensus of Council was given the option to attend the event.

26. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the meeting be adjourned.

Time of adjournment: 9:00 p.m.

*dr

Mayor

City Manager