

COMMITTEE OF THE WHOLE
7:30 PM to 9:12 PM)

TOWN OF STONEWALL

JANUARY 20, 2010

The Council of the Town of Stonewall met as a Committee of the Whole on Wednesday, January 20, 2010 commencing at 7:30 PM in the Council Chambers, Town Hall, Stonewall, MB.

Deputy Mayor Walter Badger presided.

Councillors Corbin, McLean and Ploszay and CAO Potter and Assistant CAO Patterson in attendance.

Mayor Thompson absent.

The Committee considered the following matters.

ADDITIONS TO AGENDA

RESOLUTION NO. COW 1/10: McLean, Corbin

BE IT HEREBY RESOLVED THAT the additions to the Jan. 20/10 Committee of the Whole meeting Agenda be approved pursuant to Section 8.3 of the Town's Procedural By-law No. 3/07.

CARRIED

1. BY-LAW 18/08 – AMEND ZONING BY-LAW

1st Reading January 27th 2010 – By-law No. 18/08, to amend the Town's Zoning By-law 35/91, as amended, by rezoning the current Town water supply well sites and distribution pumphouse property (Parcel 1 Plan 12767) and the future water treatment plant and reservoir property (Parcel D of a new Plan of Subdivision) and to make text and bulk table amendments for site width and site area for duplex dwelling units on separate title, pool side and rear yard requirements, larger sign surface and sign heights for business identification signs and increasing the building area for accessory buildings in the Industrial zones, will be considered for 1st reading at the January 27th 2010 Council meeting. A copy of By-law No 18/08 was provided to the Committee.

Public Hearing March 10th 2010 – After 1st reading, the required Public Hearing for By-law No. 18/08 will be held on March 10 2010. A copy of the Notice for the Public Hearing was provided to the Committee.

2. 5th ST WEST WATERMAIN – PHASE 2 – LOCAL IMPROVEMENT PROPOSAL/PLAN

Local Improvement Proposal/Plan – The Committee reviewed the Local Improvement Plan for the installation of the 350mm (14") from 2nd Ave North to 3rd Ave South (Phase 2) along the acquired rail line right-of-way.

By-law 2/10 – Capital Borrowing - The Committee reviewed By-law No. 2/10 which proposes to fund the cost of the Phase 2 watermain installation through capital borrowing (interim financing to 20 year debenture issue).

Public Hearing March 10th 2010 – The Committee was presented a copy of the Notice for the required Public Hearing for the proposed Local Improvement Plan and Capital Borrowing (BL 2/10) for the Phase 2 watermain installation.

3. UTILITY RATE STUDY/APPLICATION

CAO Potter informed the Committee he and Engineering Manager Dan McDermid met with Genivar, the engineering consultant working on the Utility Rate Study and Application to review and discuss a preliminary draft. From the information and calculations done to date it appears the annual water and sewer utility cost for the average household in Stonewall will be increasing from \$240 (66 cents per day) to \$360 (99 cents per day).

The final draft of the Study and Application is expected to be completed in the next weeks and will be presented to the Committee/Council for review and discussion prior to being forwarded to the Public Utilities Board.

4. 8:00 PM – DELEGATION – TIM COMACK – VENTURA (PRIME) PROPERTY DEVELOPMENT

At 8:00 PM Tim Comack of Ventura Land Development Company met with the Committee to discuss the residential development of the SW ¼ of 25-13-1 EPM (Prime property).

CAO Potter provided the Committee with a preliminary information package on the Town's amended 2003 conceptual design and the subdivision and re-zoning process for the consideration of the residential development of the subject lands.

Mr. Comack advised Ventura is reviewing the 2003 conceptual design and will be making recommendations for the subdivision and development of the subject property.

The Committee discussed the following with Mr. Comack:

- minimum lot sizes, agreed 50 ft. frontage lots would be the minimum
- keeping the lots affordable
- preserving as many of the trees as possible
- providing housing for seniors, multi-family housing
- capital development lot fees

Deputy Mayor Badger thanked Mr. Comack for attending the meeting.

5. ACCENT GROUP SUBDIVISION APPLICATION FILE #4453-09-4996

CAO Potter provided the Committee with a preliminary report on the Subdivision of Lot 4, Plan 21557 to create 6 proposed lots by the Accent Group.

The subdivision application will presented for Council's consideration at a future Council Meeting.

6. PROJECTS & PROGRAMS

- Quarry Park Heritage & Arts Centre *
- 5th Street West watermain expansion & associated street renewal *
- Renewal / reconstruction of west lift station *
- Lagoon capacity assessment report ** (completed – awaiting MB Cons response)
- Water / Sewer rate increase application *
- Water System report ** (completed & filed with ODW – action plan to be submitted)
- Acquisition of CPR right-of-way *
- Subdivision / rezoning of water treatment plant reservoir and associated lands *
- Stonewall Arena Assessment **
- South property line and fencing at Memorial Park
- Contaminated well / ground water east of 4th St East
- Trail & Sidewalk Master Plan
- Genstar Stone Ridge Meadows development (on-going)

- Goodman Subdivision (conditionally approved)
- Dueck Subdivision (conditionally approved)
- Gateway Subdivision (conditionally approved)
- Global Subdivision (pending)
- Ventura residential development (pending)
- Mandel property development (pending)
- PSAB GAAP Tangible Capital Assets and Financial Reporting *
- Karate Club Lease Agreement
- Playground Project contributor recognition
- SYSA soccer field use agreement
- 2010 Employee Salaries & Wages **
- New by-law for snow disposal
- New regional Library Agreement
- New policy and practise for retaining services for water and sewer works
- By-law for special tax on contaminated properties

7. OTHER

#8 Gray Street -

RESOLUTION NO. COW 2/10: Ploszay, McLean

BE IT HEREBY RESOLVED THAT Council of the Whole resolve into Committee of the Whole, Committee meeting to be in Camera.

AND FURTHER BE IT RESOLVED THAT pursuant to Section 83(1) of The Municipal Act the matters discussed in camera shall be kept in confidence.

CARRIED

RESOLUTION NO. COW 3/10: McLean, Corbin

BE IT HEREBY RESOLVED THAT the Committee of the Whole resume into regular sitting of the Committee in open.

CARRIED

Haiti Fundraiser – Councillor Ploszay informed there will be a fundraiser held on Saturday, January 30/10 at the Legion. The Town will provide a donation towards an auction gift.

Palliative Care Fundraiser – Deputy Mayor Badger advised Palliative Care will be holding a Bud, Spud & Beer fundraiser evening next week.

8. ADJOURN – 9:12 PM

The business of the meeting being concluded the meeting was adjourned at 9:12 PM.

TOWN OF STONEWALL

DEPUTY MAYOR

CAO