

***CITY OF YORKTON  
SASKATCHEWAN***

***REGULAR COUNCIL MEETING MINUTES  
February 26, 2024***

Minutes of the Regular Council Meeting held on Monday, February 26, 2024 in City Hall Council Chambers.

Council Present: Mayor Mitch Hippsley (via Zoom), Councillors: Dustin Brears, Randy Goulden (via Zoom), Quinn Haider, Chris Wyatt (via Zoom), and Darcy Zaharia.

City Administration Present Within the Bar: Michael Eger – Director of Planning, Building & Development/Acting City Manager, Jessica Matsalla – Director of Legislation and Procedures (City Clerk), Ashley Stradeski – Director of Finance, Gord Kennedy – Director of Human Resources, and Amanda Dietz – Assistant City Clerk.

Regrets: Councillor Ken Chyz

Absent: None

Recording: Amanda Dietz – Assistant City Clerk

**CALL TO ORDER**

A quorum being present Acting Deputy Mayor Haider called the meeting to order at 5:00 p.m.

Acting Deputy Mayor Haider delivered the Treaty 4 Land Acknowledgement.

**APPROVAL OF AGENDA**

**\*\*\*R00038-2024**

**Hippsley/Wyatt**

**That the Regular Council Meeting Agenda of February 26, 2024 be approved as presented.**

**\*\*\*R00039-2024**

**Brears/Zaharia**

**That the agenda be amended by removing the presentation from Terry Kashuba as he has withdrawn it.**

**Carried Unanimously.\*\*\***

**To approve the agenda as amended.**

**Carried Unanimously.\*\*\***

### **PUBLIC ACKNOWLEDGEMENTS**

Acting Deputy Mayor Haider passed the Chair to Past Deputy Mayor Brears 5:05 – 5:06 p.m.

*Councillor Goulden:*

1. Announced that Yorkton is very busy heading into March with various events including sports tournaments, the Yellow Thunderbird Lodge Traditional Powwow, and three concerts including a Tina Turner tribute show. She also mentioned that there is a film screening courtesy of the Yorkton Film Festival on March 21 at the Yorkton Public Library for the International Day for the Elimination of Racial Discrimination with guest Mary Culbertson, the Treaty Commissioner of Saskatchewan. She thanked all the volunteers that help make these events happen, and encouraged everyone to get out and get active.

*Mayor Hipsley:*

1. Announced that he and his family are patiently waiting for the birth of their second grandchild in Calgary. He thanked Councillor Haider for stepping in as Acting Deputy Mayor for tonight's meeting.
2. Announced that the Yorkton Terriers will be hosting their annual Sportsman's Dinner on April 20 in the curling rink. He challenged everyone in Yorkton to support the event by purchasing tickets and filling the rink.

*Councillor Haider:*

1. Mentioned that Mayor Hipsley was considering driving to Yorkton to attend tonight's meeting in person, however, he reminded him of the inclement weather, and reassured him that all would be taken care of in his absence.

*Councillor Zaharia:*

1. Announced that the Yorkton Terriers are currently promoting their season ticket drive with the goal of selling 1000 season passes for the 2024/2025 season. They are currently at 550, and he encouraged anyone interested to take advantage of the ticket sale. The next home game is this Wednesday against the Kindersley Klippers.
2. Thanked Credence Construction, Parkland Search and Rescue, and Councillor Brears for putting on their annual ice fishing tournament fundraiser. It was a great turn out, and all proceeds went to the Health Foundation.
3. Thanked the Kinsmen and Kinettes as the 48<sup>th</sup> annual Kinsmen Telemiracle took place this past weekend. Since 1977 they have raised over \$165,000,000 with this year's total being just over \$6,000,000.
4. Announced that the Ballroom Blitz fundraiser hosted by Dance Innovations is taking place on March 16. There are numerous dance groups representing various charities including Sask Abilities, the Yorkton Terriers, Parkland Search and Rescue, Yorkton Minor Football, the Good Spirit School Division Foundation, Paws and Claws, and Bruno's Place.

*Councillor Brears:*

1. Added to Councillor Zaharia's mention of the Credence Construction Annual Fishing Derby Fundraiser that they had 165 anglers and raised \$14,000. In conjunction with the Brayden Ottenbreit Close Cuts for Cancer Foundation, the proceeds will go towards chemotherapy chairs for the Yorkton Regional Health Centre so that patients will not have to travel for treatment. It was a cold, windy day but he was thankful for everyone coming out.

APPROVAL OF MINUTES

Regular Council Meeting Minutes – January 29, 2024

**\*\*\*R00040-2024**

**Zaharia/Wyatt**

**That the Regular Council Meeting Minutes of January 29, 2024 be approved as presented.**

**Carried Unanimously.\*\*\***

Special Council Meeting Minutes – February 1, 2024

**\*\*\*R00041-2024**

**Hippisley/Zaharia**

**That the Special Council Meeting Minutes of February 1, 2024 be approved as presented.**

**Carried Unanimously.\*\*\***

UNFINISHED BUSINESS

- No Items

REPORTS OF COUNCIL COMMITTEES AND MATTERS REFERRED

Environmental Committee Meeting Minutes – October 11, 2023

**\*\*\*R00042-2024**

**Goulden/Brears**

**That the Environmental Committee Meeting Minutes of October 11, 2023 be received and filed.**

**Carried Unanimously.\*\*\***

Recreation and Community Services Committee Meeting Minutes – October 25, 2023

**\*\*\*R00043-2024**

**Brears/Wyatt**

**That the Recreation and Community Services Committee Meeting Minutes of October 25, 2023 be received and filed.**

**Carried Unanimously.\*\*\***

Economic Development Committee Meeting Minutes – December 14, 2023

**\*\*\*R00044-2024**

**Zaharia/Hippisley**

**That the Economic Development Committee Meeting Minutes of December 14, 2023 be received and filed.**

**Carried Unanimously.\*\*\***

Economic Development Committee Meeting Minutes – January 18, 2024

**\*\*\*R00045-2024**

**Goulden/Brears**

**That the Economic Development Committee Meeting Minutes of January 18, 2024 be received and filed.**

**Carried Unanimously.\*\*\***

Councillor Zaharia declared a conflict of interest for the next item as his partner was referred for appointment to the Planning and Infrastructure Commission. He excused himself from Council Chambers – 5:12 p.m.

Mayor Hipsley – Appointment to the Planning and Infrastructure Commission and Correction to the Protective Services Committee Member List

Acting Deputy Mayor Haider passed the Chair to Past Deputy Mayor Brears – 5:12 – 5:13 pm.

**\*\*\*R00046-2024**

**Wyatt/Hipsley**

**That the Council of the City of Yorkton appoint Jan Morrison to the Planning and Infrastructure Commission until August 2024, and to correct a clerical error by removing CV Sastry from the Protective Services Committee member list.**

**Carried Unanimously\*\*\***

Councillor Zaharia re-entered Council Chambers as the matter he declared a conflict of interest for had been dealt with – 5:14 p.m.

Mayor Hipsley/Michael Eger – Director of Planning, Building & Development/Acting City Manager/MNP Consultants – MNP Operational Review (Final External Report)

A report dated February 16, 2024 from Mayor Hipsley regarding the City of Yorkton – MNP Operational review (Final External Report) was circulated for consideration of Council. Michael Eger, Director of Planning, Building and Development/Acting City Manager, along with MNP Consultants Craig Kutarna Gates and Leslie Ciz (via Zoom), presented the report to Council.

**\*\*\*R00047-2024**

**Wyatt/Zaharia**

**That Council not accept the City of Yorkton – MNP Operational Review Report as presented.**

**Mayor Hipsley, Councillors Goulden, Zaharia, Haider and Brears opposed.  
Defeated.\*\*\***

**\*\*\*R00048-2024**

**Goulden/Hipsley**

**That Council receive and file the City of Yorkton – MNP Operational Review Report as presented.**

**Councillor Wyatt opposed.**

**Carried.\*\*\***

#### HEARING OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS

##### Presentation – Kinsmen Club of Yorkton – New Club Location and Request for Tax Exemption

Correspondence from the Club President for the Kinsmen Club of Yorkton regarding the new club location and request for tax exemption dated February 8, 2024 was circulated for consideration of Council. Elmer Hollinger, Club President for the Kinsmen Club of Yorkton presented to Council. Barry Novak, Kinsmen Club of Yorkton Member, was also present in support of the item.

Acting Deputy Mayor Haider passed the Chair to Past Deputy Mayor Brears 5:51 – 5:52 p.m.

**\*\*\*R00049-2024**

**Goulden/Zaharia**

**That Council refer the request for tax exemption at 66 Park Street from the Kinsmen Club of Yorkton to Administration for more information and report back to Council at a later date.**

**Carried Unanimously.\*\*\***

Presentation – Parkland Outdoor Show and Expo – Introduction to the Organization and Request for Support

Correspondence from the President for the Parkland Outdoor Show and Expo Organization regarding introduction to the organization and request for support dated February 16, 2024 was circulated for consideration of Council. Darren Wandy, President for the Parkland Outdoor Show and Expo Organization, presented to Council. Nolan Johnson, Vice President for the Parkland Outdoor Show and Expo Organization, was also present.

Acting Deputy Mayor Haider passed the Chair to Past Deputy Mayor Brears 6:07 – 6:08 p.m.

**\*\*\*R00050-2024**

**Zaharia/Goulden**

**That Council refer the request to waive part or all of the arena rental and set up costs at the Gallagher Centre for the Parkland Outdoor Show and Expo concert event on Friday April 26, 2024 to Administration for review and options, and further to bring a future report back to Council.**

**Carried Unanimously.\*\*\***

Public Hearing – Proposed Bylaw No. 1/2024 – Amend Zoning Bylaw No. 14/2003 – To Allow for Storage Facilities/Compounds as Discretionary Uses in the C-3 Highway Commercial Zoning District

The Acting Deputy Mayor declared the Public Hearing as open 6:11 p.m.

The City Clerk advised that no written submissions were received as of the deadline of February 21, 2024 at 9:00 a.m. The Acting Deputy Mayor called for any petitioners present to which the City Clerk advised that there was one wishing to speak on behalf of the applicants and owners of the subject property.

**\*\*\*R00051-2024**

**Zaharia/Hippsley**

**That Council receive and file the verbal presentation from Stacy Neufeld, who spoke on behalf of the applicants, Cyndy and Kevin Mundt, for proposed Bylaw No. 1/2024.**

**Carried Unanimously.\*\*\***

The Acting Deputy Mayor declared the Public Hearing as closed 6:17 p.m.

**BUSINESS ARISING OUT OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS**

**Land Use Planner – Proposed Bylaw No. 1/2024 to Amend Zoning Bylaw No. 14/2003 – To Allow for Storage Facilities/Compounds as Discretionary Uses in the C-3 Highway Commercial Zoning District [2<sup>nd</sup> and 3<sup>rd</sup> Readings]**

A report dated February 23, 2024 from the Land Use Planner regarding Proposed Bylaw No. 1/2024 to Amend Zoning Bylaw No. 14/2003 [2<sup>nd</sup> and 3<sup>rd</sup> Readings] was circulated for consideration of Council. Carleen Koroluk, Land Use Planner, presented the report to Council.

**\*\*\*R00052-2024**

**Wyatt/Goulden**

**That Bylaw No. 1/2024, a Bylaw of the City of Yorkton in the Province of Saskatchewan to amend Zoning Bylaw No. 14/2003 by adding Storage Compounds/Facilities as Discretionary Uses in the C-3 Highway Commercial zoning districts and adding Special Use Provisions for their use, be given 2<sup>nd</sup> Reading, this 26<sup>th</sup> day of February, A.D., 2024; and**

**Carried Unanimously.\*\*\***

**\*\*\*R00053-2024**

**Brears/Zaharia**

**That Bylaw No. 1/2024, a Bylaw of the City of Yorkton in the Province of Saskatchewan to amend Zoning Bylaw No. 14/2003 by adding Storage Compounds/Facilities as Discretionary Uses in the C-3 Highway Commercial zoning districts and adding Special Use Provisions for their use, be given 3<sup>rd</sup> Reading this 26<sup>th</sup> day of February, A.D., 2024 and be entered in the City of Yorkton Bylaw Register.**

**Carried Unanimously.\*\*\***

**CORRESPONDENCE**

Councillor Goulden declared a conflict of interest for the next item as she is employed by the Yorkton Film Festival. She excused herself electronically from Council Chambers – 6:24 p.m.



**\*\*\*R00054-2024**

**Zaharia/Brears**

**That Council receive and file the 2024 funding request, financial statements and budget report from the Yorkton Film Festival.**

**Carried Unanimously.\*\*\***

Councillor Goulden re-entered Council Chambers electronically as the matter that she declared a conflict of interest in had been dealt with – 6:27 p.m.

**BYLAWS**

Director of Planning, Building & Development/Acting City Manager – Proposed Bylaw No. 2/2024 – Building Bylaw to establish procedures for the issuance and enforcement of building permits and provide for fees thereof [Introduction and 1<sup>st</sup> Reading and Public Notice Authorization]

A report dated February 21, 2024 from the Director of Planning, Building & Development/Acting City Manager regarding Proposed Bylaw No. 2/2024 – Building Bylaw to establish procedures for the issuance and enforcement of building permits and provide for fees thereof [Introduction and 1<sup>st</sup> Reading and Public Notice Authorization] was circulated for consideration of Council. Michael Eger, Director of Planning, Building & Development/Acting City Manager, presented the report to Council.

**\*\*\*R00055-2024**

**Hippesley/Zaharia**

**That Bylaw No. 2/2024, a bylaw of the City of Yorkton in the Province of Saskatchewan to Establish Procedures for the Issuance and Enforcement of Building Permits and to Provide for Fees Thereof, which effectively serves to replace Building Bylaw No. 4/2017, be introduced and given 1st Reading this 26th day of February A.D., 2024, and that Administration be authorized to proceed with the Public Notice process.**

**Carried Unanimously\*\*\***

Land Use Planner – Proposed Bylaw No. 3/2024 – Amendment to Zoning Bylaw No. 14/2003 – Rezone 72 Broadway Street West from C-1 City Centre Commercial to CMI-1 Commercial Industrial Transitional [Introduction and 1<sup>st</sup> Reading and Public Notice Authorization]

A report dated February 21, 2024 from the Land Use Planner regarding Proposed Bylaw No. 3/2024 – Amendment to Zoning Bylaw No. 14/2003 – Rezone 72 Broadway Street West from C-1 City Centre Commercial to CMI-1 Commercial Industrial Transitional [Introduction and 1<sup>st</sup> Reading and Public Notice Authorization] was circulated for consideration of Council. Carleen Koroluk, Land Use Planner, presented the report to Council.

**\*\*\*R00056-2024**

**Wyatt/Goulden**

**That Bylaw No. 3/2024, a bylaw of the City of Yorkton in the Province of Saskatchewan to rezone Lot 45, Blk/Par A, Plan 93Y11006, Parcel 142794007, civically known as 72 Broadway Street West, from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional to allow for potential future light industrial uses, be introduced and given 1st Reading this 26th day of February, A.D., 2024, and that Administration be authorized to proceed with the Public Notice process.**

**Carried Unanimously\*\*\***

ADMINISTRATIVE REPORTS

Land Use Planner – Request for Parking Alternative in C-1 City Centre Commercial Zoning District – 36 Broadway Street East

A report dated February 21, 2024 from the Land Use Planner regarding a request for parking alternative in C-1 City Centre Commercial Zoning District – 36 Broadway Street East was circulated for consideration of Council. Carleen Koroluk, Land Use Planner, presented the report to Council.

**\*\*\*R00057-2024**

**Brears/Zaharia**

**That Council approve the alternative option of off-site parking within 120 metres of the business for parking required by Pumphouse Athletic Club at 36 Broadway Street East, legally described as Blk/Par P, Plan 101854896 with the required parking spaces being situated at 25 Livingstone Street, legally described as Lots 13 - 15, Blk/Par 7, Plan 7023 and furthermore that the Mayor and City Clerk be authorized to enter into the required Parking Agreements with the Property Owner and Developer.**

**Carried Unanimously.\*\*\***

Director of Finance – Adoption of 2024 Operating and 2024/2025 Capital Budgets

A report dated February 5, 2024 from the Director of Finance regarding the Adoption of 2024 Operating and 2024/2025 Capital Budgets was circulated for consideration of Council. Ashley Stradeski, Director of Finance, presented the report to Council.

**\*\*\*R00058-2024**

**Goulden/Zaharia**

**That Council adopt the 2024 Operating and the 2024/2025 Capital Budgets as presented.**

**Carried Unanimously.\*\*\***

Councillor Brears declared a conflict of interest for the next item as his employer had submitted a bid on the Airport Terminal Building tender. He excused himself from Council Chambers – 7:11 p.m.

Director of Planning, Building & Development/Acting City Manager – Airport Terminal Building – Tender Results

A report dated February 21, 2024 from the Director of Planning, Building & Development/Acting City Manager regarding the Airport Terminal Building – Tender Results was circulated for consideration of Council. Michael Eger, Director of Planning, Building & Development/Acting City Manager presented the report to Council.

Acting Deputy Mayor Haider passed the chair to Councillor Zaharia, as he was the only remaining member of Council in Chambers 7:24-7:24 p.m.

**\*\*\*R00059-2024**

**Zaharia/Wyatt**

**That Council decline all received bids and to not award the Airport Terminal Building tender at this time due to the cost being over budget. Mayor Hipsley, Councillors Haider and Goulden opposed.**

**Defeated.\*\*\***

**\*\*\*R00060-2024**

**Hipsley/Goulden**

**That Council direct Administration to proceed with the Airport Terminal Building Replacement project and award the tender for “Yorkton Airport Terminal Building” to SveinCo Developments Ltd. for \$ 1,625,660.00 plus applicable taxes, and further that the Mayor and City Clerk be authorized to execute the contract.**

**Councillors Wyatt and Zaharia opposed.**

**Carried.\*\*\***

Councillor Brears re-entered Council Chambers as the matter that he declared a conflict of interest in had been dealt with – 7:26 p.m.

Director of Engineering & Asset Management – Traffic Light Replacement for Broadway & Myrtle Intersection – Tender Award

A report dated February 21, 2024 from the Director of Engineering & Asset Management regarding Traffic Light Replacement for Broadway & Myrtle Intersection – Tender Award, was circulated for consideration of Council. Rene Richard, Director of Engineering & Asset Management, presented the report to Council.

**\*\*\*R00061-2024**

**Wyatt/Zaharia**

**That Council direct Administration to award the tender for 2024 Traffic Control Signal Upgrade Program to Can Traffic Services Ltd. for \$530,059.00 plus applicable taxes, and further that the Mayor and City Clerk be authorized to execute said contract.**

**Carried Unanimously.\*\*\***

## GIVING NOTICE OF MOTION

- No Items

## IN CAMERA SESSION

### **\*\*\*R00062-2024**

#### **Wyatt/Brears**

**That this Regular Council Meeting move to an In-Camera Session to deal with one matter categorized as “Other” as per *LAFOIP* contained in Appendix A of *The Procedures Bylaw No. 1/2016*, Sections 5(a) - 7:34 p.m. Carried Unanimously.\*\*\***

Acting Deputy Mayor Haider called a ten (10) minute recess to clear Council Chambers at 7:34 p.m.

Acting Deputy Mayor Haider called the In-Camera session to order at 7:50 p.m.

Council Present: Mayor Mitch Hipsley (via Zoom), Councillors: Dustin Brears, Randy Goulden (via Zoom), Quinn Haider, Chris Wyatt (via Zoom), and Darcy Zaharia.

City Administration Present in Council Chambers: Michael Eger – Director of Planning, Building & Development/Acting City Manager, Jessica Matsalla – Director of Legislation and Procedures, Ashley Stradeski – Director of Finance, Gord Kennedy – Director of Human Resources, Taylor Morrison – Director of Recreation and Community Services, and Amanda Dietz – Assistant City Clerk

### **\*\*\*R00063-2024**

#### **Brears/Goulden**

**That Council Rise and Report to the Regular Scheduled meeting agenda – 8:23 p.m.**

**Carried Unanimously. \*\*\***

## RESOLUTIONS RESULTING FROM IN CAMERA SESSION

Councillor Zaharia declared a conflict of interest as he is on the Saskatchewan Football Hall of Fame Organizing Committee, and removed himself from voting on the item – 8:23 p.m.

### **\*\*\*R00064-2024**

**Brears/Hippsley**

**That Council direct Administration to explore options on a floor plan of the vacant space on the second floor in the Gallagher Centre for potential meeting rooms and a Football Hall of Fame area, and to report back to Council at a future Council Meeting.**

**Carried Unanimously.\*\*\***

## ADJOURNMENT

### **\*\*\*R00065-2024**

**Goulden/Hippsley**

**That this Regular Council Meeting adjourn at 8:24 p.m.**

**Carried Unanimously.\*\*\***

Approved this 18<sup>th</sup> day of March, A.D. 2024

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Mayor

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City Clerk