

***CITY OF YORKTON
SASKATCHEWAN***

***REGULAR COUNCIL MEETING MINUTES
March 18, 2024***

Minutes of the Regular Council Meeting held on Monday, March 18, 2024 in City Hall Council Chambers.

Council Present: Mayor Mitch Hipsley, Councillors: Dustin Brears, Ken Chyz (via Zoom), Randy Goulden, 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: None

Absent: None

Recording: Amanda Dietz – Assistant City Clerk

CALL TO ORDER

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

Mayor Hipsley delivered the Treaty 4 Land Acknowledgement.

APPROVAL OF AGENDA

*****R00066-2024**

Haider/Zaharia

That the Regular Council Meeting Agenda of March 18, 2024 be approved as presented.

*****R00067-2024**

Haider/Goulden

That the agenda be amended by moving items 11 b. and c. to the in camera portion of the meeting as Council wishes to have some strategic discussion regarding those items.

Carried Unanimously.***

That Council proceed to approve the agenda as amended.

Carried Unanimously.***

PUBLIC ACKNOWLEDGEMENTS

Councillor Brears:

1. Announced that he had the honor of dancing in Yorkton's "Ballroom Blitz" fundraiser event this past weekend. Over \$85,000 was raised with all proceeds going to local charities. He mentioned that Mayor Hipsley was a judge and Councillor Haider was the host for the evening. He congratulated all the charities that were recipients of the funds raised, and a job well done to the organizers.

Councillor Goulden:

1. Announced that on March 9, she had the honor of emceeing the Ukrainian Canadian Congress Saskatchewan Branch's Nation Builders and Community Recognition Awards. Two people were honored from Yorkton, the late Sheila Hryniuk, whose husband, Darcy McLeod, was there to accept her *Leadership and Volunteerism* Award on behalf of his family, and AnnaLee Parnetta, who received the *Cultural Preservation & Development and Leadership Award*. She thanked everyone involved for making it such a wonderful and hospitable evening.

Mayor Hipsley:

1. In addition to Councillor Brears' comments regarding the "Ballroom Blitz" event, he mentioned that it was a fantastic evening and he commended and congratulated all those who were involved in the planning of it. It was amazing to see the community come together to support seven local charities. The production work, which was provided by Saddles and Steel, was great as well and he mentioned that the committee is planning to hold the event every two years. He encouraged everyone to go check it out if you have never attended.

APPROVAL OF MINUTES

Regular Council Meeting Minutes – February 26, 2024

*****R00068-2024**

Brears/Goulden

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

Carried Unanimously.***

UNFINISHED BUSINESS

- No Items

REPORTS OF COUNCIL COMMITTEES AND MATTERS REFERRED

Development Appeals Board Meeting Minutes – October 12, 2023

*****R00069-2024**

Wyatt/Haider

That the Development Appeals Board Meeting Minutes of October 12, 2023 be received and filed.

Carried Unanimously.***

Protective Services Committee Meeting Minutes – November 14, 2023

*****R00070-2024**

Zaharia/Chyz

That the Protective Services Committee Meeting Minutes of November 14, 2023 be received and filed.

Carried Unanimously.***

Environmental Committee Meeting Minutes – January 23, 2024

*****R00071-2024**

Brears/Haider

That the Environmental Committee Meeting Minutes of January 23, 2024 be received and filed.

Carried Unanimously.***

HEARING OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS

Presentation – Western Development Museum – 75th Anniversary

Correspondence from the Manager of the Western Development Museum, Yorkton regarding the museum's 75th Anniversary dated January 31, 2024 was circulated for consideration of Council. Carla Madsen, Manager of the Yorkton Western Development Museum, and Joan Kanigan, CEO for the Western Development Museum, presented to Council.

Mayor Hipsley passed the Chair to Acting Deputy Mayor Haider 5:16 – 5:17 p.m.

*****R00072-2024**

Goulden/Haider

That Council receive and file the presentation from the Western Development Museum Yorkton Manager and Corporate Office CEO regarding the museum's 75th Anniversary and offer congratulations on this milestone.

Carried Unanimously.***

Presentation – Terry Kashuba – Re: 'The City's and Council's Liability in the Issue of TA Foods Myrtle Processing Plant'

Correspondence from Terry Kashuba regarding The City's and Council's liability in the issue of TA Foods Myrtle Processing Plant dated January 25, 2024 was circulated for consideration of Council. Terry Kashuba presented to Council.

*****R00073-2024**

Brears/Zaharia

That Council receive and file the presentation from Terry Kashuba regarding the 'City's and Council's liability in the issue of the TA Foods Myrtle Processing Plant'.

Mayor Hipsley and Councillor Wyatt opposed.

Carried.***

Public Hearing – Proposed Bylaw No. 2/2024 – Building Bylaw – To Establish Procedures for the Issuance and Enforcement of Building Permits and Provide for Fees Thereof

The Mayor declared the Public Hearing as open 5:26 p.m.

The City Clerk advised that no written submissions were received as of the deadline of March 13, 2024 at 9:00 a.m. The Mayor called for any petitioners present in the gallery to come to the podium to speak on the matter, of which none responded.

The Mayor declared the Public Hearing as closed 5:27 p.m.

Public Hearing – 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

The Mayor declared the Public Hearing as open 5:27 p.m.

The City Clerk advised that no written submissions were received as of the deadline of March 13, 2024 at 9:00 a.m. The Mayor called for any petitioners present in the gallery to come to the podium to speak on the matter, of which none responded

The Mayor declared the Public Hearing as closed 5:28 p.m.

BUSINESS ARISING OUT OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS

Director of Planning, Building and 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 [2nd and 3rd Readings]

A report dated March 18, 2024 from the Director of Planning, Building and 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 [2nd and 3rd Readings] was circulated for consideration of Council. Michael Eger, Director of Planning, Building and Development/Acting City Manager, presented the report to Council.

*****R00074-2024**

Haider/Goulden

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 given 2nd Reading this 18th day of March A.D., 2024;

Carried Unanimously.***

*****R00075-2024**

Wyatt/Chyz

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 given 3rd and Final Reading this 18th day of March A.D., 2024 and, subject to approval by the Minister of Government Relations, be entered into the City's bylaw register;

Carried Unanimously.***

*****R00076-2024**

Goulden/Zaharia

That the revised fee structure as contained in Bylaw No. 2/2024 be applied retroactively to all Building Permit applications received after January 1, 2024.

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 [2nd and 3rd Readings]

A report dated March 18, 2024 from the Land Use Planner regarding Proposed Bylaw No. 3/2024 to Amend Zoning Bylaw No. 14/2003 [2nd and 3rd Readings] was circulated for consideration of Council. Carleen Koroluk, Land Use Planner, presented the report to Council.

*****R00077-2024**

Haider/Zaharia

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 given 2nd Reading, this 18th day of March A.D., 2024

Carried Unanimously.***

*****R00078-2024**

Goulden/Zaharia

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 3rd and Final Reading, this 18th day of March A.D., 2024 and be entered in the City of Yorkton Bylaw Register.

Carried Unanimously.***

CORRESPONDENCE

- No Items

BYLAWS

- No Items

ADMINISTRATIVE REPORTS

Manager of Community, Culture and Heritage – International Day for the Elimination of Racial Discrimination

A report dated March 18, 2024 from the Manager of Community, Culture and Heritage regarding the International Day for the Elimination of Racial Discrimination was circulated for consideration of Council. Lisa Washington, Manager of Community, Culture and Heritage, presented the report to Council.

Amanda Dietz – Assistant City Clerk exited Council Chambers 5:35 and returned 5:35 p.m.

*****R00079-2024**

Goulden/Haider

That Council receive and file the International Day for the Elimination of Racial Discrimination report, and further, encourage residents to be educated and informed on the significance of recognizing this important day.

Carried Unanimously.***

Director of Finance – Municipal Gas Tax – 5 Year Capital Plan

A report dated March 5, 2024 from the Director of Finance regarding the Municipal Gas Tax – 5 Year Capital Plan, was circulated for consideration of Council. Ashley Stradeski, Director of Finance, presented the report to Council.

Mayor Hipsley passed the Chair to Acting Deputy Mayor Haider 5:45 – 5:46 p.m.

*****R00080-2024**

Haider/Wyatt

That Council approve the City's Five Year Capital Plan – March 2024, in order to meet the terms of the Municipal Gas Tax Fund Agreement.

Carried Unanimously.***

Director of Finance – Response to the Kinsmen Club of Yorkton's Request for Tax Abatement

A report dated March 6, 2024 from the Director of Finance regarding the Response to the Kinsmen Club of Yorkton's Request for Tax Abatement, was circulated for consideration of Council. Ashley Stradeski, Director of Finance, presented the report to Council.

Mayor Hipsley passed the Chair to Acting Deputy Mayor Haider 6:02 – 6:04 p.m.

*****R00081-2024**

Haider/Wyatt

That Council deny the request for tax abatement for 66 Park Street from the Kinsmen Club of Yorkton.

Mayor Hipsley and Councillor Zaharia opposed.

Carried.***

Director of Public Works – 2024 Water Main Replacement Program – Tender Award

A report dated March 18, 2024 from the Director of Public Works regarding the 2024 Water Main Replacement Program – Tender Award, was circulated for consideration of Council. Aron Hershmiller, Director of Public Works, presented the report to Council.

Mayor Hipsley passed the Chair to Acting Deputy Mayor Haider 6:24 – 6:27 p.m.

*****R00082-2024**

Goulden/Wyatt

That Council approve and award the 2024 Water Main Replacement Program tender to G. Ungar Construction Ltd. for \$1,996,432.33 (plus applicable taxes) and further authorize the Mayor and City Clerk to execute the contract.

Carried Unanimously.***

Director of Recreation and Community Services – Parkland Outdoor Show and Expo Support Request Response

A report dated March 18, 2024 from the Director of Recreation and Community Services regarding the Parkland Outdoor Show and Expo Support Request Response, was circulated for consideration of Council. Taylor Morrison, Director of Recreation and Community Services, presented the report to Council.

Mayor Hipsley passed the Chair to Acting Deputy Mayor Haider 6:38 – 6:39 p.m.

*****R00083-2024**

Wyatt/Goulden

That Council waive a portion of the Westland Arena rental costs for the Parkland Outdoor Show and Expo concert at an amount of \$4,330.25, leaving \$5,300.00 to be covered by the event.

Councillor Brears and Haider opposed.

Carried.***

GIVING NOTICE OF MOTION

Councillor Goulden – Update on Sustainable Municipal Framework and the Canada Community-Building Fund

A memorandum dated March 7, 2024 from Councillor Goulden regarding the Call for Federal Commitment in Infrastructure through a Sustainable Municipal Growth Framework was circulated for consideration of Council. Councillor Goulden presented the memorandum to Council.

*****R00084-2024**

Goulden/Haider

WHEREAS, Canada is experiencing record population growth, having welcomed 1.25 million new Canadians last year alone; and

WHEREAS, According to the Canada Mortgage and Housing Corporation (CMHC) we need to build at least 3.5 million additional homes by 2030, and municipalities need to build or expand the infrastructure to accommodate this growth; and

WHEREAS, FCM has estimated that the cost of the municipal infrastructure required support housing development is, on average, in the range of \$107,000 per unit; and

WHEREAS, According to Statistics Canada the cost of upgrade existing municipal infrastructure so that it is in a state of good repair is in the range of \$170 billion; and

WHEREAS, Non-residential construction price inflation has risen by 29% since the end of 2020 and municipalities are facing soaring costs for infrastructure project without a corresponding growth in revenue; and

WHEREAS, Unlike federal and provincial revenue, municipal tax revenue has not increased in recent years along with inflation, economic growth or population growth; and

WHEREAS, Municipalities are facing a gap in federal infrastructure funding as the 10-year Investing in Canada Infrastructure Program has come to an end, the

Canada Community-Building Fund is being renegotiated and the Permanent Public Transit Fund is set to start in 2026;

WHEREAS, The Canada Community-Building Fund (CCBF), which was formerly known as the federal Gas Tax Fund, provides more than \$2 billion in annual capital funding directly to municipalities through a predictable allocation mechanism, and municipalities of all sizes use the CCBF to deliver direct results for Canadians by building and renewing critical core public infrastructure, including water infrastructure, local roads, public transit and community, and cultural and recreational facilities; now therefore be it

RESOLVED, That the federal government work with agreement signatories and municipalities to maintain the CCBF as a source of direct, predictable, long-term funding for local infrastructure priorities; and be it further

RESOLVED, That the federal government commit, in Budget 2024, to the next generation of infrastructure programs, including a new program for water and wastewater infrastructure and an increase to the Disaster Mitigation and Adaptation Fund; and be it further

RESOLVED, That the federal government convene provinces, territories and municipalities to negotiate a “Municipal Growth Framework” to modernize the way that municipalities are funded in order to enable Canada’s long-term growth.

Carried Unanimously.***

IN CAMERA SESSION

*****R00085-2024**

Brears/Haider

That this Regular Council Meeting move to an In-Camera Session to deal with one matter categorized as “Budgetary” and five items categorized as “Other” as per LAFOIP contained in Appendix A of *The Procedures Bylaw No. 1/2016*, Sections 3,5(a)(c)(d)(e) - 6:48 p.m.

Carried Unanimously.***

Mayor Hipsley called a twelve (12) minute recess to clear Council Chambers at 6:48 p.m.

Mayor Hipsley called the In-Camera session to order at 7:01 p.m.

Council Present: Mayor Mitch Hipsley, Councillors: Dustin Brears, Ken Chyz (via Zoom), Randy Goulden, Quinn Haider, Chris Wyatt (via Zoom), and Darcy Zaharia (7:01 – 8:46 p.m., 9:11 – 10:26 p.m. via Zoom).

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 (7:01 – 10:00 p.m.) Gord Kennedy – Director of Human Resources, Aron Hershmillier – Director of Public Works (9:35 – 10:00 p.m.), Connor Hunt – Director of Environmental Services (9:35 – 10:00 p.m.), Taylor Morrison – Director of Recreation and Community Services (8:20 – 9:00 p.m.), Kaylee Diduck – Human Resources Advisor (10:01 – 10:26 p.m.), and Amanda Dietz – Assistant City Clerk

Mayor Hipsley passed the Chair to Acting Deputy Mayor Haider 7:44 – 7:46 p.m.

Councillor Haider declared a conflict of interest for the Deer Park Golf Services Operations Review item as his daughter is employed by ABS Golf Management, and exited Council Chambers – 8:20 p.m.

Councillor Zaharia excused himself from Council Chambers - 8:46 p.m. due to illness.

Councillor Haider re-entered Council Chambers as the matter to which he had declared a conflict of interest for had been dealt with – 9:00 p.m.

Councillor Zaharia re-entered Council Chambers electronically via Zoom - 9:11 p.m.

Councillor Chyz exited the meeting electronically - 9:24 p.m. as he had another commitment arise.

Jessica Matsalla – Director of Legislation and Procedures exited Council Chambers 9:36 and returned 9:39 p.m.

Councillor Wyatt electronically exited the meeting - 9:48 p.m. as he had another commitment arise.

*****R00086-2024**

Haider/Brears

That in accordance with Section 37.1 of the Procedures Bylaw No. 1/2016, Council authorize the Regular Scheduled meeting to continue past 10:00 p.m.

Carried Unanimously. ***

Amanda Dietz – Assistant City Clerk exited Council Chambers 10:05 and returned 10:10 p.m.

*****R00087-2024**

Brears/Haider

That Council Rise and Report to the Regular Scheduled meeting agenda – 10:19 p.m.

Carried Unanimously. ***

RESOLUTIONS RESULTING FROM IN CAMERA SESSION

*****R00088-2024**

Goulden/Haider

That Council receive and file the presentation from the Brick Mill Heritage Society Inc. regarding their update and business plan.

Carried Unanimously.***

*****R00089-2024**

Goulden/Haider

That pursuant to the terms and conditions of Council Resolution No. 285-2019, that Council approve the December 26, 2023 Yorkton Brick Flour Mill's Multi-Functional Cultural Station Business Plan, and that the remaining \$220,000 be released as called upon by the Yorkton Brick Mill Heritage Society.

Carried Unanimously.***

*****R00090-2024**

Haider/Brears

That Council authorize Administration to proceed with the Public Notice process for Discretionary Use application DU01-2024, which proposes a Storage Compound and Facilities use as defined in City of Yorkton Zoning Bylaw No. 14/2003, at 465 Broadway Street East, legally described as Blk/Par D; Plan 72Y01099, subject to compliance with the minimum development standards required by Zoning Bylaw No. 14/2003, and return the application for Council's consideration at a future meeting, should the applicant wish to proceed.

Carried Unanimously.***

*****R00091-2024**

Goulden/Zaharia

That Council authorize Administration to proceed with the Public Notice process for Discretionary Use applications DU02-2024 and DU03-2024, which propose a warehouse building addition and in-house product packaging being a light industrial use as defined in City of Yorkton Zoning Bylaw No. 14/2003, at 72 Broadway Street West, legally described as Lot 45, Blk/Par A; Plan 93Y11006, subject to compliance with the minimum development standards required by Zoning bylaw No. 14/2003, and that Administration return the application for Council's consideration at a future meeting, should the applicant wish to proceed.

Carried Unanimously.***

Councillor Haider declared a conflict of interest for the next item as his daughter is employed by ABS Golf Management. He exited Council Chambers – 10:21 p.m.

*****R00092-2024**

Brears/Zaharia

That Council table the Deer Park Golf Services Operations Review to the April 29, 2024 Council Meeting.

Carried Unanimously.***

Councillor Haider re-entered Council Chambers as the matter to which he had declared a conflict of interest for had been dealt with – 10:21 p.m.

*****R00093-2024**

Goulden/Haider

That Council retain the services of George Cuff to facilitate an orientation session for the 2024-2028 term of Council, in conjunction with developing a strategic priorities plan for the term.

Councillor Brears opposed.

Carried.***

*****R00094-2024**

Haider/Brears

That Council receive and file the update on Harvest Meats regarding Wastewater Surcharges – Next Steps.

Carried Unanimously.***

*****R00095-2024**

Zaharia/Goulden

That Council receive and file the City Manager Compensation Summary Report.

Carried Unanimously.***

ADJOURNMENT

*****R00096-2024**

Haider/Goulden

That this Regular Council Meeting adjourn at 10:26 p.m.

Carried Unanimously.***

Approved this 8th day of April, A.D. 2024

Mayor

City Clerk