

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, FEBRUARY 23, 1981 AT 7:00 P.M. IN THE COUNCIL CHAMBERS

PRESENT

MAYOR: John Richter
DEPUTY MAYOR: Dan Benoit
COUNCILLOR: Con Carter
COUNCILLOR: Ray Courtman
COUNCILLOR: Dave Fegan
MUNICIPAL ADMINISTRATOR: Pam Whitnack
PUBLIC WORKS: Alfred Hagel (7:00 P.M. -7:30 P.M.)

CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Mayor Richter

DELEGATIONS

7:00 P.M. Alfred Hagel - Public Works Dept.

A public works report prepared by Mr. Hagel had been previously circulated to Council. Mr. Hagel was authorized to proceed with the following items:

1. Obtaining tetanus and typhoid shots for himself and co-worker
2. Sign for the locked lagoon gate

Mr. Hagel will obtain cost estimates for the following items:

1. Venting fan for airing manholes
2. Discussion was held concerning the purchase of a 12 volt motor to operate from the truck battery as opposed to the purchase of small generator
3. Flexible venting tube
4. Manhole barricade
5. Posionous gas detector
6. Breathing apparatus
7. Clorine tester

Mr. Hagel was also asked to investigate further the possibility of obtaining remote readout for older gallon style water meters.

Councillor Carter moved that Mr. Alfred Hagel be appointed Public Works Foreman for the Village of Beiseker and that his salary be revised to Step 1 of the Public Works Foreman scale effective March 1, 1981.
Carried.

Alberta Government Telephones should be advised that Mr. Marvin Smith telephone number should be removed from the reservoir tape. Councillor Fegan's phone number is to be added to the tape.

Councillor Courtman and Mr. Hagel will plan for the re-location of the outdoor washrooms at the campground this Spring.

Mr. Hagel left the meeting at 7:30 P.M.

JLR.

CONFIRMATION OF MINUTES

Mayor Richter moved that the minutes of the regular meeting February 9, 1981 and the special meeting February 17, 1981 be confirmed as circulated.
Carried.

BUSINESS ARISING FROM MINUTES

(a) Beacon Heights Park Development

Councillor Courtman moved that the Municipal Administrator prepare cost estimates for the following items for the Beacon Heights Park Development

- (1) Rough grading and landscaping
- (2) Fencing
- (3) Installation of shrubs and trees
- (4) Installation of play structure

Carried.

(b) Proposed Subdivision of Lot 8, Block 1, Plan 1548HE

Further problems have been encountered in the approval of this subdivision.

Calgary Regional Planning Commission has arranged a meeting between representatives of Alberta Transportation, the Municipal Administrator, and Calgary Regional Planning Commission representatives to discuss a solution to the problems. The matter will be discussed at the next regular Council meeting.

(c) Beiseker Industrial Park

A brief prepared for presentation to the President of Alberta Housing Corporation had been previously circulated to Council. No changes were recommended by Council. The brief will now be submitted to Mr. K. D. Pohlko for his review prior to meeting with Council on March 11, 1981.

Lot Selling Prices

Councillor Courtman moved that the following schedule be adopted for lot selling prices in the Beiseker Industrial Park effective March 1, 1981:

<u>Lot</u>	<u>Block</u>	<u>Selling Price</u>
1	1	\$ 43,000
2	1	28,500
3	1	28,500
4	1	24,500
6	1	26,500
8	1	28,500
9	1	28,500
10	1	43,000
1	2	44,500
2	2	43,000
5	C	83,000
6	C	81,500
7	C	82,500
8	C	181,000

Carried.

J.R.K.

BUSINESS ARISING
FROM MINUTES

(c) Beiseker Industrial Park - Lot Selling Prices (Cont.)

Revised schedule of lot prices will be submitted to A. E. LePage Melton Real Estate, Attention: Linda Pearson. Ms. Pearson will be advised that these are the current lot selling prices and that real estate commission must be added to these prices.

(d) Beacon Heights Subdivision Phase II

The Beacon Heights Subdivision Phase II engineering proposals which Alberta Housing received have now been forwarded to the Village, February 23, 1981.

Some engineering input is apparently required in order to prepare the tentative plans so no progress has been made by the Corporation on Phase II of the subdivision since Village Council will not agree to the appointment of Idec Engineering. The Municipal Administrator will attend a meeting February 24, 1981 at 8:30 A.M. to discuss the problem.

(e) Mobile Home Residential Subdivision

Calgary Regional Planning Commission has not completed the preliminary design for the area. The matter will be discussed at the next regular meeting.

Discussion followed re the possible planning for an area which could be developed as a mobile home park.

(f) Homecoming 1981

Councillor Courtman is still assisting the committee. Mr. Leo Schmaltz has volunteered to act as Homecoming Chairman.

(g) Sanitary Sewage Dumping Station Site

Councillor Courtman moved that the possibility of using the area next to the new reservoir as a location for the Sanitary Sewage Dumping Station Site be discussed with Mercon Engineering. Cost estimates for construction at this location should also be prepared.

Carried.

(h) Recreation Master Plan Grant

The further information requested by Parks & Recreation has been forwarded. No further word has been received.

(i) A.U.M.A. Benefit Plan

Councillor Fegan moved that the Village Administration be authorized to deduct two Benefit Plan Payments from the February paycheques since the A.U.M.A. requires that the premiums be deducted in advance.

Carried.

JSR

BUSINESS ARISING
FROM MINUTES

(j) Main Street Lane Closure

Deputy Mayor Benoit moved that

- (1) A land appraisal be carried out on the main street lane and the Marathon Subdivision property
- (2) Two to three quotations be received from land appraisers
- (3) The Village Administrator be authorized to accept the lowest quotation up to a maximum of \$500.00 for the appraisal of both properties.

Carried.

Discussion followed concerning a building commitment on both the main street lane and the Marathon property.

(k) Goodman Subdivision

Mayor Richter moved that the Public Works Department be requested to repair the manhole adjacent to lot 14 of the Goodman Subdivision with the understanding that Mr. Goodman would be charged with this service.

A Construction and Completion Certificate will be issued when the work is completed. The maintenance period will commence when the Construction Completion Certificate is issued and Mr. Goodman will be required to extend his Documentary Letter of Credit to cover the entire maintenance period.

Carried.

(l) Animal Control

No reply has been received regarding request for further information from Alberta Animal Control. A 6:00 A.M. patrol in the new Beacon Heights Subdivision will be requested.

CORRESPONDENCE

(a) February 5, 1981 Minister of Environment

Re: Hazardous Waste Disposal Plant

For Council's Information

(b) February 10, 1981 Minister of Transportation

Re: Progress on Weigh Scale Site Acquisition

For Council's Information

(c) February 12, 1981 Conrad Bloomenthal

Re: Water Main Replacement Phase II

For Council's Information

JKR

CORRESPONDENCE

(d) February 5, 1981 Alberta Housing Corporation

Re: Beacon Heights Subdivision Phase II

Mayor Richter moved that Council confirm that the outline plan drawing for the Phase II area represents their wishes and that lot sizes as approximately shown are acceptable subject to detailed review, working drawings, and C.R.P.C. requirements and approval.

Carried.

Mercon Engineering Ltd. will be asked to comment on the Alberta Housing Corporation residential development agreement and to prepare a recommendation of the requirement for the subdivision i.e. offsite or boundary cost, oversizing requirements, "general design standards" and requirements for acreage assessment.

The Residential Land Assembly Agreement requires that 50% of the lots developed be sold to low income families. The implications of this policy will be considered further by Council.

(e) February 13, 1981 Alberta Housing Corporation

Re: References for Idec Engineering

Deputy Mayor Benoit moved that no decision be made regarding the appointment of the engineer for the Beacon Heights Subdivision Phase II until the discussions with the President of Alberta Housing Corporation are completed on March 11, 1981.

Carried.

The Municipal Administrator will arrange to meet with members of the Local Authorities Board prior to March 11 to determine what criteria apply for the approval of borrowing for land development projects.

NEW BUSINESS

(a) Councillor's Reports

Carter: No Report

Benoit: Deputy Mayor Benoit commented that the recent poster prepared for a Public Meeting was very effective with the Village Logo on the poster and recommended that this practice be continued for all future meeting notices.

Courtman: Councillor Courtman reported on the annual meeting of the North East Rocky View Fire Association:

- (1) that purchase of portable pump and association firefighting equipment has been approved for the Village of Irricana.
- (2) that Alfred Hagel has replaced W. J. Schissel as Board Member representing rural Beiseker district.

JLR

NEW BUSINESS

(a) Councillor's Reports (Continued)

Fegan: Councillor Fegan reported on his attendance at the Regional Resources Meeting. Items discussed were:

- (1) Management assistance program
- (2) Criteria involved in assessing possible locations for Hazardous Waste Disposal Plant
- (3) Mobile Dental Service
- (4) Municipal survey

Richter: Mayor Richter reported on his attendance at the Solid Waste Management Association meeting.

The Village of Beiseker will be responsible for drafting of their own Bylaw for enforcing the use of the transfer station for Village residents only.

The Village of Beiseker will be responsible for their own maintenance of the Solid Waste Transfer Site.

A reminder was given to all Council members that the next Regional Resources meeting will be held in Beiseker at the Memorial Hall March 11, 1981.

(b) Cost estimates for installation of A.G.T. Conduit to the office

Mayor Richter moved that due to the high cost of installation and high monthly charges that this telephone "key" system not be installed.

Carried.

Thank you letters will be written to all electricians who provided cost estimates.

(c) Hall Board Meeting Report

Several items of information and recommendations were submitted to Council regarding the Memorial Hall and the Centennial Building.

Councillor Courtman moved that:

- (1) The locks on the Centennial Building and the Memorial Hall do not need changing
- (2) The Public Works Dept. be asked to repair the roof drainage at the Centennial Building and to arrange to have a proper garbage receptacle constructed behind the Memorial Hall
- (3) The Beiseker Lions Club be asked for advice regarding possible disposal of the old chairs and table which used to be located in the Beiseker Memorial Hall

Carried.

Jck.

NEW BUSINESS

(d) Recreation Work Experience Program

Councillor Courtman indicated the intention of the Recreation Board to submit an application for recreation work experience program this year. Possible suggestion for recreation programs included an early summer swimming program, tennis program, playground program.

(e) March Regular Meeting Dates

Mayor Richter moved that the regular meetings scheduled for March 9, 1981 be rescheduled to March 10, 1981 and that the regular meeting schedule for March 23, 1981 be re-scheduled for March 24, 1981.

Carried

The revision to these regular meeting dates will be advertised in the Five Village Weekly.

(f) Census 1981

Councillor Fegan moved that the Village of Beiseker 1981 Census be conducted in mid-June.

Carried.

(g) Court of Revision

Councillor Carter moved that the Court of Revision be held at 1:00 P.M. March 18, 1981 pending the confirmation that this date is suitable to our assessor.

Carried.

(h) Water/Sewer Rate Increase

Councillor Courtman moved that the water and sewer rate increases be made gradually throughout the year possibly at quarterly intervals of 5% each.

Carried.

A Bylaw regarding revision of these rates will be prepared for consideration at the March 10, 1981 meeting.

Council also requested that a comparison of water pumping records be made for the year 1979 and 1980.

(i) 1980 Financial Statement

Mayor Richter moved that the Minister of Municipal Affairs be requested to grant an extension to the deadline for submission of the 1980 financial statement to March 20, 1981.

Carried.

jsk.

NEW BUSINESS

(j) Accounting Approval

Deputy Mayor Benoit moved that an allowance be provided at year-end 1980 for possible non-collection of the Mobile Home Licence fee for Elizabeth Hamilton in the amount of \$164.30.

Carried.

200 1980YS 130 01-7

(k) Tractor Rental

Councillor Carter moved that:

(1) One and one-half hour rental at \$20.00 per hour be paid to John Richter for use of his farm tractor; Saturday, February 21, 1981 for repairs to North Road.

(2) The Administrator contact several rental companies to determine the rate for rental of a 15 kilowatt generator for one week and that this amount also be paid to John Richter.

Carried.

Mayor Richter did not comment or vote.

(l) Beiseker Agri-Services - Development Agreement

Beiseker Agri Services Limited will be asked to sign the Village of Beiseker standard development agreement for the development of their subdivision along the CPR Right-of-Way Plan RY 226. Since this subdivision is adjacent to the existing developed area of the Village some of the Clauses within the Development Agreement will not apply.

Items which do not apply relate the installation of water and sanitary sewer trunk lines, storm sewer system, internal road system, lanes and walkways, sidewalks, curb and gutter, and underground utilities such as electric power, natural gas, telephone and cable T.V.. The installation of sanitary sewer service line and water service lines can be delayed until the time at which the lots are sold. Adjustments will be made by attaching a letter explaining these revisions to the development agreement.

Mayor Richter will review the changes proposed to the Development Agreement prior to the signatures being made by the Village of Beiseker representatives.

(m) Beacon Heights Lot Prices

Councillor Carter moved that the Beacon Heights lot prices be increased as follows:

March 15, 1981	4%
June 1, 1981	4%
September 1, 1981	4%
December 1, 1981	4%

Carried.

Letters will be written to general contractors in the area informing them of the schedule of lot price increases.

J.R.K.

NEW BUSINESS

(n) Neighbourhood Improvement Program

The Municipal Administrator reported that the Neighbourhood Improvement Projects were now completed and informed Council of the source of matching funds for all the projects. A letter of thanks will be written to each organization who helped to raise the matching funds for the project and an article will be written for publication in the Five Village Weekly.

(o) Annexation

Deputy Mayor Benoit moved that Council acknowledge the scheduling of the Local Authorities Board annexation hearing at 10:30 A.M. March 24, 1981 in the Beiseker Village Office.

Carried.

(p) C.P.R. Station

A letter has been received from C.P. Rail regarding the safety hazard being created by the poor condition of the C.P.R. Station building. The public works department will be asked to have all windows and doors properly boarded up and the building secured.

(q) Equalized Assessment

Council was informed of the 1981 Equalized Assessment figures. A comparison of percentage increase from live and equalized assessment will be prepared for review by Council at the next regular meeting.

(r) Hospital Board Representative

Mr. L. L. Schmaltz has indicated that he will be willing to prepare a report for presentation at the annual meeting.

(s) Solid Waste Transfer Site

Councillor Carter moved that letters be written to the Solid Waste Management Association, Bissell and Assoc., Lorne Cannon and the Pollution Control Division of Alberta Environment concerning the problems with the pick-up of garbage at the solid waste transfer site.

Carried.

If extra work is required by the Public Works Dept. as a result of poor service being received from the association, the Village will expect to be reimbursed for extra time spent.

(t) Promotion

Discussion was held concerning the provision of Village of Beiseker Logo buttons for various sports activities in the community.

Deputy Mayor Benoit moved that the Village have pins available for purchase by private sponsors, but that the Village cannot provide these pins free of charge.

Carried.

JSK.

ACCOUNTS FOR APPROVAL

Mayor Richter moved that the following list of accounts be approved for payment:

3123	Alfred Hagel - reimbursement of Edmonton Course			\$ 294.55
3124	Pamela Whitnack - reimbursement for stationery			38.10
3125	Alberta Operators Assoc - registration for seminar			80.00
3126	Banff Park Lodge - registration for seminar			70.00
3127	Cancelled			
3128	Judy Hagel - salary			348.13
3129	Pamela Whitnack - advance			500.00
3130	Alfred Hagel - advance			450.00
3131	Marvin Smith - advance			700.00
3132	Linda Jones - advance			225.00*
3133	Receiver General			<i>Jan 1981</i>
	UIC 223.30 CPP 198.60 I.T. 870.60			1,292.50
3134	Mary Straub - salary			195.93
3135	Why Buy Rentit - steamer - 300 deposit			
	300 rental			600.00
3136	Marvin Smith - final wage			643.21
3137	Marvin Smith - holiday pay			253.65
3138	Loel Electric - repairing furnace			113.95
3139	S. M. Loeppky - surveying Marathon property			46.00
3140	Alberta Water & Wastewater - membership fee			11.00
3141	Mercon - Utility Plan Consolidation			2,249.73
3142	Central Waste Dispose all - household pickup fees			449.98
3143	Westburne - service conections- to have in hand			198.53
3144	Alberta Animal Control - patrol fees			88.00
3145	Provincial Treasurer - license plate for truck			6.00
3146	Alberta Traffic Supply - 3 stop signs			75.86
3147	Faber Gurevitch - legal services			725.76
3148	Carole Laurila - accounting fees			470.81
3149	K.I.B.A. Plant - purchase of tarp			48.00
3150	McNair Sand & Gravel - gravel			176.00
3151	Miller Printing - business cards			106.11
3152	Grand & Toy - stationery			20.12
3153	A.G.T. hall \$12.05			
	C. Bldg. 12.40			
	telemeter 2.50			
	office 170.86			197.81
3154	Cancelled			
3155	Canadian Western Nat. Gas.			
	C. Bldg. \$ 51.62 Shop \$ 70.34			
	hall 170.36 res #1 30.44			
	office 70.33 new res 94.03			487.12

Carried.

ADJOURNMENT

Mayor Richter moved the meeting be adjourned at 10:10 P.M.

Carried.

John L. Richter
MAYOR

Pamela Whitnack
MUNICIPAL ADMINISTRATOR