

MINUTES OF A SPECIAL MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER
HELD FRIDAY, OCTOBER 2, 1981 AT 2:00 P.M. IN THE COUNCIL CHAMBERS.

PRESENT

MAYOR: John L. Richter
DEPUTY MAYOR: Dan Benoit
COUNCILLOR: Con Carter
COUNCILLOR: Ray Courtman
COUNCILLOR: Dave Fegan
MUNICIPAL ADMINISTRATOR: Pam Whitnack
MERCON ENGINEERING LTD: Oscar Regier
Larry Isrealson
ALBERTA HOUSING CORPORATION: Keith Fawcett

CALL TO ORDER The meeting was called to order at 2:10 p.m. by Mayor Richter.

BUSINESS The purpose of the meeting was to discuss various aspects of the Beacon Heights Phase II Subdivision development.

Tenders

Larry Isrealson of Mercon Engineering Ltd. reviewed the tender prices with Council. Discussion was held concerning the design of the subdivision.

Mayor Richter moved Council recommend to Alberta Housing Corporation that construction design of the Beacon Heights subdivision proceed as tendered. Carried.

Deputy Mayor Benoit moved Council recommend to Alberta Housing Corporation that the tender for Part I of the contract be awarded in the following order of priority:

1. Richardson Brothers
2. Sorochan Enterprises

Richardson Brothers is given first priority because of the lower tendered price for underground utilities. Carried.

Further discussion followed concerning possible alternatives for dirt work.

Land Development Agreement

Alberta Housing Corporation policy requires that the marketing of residential property be handled by A.H.C. For this reason it will not be possible for the Village to add acreage assessment charges to the lot selling price at the time it is marketed.

These factors require an amendment to clause 13.1 of our Residential Land Development Agreement. Discussion was held concerning the time at which interest is charged on land developments i.e. either on the total amount of money committed or on the individual amounts as disbursed. The financing costs on land development projects are charged at two interest rates - (1) 18.05% compounded semiannually during construction; (2) - the rate as specified in the land assembly agreement following the completion of construction. Council asked Mr. Fawcett to obtain clarification of the manner in which interest is charged.

Councillor Carter moved that Council request an amendment of clause 13.1 of the Beacon Heights Phase II land Development Agreement, based on clarification of the calculation of interest charges as follows:

- (a) If interest is charged from the date funds are committed to the project, then acreage assessments in the amount of \$13,090 per gross developable acre are to be paid to the Village at the commencement of construction.

JLR

BUSINESS

Land Development Agreement

- (b) if interest is charged from the date funds are disbursed, then acreage assessments in the amount of \$13,090 per gross developable acre are to be paid to the Village at the issue of the Construction Completion Certificate.

The offsite costs in the amount of approximately \$19,000 as stated in Schedule C of the Land Development Agreement will be paid by the Village by deducting this amount from acreage assessments due.

Carried.

Councillor Fegan moved that concerns regarding A.H.C. policies and their affect on the cost of affordable housing be forwarded to Alberta Housing Corporation.

Clarification of lot marketing policies and procedures will be requested from Mr. Jim Moore of A.H.C.

Once the documentation is completed and submitted the tender for the project will be awarded. (time frame approximately 1 week to 10 days.)

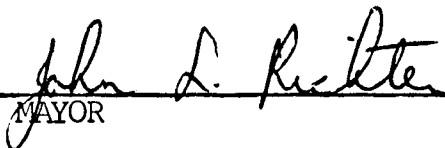
Deputy Mayor Benoit moved A.H.C. be granted permission to use excess topsoil from the Phase II area to negotiate a price for additional clay fill required for the subdivision. Sufficient topsoil will be kept for final landscaping of lots. Carried.

Mayor Richter did not comment or vote.

TransAlta Utilities has inquired if street lights are to be extended from the entrance to Phase II northward to the #72 highway. The quotation for customer contribution should provide a quotation for these street lights separate from the actual subdivision development.

ADJOURNMENT

The meeting was adjourned by a motion of Mayor Richter at 3:30 p.m. Carried.


MAYOR


MUNICIPAL ADMINISTRATOR

WAIVER OF NOTICE

We, the undersigned hereby waive notice of a Special meeting of the Council of the Village of Beiseker to be held Friday, October 2, 1981 at 2:00 p.m. in the Council Chambers for the purpose of:

- (a) to meet with Alberta Housing Corporation and Mercon Engineering regarding Beacon Heights Subdivision Phase II

MAYOR:

John L. Richter

DEPUTY MAYOR:

Daniel E. Baird

COUNCILLOR:

G. Carter

COUNCILLOR:

Ray Fagan

COUNCILLOR:

[Signature]

MUNICIPAL ADMINISTRATOR:

Pamela Whitnack