

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF
BEISEKER HELD MONDAY, MAY 28, 1979 AT 7:00 P.M. IN THE COUNCIL
CHAMBERS.

PRESENT: MAYOR: John L. Richter
DEPUTY MAYOR: Dan Benoit
COUNCILLOR: Con Carter
COUNCILLOR: Ron Rice
COUNCILLOR: Ray Courtman
MUNICIPAL ADMINISTRATOR: Pam Whitnack
PUBLIC WORKS FOREMAN: Marvin Smith
NIP TENNIS COMMITTEE CHAIRMAN: Dennis Firth

CALL TO ORDER:

The meeting was called to order by Mayor Richter at 7:00
p.m. with Councillor Carter, Rice, Mrs. Whitnack, Mr. Smith
and Mr. Firth present.

DELEGATIONS:

- Public Works Foreman: Marvin Smith 7:00 p.m.
- ✓ General discussion was held concerning many items:
 - (1) "Pinhole" water break on the service connection to the T. Zolmer residence on 7th street between 1st. and 2nd Avenue will be repaired as soon as a backhoe is available.
 - ✓(2) Various problem areas of streets were discussed
 - (3) The signs indicating truck routes have been erected; one more will be ordered for North Road at the first avenue intersections.
 - (4) Sidewalk wood "crossings" have been levelled properly.
 - ✓(5) Water wells - Well #3 - supply has not yet been repaired.
Well #5 - functioning properly.
Well #6 - new switch had to be installed.
 - (6) Nuisance grounds - cleanup has been carried out.
 - (7) "Commercial" water outlet - existing reservoir
 - the piping and meter have been installed.
 - stand needs to be constructed, concrete pad poured and remote read-out to be hooked up
 - (8) Equipment Conditions - truck and grader operating satisfactorily
 - ✓(9) Garden Equipment - inquiry concerning possible purchase of a garden tractor and attachments.
Council did not feel that the need at this time would warrant the expense.
 - ✓(10) Campsite Maintenance - seems to be much improved.
 - (11) Telephone - request was made for installation of an extension phone in the garage area. The matter was tabled for consideration later in the meeting.
 - (12) Holidays - Mr. Smith request holidays July 9 - 23, 1979.
Decision was tabled until later in the meeting.

JLK

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, MAY 28, 1979 AT 7:00 P.M. IN THE COUNCIL CHAMBERS. PAGE TWO.

DELEGATIONS:

(13) ✓ Mayor Road Repairs

Three locations were recommended for excavation and backfill with pit run

- 5th Street between 3rd. & 4th Avenue near Felix Schmaltz residence.
- 2nd Avenue near Royal Bank
- 3rd Avenue near Medical Centre

(14) ✓ Parks Maintenance - the Village is responsible for cutting grass in the Friendship Park area.

Felix Schmaltz and Ray Courtman arrived at the meeting at 7:30 p.m.

(15) ✓ Recommendation was made by Council to grade large rocks onto the road near C.N.R. tracks in order that the ditch could be properly mowed.

(16) ✓ North Road - between 1st. and 2nd. Avenue Topsoil should be hauled into low areas and then seeded to grass.

(17) ✓ Campsite - Fence Construction
A fence should be constructed to stop through traffic into the Friendship Park area.

✓ Mr. Smith left the meeting at 7:40 p.m.

OATH OF OFFICE:

Mr. Courtman and Mr. Felix Schmaltz, Justice of the Peace, were welcomed to the meeting.

✓ Mr. Courtman was the only nominee for the position of Councillor at the nomination meeting held May 28, 1979 from 10:00 a.m. to 12:00 noon and was thereby elected to the office of Councillor by acclamation.

✓ Mr. Schmaltz witnessed Mr. Courtman's Oath of Office.

✓ Mr. Schmaltz left the meeting at 7:45 p.m.

DELEGATIONS:

✓ Dennis Firth, Chairman
NIP Tennis Committee

Mr. Firth outlined the development agreement to be signed by the Rocky View School Division and the Village of Beiseker in order that financial assistance maybe received from the School Division towards the construction of tennis courts. The agreement will be given a few minor changes and submitted to Council for their consideration prior to the June 11/79 meeting.

OFFICE FURNITURE:

Mr. Firth also discussed with Council the possibility of purchasing trapezoidal tables rather than having tables constructed for the Council Chambers.

Deputy Mayor Benoit arrived at the meeting at 7:55 p.m. Discussion on the office furniture continued. Council members will look at the tables mentioned by Mr. Firth and decision will be made at a later date. Mr. Firth left the meeting at 8:00 p.m.

J.S.K.

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, MAY 28, 1979 AT 7:00 P.M. IN THE COUNCIL CHAMBERS. PAGE THREE

CONFIRMATION OF MINUTES:

Mayor Richter moved the minutes of the May 14, 1979 meeting be confirmed as circulated. Carried.

BUSINESS ARISING FROM MINUTES:

(a) Water Main Replacement Phase II

Additional problems encountered with this project were outlined. The official position of Fidelity Insurance of Canada is that they realize Cangas Ltd. is in default since a receiver has been appointed on their behalf; however they do not feel obligated to make payments under the bond until it is proven to their satisfaction that the Village was not in default as well.

Councillor Rice moved that the following action be taken as per the recommendation of the Village solicitor in this case, Mr. A. Bloomenthal;

- (1) action be commenced against the Fidelity Insurance Company of Canada under the Performance Bond
- (2) a Reply to the Defence of Cangas Limited be filed
- (3) application be made to have the Counterclaim struck out.
- (4) the action between the Village and Cangas and the action between the Village and the Fidelity Insurance Company of Canada be consolidated for Examinations and Discovery for Trial.

Carried.

The resulting problem is that some form of interim financing must be arranged prior to McNichol Construction being instructed to proceed with completion of the project. Mrs. Whitnack will approach the Local Authorities Board in this regard.

(b) Water Reservoir Project

- (i) The notification to proceed will be mailed to Northside Construction this week.
- (ii) The linen for the reservoir subdivision has been mailed to Mr. Gotilieb Berreth for his signature.
- (iii) Mr. Hashizume is contacting Mr. Van Hee's lawyer concerning the partial withdrawal of the caveat on the property and possible need for access to the property before the subdivision is finally registered.
- (iv) Calgary Power construction contribution will be re-calculated.
- (v) ✓ Construction should commence some time near the end of June.

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MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, MAY 28, 1979 AT 7:00 P.M. IN THE COUNCIL CHAMBERS. PAGE FOUR.

BUSINESS ARISING FROM MINUTES:

(c) Beacon Heights Subdivision

- (i) Sign for Advertising: Melton Real Estate is not interested in selling us the sign which they used for advertising lots. Mrs. Sheila Wegener will be approached concerning the preparation of a new sign.
- (ii) ✓ Advertising - an advertisement has been placed in two weekend issues of the Calgary Herald; and a display ad will be in the next two issues of the Five Village Weekly.
- (iii) ✓ Street Closure - Plan 703GE
Word has been received from Alberta Transportation that the Village will be allowed to sell this street as a residential lot, however 17 ft. of the front yard will be reserved for road widening. Councillor Carter moved that the listed price of this lot be \$10,000. Carried.
- (iv) Water Mains -
Mr. Smith will be requested to investigate the problem with the water main valve near Lot 9 Block 4 since it appears the cap has been bumped off or is missing.

(d) Industrial Subdivision

- (i) ✓ A few revisions remain to the draft of the development agreement.
- (ii) ✓ Mr. Babbott of A.H.C. will be in attendance at the June 11, 1979 Council meeting to discuss the Industrial Land Assembly Agreement and perhaps the Developer's Agreement if he has had a chance to review same.
- (iii) ✓ The possible benefits of A.H.M.C. Revolving Land Program will be considered in this project.
- (iv) The possibility of access road construction and upgrading of intersections in the area will be discussed with Alberta Transportation.
- (v) ✓ Private developer's will be notified that by June 15, 1979 a final developer's agreement will be prepared for their review if they should wish to submit proposals for development of this area.

(e) ✓ Storm Sewer Study

Written proposals for this study will be requested from three engineering firms.

(f) Chamber of Commerce Projects.

✓ AGT petition for extended flat-rate calling is progressing.

✓ Stamp Around Alberta - three businesses in the Village have these stamps.

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, MAY 28, 1979 AT 7:00 P.M. IN THE COUNCIL CHAMBERS. PAGE FIVE.

BUSINESS ARISING FROM MINUTES:

- (g) Rental Rate - Farm Tractor - A.P. Hagel
The force account rate for comparable equipment in the City of Calgary is \$15.50/hr.
Councillor Carter moved that the rental rate paid to Mr. Hagel be \$12.00/hr. since the Village is supplying the fuel. Carried.
- (h) Elected Official's Symposium - June 6-9, 1979
A reminder was given to Council members of the Elected Official's Symposium. Mayor Richter plans to attend.
- (i) Appeal - Equalized Assessment
A reminder was given to Council members of the Equalized Assessment Appeal Hearing to be held June 4, 1979 at 2:30 p.m. in the Council Chambers.
- (j) Hall Rental Rates - no alternate proposal has been received from the Beiseker Lions Club since the last meeting.
- (k) Weed Control -
The Weed Inspector, Deputy Mayor Benoit will be checking the town in the near future and requesting that Clayton Spraying Service carry out the spraying program this year. Several problem areas were mentioned.
- (l) Promotional Brochure
The brochure which is used by the Town of Bow Island was reviewed by Council members.

CORRESPONDENCE

- (a) May 16, 1979 - The Devonian Group
re: Main Street Alberta Project
✓ Councillor Rice moved that the installation of hall doors be included as part of the NIP Project and that Devonian funds remaining be used for tree planting.
Carried.
- (b) ✓ May 18, 1979 - Connie Osterman, M.L.A.
re: Alberta Recreation Parks & Wildlife Memorandum of April 23 concerning proposed development of Recreation and Parks.

Some suggestions for upgrading and expansion of the existing campsite were made.

Deputy Mayor Benoit moved that this possible source of funding be investigated further. Carried.

NEW BUSINESS:

- (a) Councillor's Reports
 - (i) Benoit - commercial water installation at existing reservoir is almost complete
 - (ii) Rice - no report.

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MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, MAY 28, 1979 AT 7:00 P.M. IN THE COUNCIL CHAMBERS. PAGE SIX.

NEW BUSINESS:

- (a) Councillor's Reports
- (iii) Carter - no further sidewalks will be constructed once the sidewalk on 2nd Avenue between 6th & 7th Street is completed.
 - (iv) Courtman - no report
 - (v) Richter - Some Clean-up seems to have been done at the house under construction behind the Royal Bank.
- (b) Insurance Proposal - Green, Flanagan & Maquire
Councillor Rice moved that due to the apparent financial saving involved that the Village obtain insurance through Green, Flanagan & Maquire of Bassano. Carried.
- (c) Building Permits.
✓ Mayor Richter moved that the issue of the following building permits be acknowledged. Carried.
- (i) 79-7 C. Lohrke - Lots 30-31 Block 3 Plan 5798EA renovations to single family dwelling
 - (ii) 79-8 D. Firth Lot 13 Block 4 Plan 7810947 Single Family Dwelling
 - (iii) 79-9 S. Wall - Lot 19 Block 4 Plan 1192FR renovations to mobile home residence
 - (iv) 79-10 Duall Foundations Ltd. Lot 5 Block 4 Plan 7810947 Single Family residence
- (d) ✓ Industrial Land Assembly Agreement.
Mrs. Whitnack outlined the highlights of the Industrial Land Assembly Agreement that the Village will be requested to sign with Alberta Housing Corporation.
- (e) Development Appeal Board Hearing
Councillor Carter moved that the Development Appeal Board Hearing be held June 11, 1979 at 7:00 p.m.
- (f) Neighbourhood Improvement Program
An extension to the amount of eligible funds in the amount of \$200/capita has been announced by Alberta Housing & Public Works.
Councillor Rice moved that a letter be sent to the NIP Committee asking that they consider a recommendation as to use of these funds, keeping in mind the high priority on the NIP survey was the construction of a garage extension and firehall and that Council would like to see the funds used for this purpose.
Carried.

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MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, MAY 28, 1979 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, PAGE SEVEN.

NEW BUSINESS:

(g) 1979 Census

Councillor Carter moved that the salary paid to Mrs. Vera Wilkinson for census taking be adjusted so that she receive the same rate per household as Mrs. Irena Hagel - Carried.

(h) Young Canada Works/STEP

No applications have been received for adult supervisor.

Councillor Courtman moved that proposals be received from three bidders for the supply of two 20" or 21" push lawn mowers. Carried.

The three bids will be requested from:

Whitnack's Repair Centre

Hagel's Hardware

BAR Machine & Welding

MOTION TO CONTINUE:

It being 10:30, Councillor Carter moved the meeting be continued as necessary. Carried.

(i) Goodman Subdivision

The work in Mr. Goodman's subdivision is not yet complete and his documentary credit expires on June 14, 1979. Mr. Goodman will be requested to extend his letter of credit.

(j) Public Works Foreman - Holidays

Mr. Smith has requested holidays July 9 - 23/79. These will be granted but pay will be given only for the number of eligible days, the remaining days will be without pay.

(k) Garage Telephone

An extension of the Village telephone will be installed in the maintenance garage.

(l) Public Works Foreman - Merit Increase

Mayor Richter moved that the merit increase from Step 1 to Step 2 be approved for Marvin Smith. Carried.

(m) Councillor Courtman

For the present, Councillor Courtman will assume the following responsibilities.

(i) assist with water/sewer problems

(ii) alternate representative to Alberta Disaster Services

(iii) alternate representative to Regional Resources

(n) Annexation

The possibility of annexing the property north of the existing residential area on the west end of North Road was discussed and will be considered further at a special meeting to be held June 7, 1979.

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BYLAWS: Bylaw 79-6

✓ Councillor Carter moved first reading of Bylaw 79-6, being a bylaw to set the rates of taxation for the year 1979. Carried.

Deputy Mayor Benoit moved second reading of Bylaw 79-6 Carried.

Mayor Richter moved that Bylaw 79-6 be presented for third reading at this meeting. Carried Unanimously.

Councillor Rice moved third reading be given to Bylaw 79-6. Carried.

Bylaw 79-7

✓ Councillor Carter moved first reading of Bylaw 79-7, being a bylaw to authorize interim financing for expenditures of the Water Reservoir Project to a maximum of \$550,000. Carried.

Deputy Mayor Benoit moved second reading of Bylaw 79-7. Carried.

Councillor Rice moved that Bylaw 79-7 be presented for third reading at this meeting. Carried Unanimously.

Councillor Courtman moved third reading be given to Bylaw 79-7. Carried.

ACCOUNTS FOR APPROVAL:

Councillor Carter moved that a letter be sent to Mr. Ron Belsher of Collins Barrow, expressing concern over the amount of the invoice for auditing fees. Carried.

Mayor Richter moved that additional accounts received be presented for consideration at this meeting. Carried.

Mayor Richter moved the following list of accounts be presented for payment. Carried.

1651	Alfred Hagel - advance	375.00
1652	Marvin Smith - advance	500.00
1653	Cancelled	
1654	Louise Webster - advance	225.00
1655	Pam Whitnack - advance	450.00
1656	Irene Hagel - wages	228.08
1657	Ornell Salken - wages	97.67
1658	Petty Cash - postage	46.91
1694	Receiver General - April payment	802.83
1695	Irena Hagel - census taking	125.00
1696	Vera Wilkinson - census taking	125.00
1697	Local Authorities Board - fees	90.00
1698	James Engeland - refund water meter deposit	19.31
1700	Vera Wilkinson - additional fees census	76.60
1701	H.C. Gerwing - legal fees re: V.B. Schmaltz Farms	285.65
1702	Fran Webster - ten towelling for hall	27.98
1703	Central Dispose-All - garbage pick-up	635.10

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MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE
VILLAGE OF BEISEKER HELD MONDAY, MAY 28, 1979 AT
7:00 P.M. IN THE COUNCIL CHAMBERS. PAGE NINE.

1704	Workers Compensation Board - assessment due	
		May 28/79 219.37
1705	Safeguard Business Systems - Utility notices	103.00
1706	Bohemian Business Machines - typewriter repairs	45.00
1707	Alberta Animal Control - four patrols	192.00
1708	Western Water & Sewer Supplies - parts, water meter electric read out	713.63
1709	Canadian Western Natural Gas - Village	22.89
	Cent. Bldg.	4.08
	Hall	136.39
		<u>163.36</u>
1710	A.G.T. - Cent. Bldg.	10.65
	<u>Village Off.</u>	60.61
		71.26
1711	Neptune Meters - water meters	394.49
1712	Alfred Hagel - tractor rental	292.80

Councillor Carter moved that #1713 to BAR Machine & Welding in the amount of \$453.77 be approved for payment. Carried. Deputy Mayor Benoit did not comment or vote.

Councillor Courtman moved that #1714 to Con Carter in the amount of 987.00 be approved for payment. Carried. Councillor Carter did not comment or vote.

1715	Canadian Western Natural Gas	148.39
1716	Beiseker Grocery - misc. supplies	115.04
1717	Calgary Regional Planning - 3 maps	9.00

N.I.P. ACCOUNTS FOR APPROVAL:

Deputy Mayor Benoit moved that the following N.I.P. accounts be approved for payment. Carried.

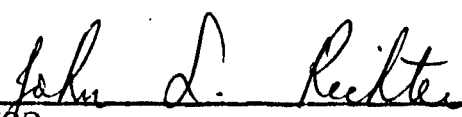
118	A.G.T.	32.76
119	Diversey (Canada) Ltd. - C.D.C. & zero spot	193.11
120	Russell Food Equipment (Calgary) Ltd. - kitchen equipment	1934.04
121	Lucille Metzger - trees for Cent. Park	75.00
122	Dennis Firth - Labour & materials re: playground	
		<u>164.95</u>

OTHER BUSINESS

Councillor Carter moved a letter be sent to Les McCune Excavating requesting prompt attention to the site clean-up at Beiseker Memorial Hall. Carried.

ADJOURNMENT:

Mayor Richter moved the meeting be adjourned at 11:10 p.m.


MAYOR


MUNICIPAL ADMINISTRATOR

INDEX OF REGULAR MEETINGS OF THE COUNCIL FOR THE YEAR 1979

STREET ASSISTANCE PROGRAM

January 8, 1979

Application for the 1979 oiling is being finalized;
the total budget will exceed the grant amount.

February 12, 1979

additional estimates will be requested for Ditch Repairs.

March 26, 1979

sidewalk construction quotation no longer valid.

Power Pole moved in front of Apartment #3 re: sidewalk
construction.

Repair of Sidewalk construction completed.

JFK

INDEX OF REGULAR MEETINGS OF THE COUNCIL FOR THE YEAR 1979

BEACON HEIGHTS SUBDIVISION

February 12, 1979

liens lifted off all lots
attempt to resolve the dispute, meeting to be held Feb. 26

March 12, 1979

Real Estate listing will expire April 30, 1979. Marketing presentations will be requested for several realtors prior to re-listing of this property.

March 12, 1979

Final payments have still not been received from V. Farwell & Schwengler Farms.

Ditch repairs.

only one quotation for this work has been received.

March 26, 1979

Quotation of Gerard Excavating was sent to Reid Crowther & Partners who will talk to Craig's Construction concerning completion of this work.

April 23, 1979

Listing on lots are not to be renewed, and Lot prices to remain the same.

May 14, 1979

Advertisement of Lot prices in Calgary Herald & Local papers.

INDEX OF REGULAR COUNCIL MEETINGS FOR THE YEAR 1979

WATER MAIN REPLACEMENT PROJECT

January 8, 1979

Discussion re: action of Village lawyer - Cangas Ltd.
progress of DeVries Bros. completion of
work.

January 18, 1979

Special meeting re: discussion of recent development
and recommend the course of action - Cangas Ltd.

February 12, 1979

Lawyers notified Cangas to returned saddles etc. to
Village.

Bond Co. notified of intention to re-tender for the
completion.

February 26, 1979

Another court order served to Cangas Ltd.
To call tenders in approx. 1½ weeks.

March 12, 1979

Bond Co. not prepared to accept any liability

March 23, 1979

To open tenders for the completion of WMR. Phase II

March 26, 1979

Mr. Firth request to take leftover pipe.

APRIL 9, 1979

(a) Engineers negotiating with De Vries Construction
& McNicol regarding revision of bids.

(b) rejected tenders rec'd (Mar. 23/79) due to high prices.

May 28, 1979

Bond Co. default - v.s. Village default

May 30, 1979

Application to the Local Authorities Bd. for additional
funds to complete this project.

INDEX OF REGULAR COUNCIL MEETINGS FOR THE YEAR 1979

WATER RESERVOIR PROJECT

January 8, 1979

to purchase reservoir site \$7500 per acre

January 22, 1979

Mr. Regier outlined drawings of pre-design

Pump quotations were received.

Discussion on controls and metering devices
available for the reservoir pump houses.

February 12, 1979

Additional information requested by the Local Authorities
Bd. been submitted.

Acceptance of Engineer/Client Agreement

February 26, 1979

Pump quotations were reviewed by Council.

Quotations received for the supply of natural gas powered
generator.

Motion of pre-ordered 85KW Kohler generator.

March 12, 1979

Revised quotations regarding pre-ordering of pumps
& generator

Quotations were accepted.

VILLAGE OF BEISEKER

MINUTES.

June - Dec 1979

INDEX OF REGULAR MEETINGS OF THE COUNCIL FOR THE YEAR
1979

BEACON HEIGHTS SUBDIVISION

- asked
June 11, 1979 - Shelley Oszust to paint sign
- Claim for Damage to Property - F.J. Hagel
- June 25, 1979 - Shelley Oszust to paint sign
- Grass Seeding - carried out in Phase II
- Deficiencies - Craigs Construction: have not been corrected.
- July 9, 1979 - to investigate drainage problem in lane behind Lot 23, Blk. 4.
- Another option on Lot 3 Blk. 5.
- August 13, 1979 - Craig's Construction on site Aug. 14. to repair additional deficiencies.
- August 13, 1979 - Trees have been ordered and will be placed perimeter of the "Phase II" area early in Sept.

INDEX OF REGULAR COUNCIL MEETINGS FOR THE YEAR 1979

WATER RESERVOIR PROJECT

- June 11, 1979 - First Site Meeting today.
Equipment arriving June 12, 1979.
Funds in trust for Mr. Van Hee
- June 25, 1979 - Construction is progressing.
Richter moved that provision be made
at intersection of 7th St. & 4th Ave.
for future instillation of 12" water main
to service Industrial area.
- August 27, 1979 - disagreement between Northside Construction
and one of their subcontractors.
- Problems with Stanley over registered
Plan No. from Land Titles Office.
- October 22, 1979 - Council to consider additional water-
proofing of roof of reservoir.
- November 12, 1979 - Mun. Adm. authorized to sign the
Automatic Warning Unit Agreement with
A.G.T.
- November 19, 1979 - topsoil spreading is being carried out.
authorized Northside for seeding.
- floor drain in the wet well has been
installed.
- November 26, 1979 - snow fence be erected around the
reservoir site.

INDEX OF REGULAR COUNCIL MEETINGS FOR THE YEAR 1979

WATER MAIN REPLACEMENT PROJECT

June 11, 1979 - The L.A.B. considered the application for additional funds.

June 14, 1979 - Water Line Problems - Beiseker Medical Building

June 25, 1979 - Copy of Statement of Claim to be issued naming Cangas Ltd. & Fidelity Insurance as Defendants.

- Copy of Reply & Joinder of Issue which in reply to the Statement of Defence of Cangas

- Copy of Defence to Counterclaim which is filed in reply to the counterclaim of Cangas.

June 25/79 - application for certificate been submitted to Local Authorities Board.

July 9, 1979 - McNicol Construction commenced with the remainder of WMR Phase II 1979.

- Discovery date early in August - Cangas & Village, expected.

August 13, 1979 - site inspection

August 27, 1979 - Cleanup by McNicol Construction is complete except for sidewalk repairs.

September 10, 1979 - discovery dates for legal proceedings tentatively set for Nov. 6,7, 8, 1979.

September 24, 1979 - Watermain replacement is now complete.

October 4, 1979 - request for Village to appoint a representative at Discovery Examination v.s. Village & Cangas Ltd.

October 4, 1979 - Martech Tv inspection completed.

November 26, 1979 - Cangas have not filed defence to our claims, discovery meetings rescheduled for the week of January.

INDEX OF REGULAR COUNCIL MEETINGS FOR THE YEAR 1979

INDUSTRIAL PARK PROJECT

October 4, 1979 - agreement received with necessary signatures
October 4, 1979 - tender notice to be published Oct 11, 1979.

October 22, 1979 - discussion concerning construction cost estimate, time required for tender award & possible opening ceremony.

November 12, 1979 - tender for this project has still not been awarded.
- possibility of lot "pre-sales" will also be investigated.

November 19, 1979 - dirt contractor will be on site within few days.
- Somerset on site to commence the water/S pipe installation.
- excess topsoil to be stored at lagoon site
- six risers be installed on the trunk service lines to accomodate the potential servicing of existing property.

November 26, 1979 - Somerset on site this week to commence construction.
- arrangements for sod-turning ceremony.

INDEX OF REGULAR MEETINGS OF THE COUNCIL FOR THE YEAR
1979

STREET ASSISTANCE PROGRAM

June 11, 1979 - Discussion of Oiling Program

September 24, 1979 - Street Assistance Program is essentially complete so the application for an advance of funds can be submitted.

October 4, 1979 - capital budget consideration 1980.
Main St. & Crescent Dr. Paving & Oiling Program.

October 22, 1979 - presented copies of a conceptual Storm Sewer Layout, Street Classification for discussion.

NOVember 19, 1979 - various aspects of the North Road concept were discussed.