

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, APRIL 28, 1980 AT 7:45 P.M. IN THE COUNCIL CHAMBERS

PRESENT

MAYOR: John Richter
DEPUTY MAYOR: Dan Benoit (8:25 - 10:50 P.M.)
COUNCILLOR: Con Carter
COUNCILLOR: Ray Courtman
COUNCILLOR: Ron Rice
MUNICIPAL ADMINISTRATOR: Pam Whitnack

CALL TO ORDER

The meeting was called to order at 7:45 P.M. by Mayor Richter.

CONFIRMATION OF MINUTES

Mayor Richter moved the minutes of the April 14, 1980 regular meeting be confirmed as circulated. Carried.

BUSINESS ARISING FROM MINUTES

(a) Review of Public Works Items

- (i) Some of the boardwalks need to be straightened and hand spadework be done to clean up around them.
- (ii) Garbage should be cleaned up at dump.
- (iii) Garbage should be cleaned up in Beacon Heights playground in preparation for seeding with grass.
- (iv) Once construction is completed, the Industrial Park will also be seeded with grass.
- (v) The manhole on ninth street needs to be adjusted and lowered.
- (vi) Gravel should be placed around manholes in Beacon Heights.
- (vii) Oil will be ordered for streets when the grading and repairs have been completed. Spot oiling with used garage oil will continue.
- (viii) The curb in front of Hagels Hardware at sixth street and second avenue needs adjustment.
- (ix) Drainage in alley behind Lots 21 - 25, Block 4, Plan 7810947 (Beacon Heights) needs to be improved.
- (x) Dry grass in ditch along ninth street can be burned.
- (xi) A tree in the alley behind Lot 3, Block 4 Plan 1192T-R should be removed.

(b) Marathon Subdivision

No further word has been received from Marathon Realty. Jack Starchuk, land surveyor with S.M. Leopky & Associates will be on site April 29, 1980 to get information to use in preparation of tentative plan of subdivision.

JK

BUSINESS ARISING
FROM MINUTES
(Continued)

(c) ✓ Logo/Promotional Brochure

Estimates were received from professional designers to adapt the logo - one for \$750 and one for \$600. Both of these are considered to be too high.

A letter has been sent to Calgary Regional Planning Commission in hopes that their graphics department could be of some assistance.

The logo design will be taken to the Graphic Arts department at the Federal Penitentiary in Drumheller on April 30, 1980 so that a flag can be prepared.

(d) Fifth Avenue Water/Sewer

Councillor Rice moved that water service lines not be installed to the property line for the parcels of land along fifth avenue.
Carried.

(e) ✓ Main Street Paving Project

A letter regarding financial status of the Village and indicating that the paving project is not feasible has been received from the Local Authorities Board.

Mayor Richter moved that further details regarding the outstanding debt of the Village be supplied to the Local Authorities Board and that permission be requested to proceed with a vote on the matter of the paving project.
Carried.

Councillor Courtman moved that the receipt of the Board Order for the main street sewer main replacement be acknowledged but that this project not proceed unless the paving project proceeds.
Carried.

(f) Watermain Replacement Phase II 1978-79

Mrs. Whitnack gave a status report on the legal proceedings concerning this project.

Mayor Richter moved that a debenture in the amount of \$117,000 be drawn for this project.
Carried.

(g) ✓ Area Structure Plan

The joint committee meeting to discuss this plan that was scheduled for May 1, 1980 has been cancelled. May 5 or 7, 1980 were suggested as alternate dates to be confirmed with C.R.P.C.

JJK

BUSINESS ARISING
FROM MINUTES
(Continued)

(h) Goodman Subdivision

Councillor Carter moved that Mr. Goodman be informed of two remaining deficiencies:

- (i) A culvert should be placed on fourth avenue at the intersection of the alley.
- (ii) Gravel should be levelled in the lané.

If these deficiencies are corrected by May 31, 1980 it will not be necessary for Mr. Goodman to renew his documentary letter of credit.
Carried.

Deputy Mayor Benoit arrived at the meeting at 8:25 P.M.

(i) Capital Planning Report

Councillor Courtman moved discussion of this report be tabled until the May budget meeting.
Carried.

(j) ✓ Insurance

The insurance premium on the Beiseker Memorial Hall has been increased since the facility is being used for movies.

Our insurance agent, Mr. Howard Green, will be invited to a meeting to discuss this and other insurance matters.

(k) ✓ Legal Services

The firm of Faber Gurevitch will be opening an office one morning per week in Beiseker.

Mr. Gurevitch is reviewing the currently used option agreements and recommending changes.

(l) ✓ Time Sheets

The format for time sheets in all departments has been changed to provide more detail.

(m) ✓ Arena Insurance

The outstanding insurance premiums remains unpaid.

(n) ✓ Mobile Business Licence Bylaw

The sample bylaw received was not satisfactory for the purposes of the Village. Copies of other bylaws have been requested and will be reviewed.

JJK.

CORRESPONDENCE

- (a) April 17, 1980 and April 11, 1980
E.J. Melnyk, Alberta 75 Committee
Re: Proposal regarding allocation of funds

Councillor Rice moved that the proposal be approved with the following conditions:

- (i) Increase in N.I.P. funds allocated to Friendship Park must be approved by the N.I.P. Committee, CMHC and Alberta Housing and Public Works.
- (ii) The Village funds received from the Province for Alberta 75 were \$10,000 and not \$10,400 as indicated on the proposal.
- (iii) All expenditures will be paid from an Alberta 75 bank account. The Village office will handle the accounting and signing authority for the account should be Mr. Melnyk and the Municipal Administrator.

Carried.

- (b) April 17, 1980
Village of Linden
Re: Presentation regarding Equalized Assessment for Council's information.

- (c) April 18, 1980
Alberta Transportation
Re: Acknowledgement of receipt of our correspondence concerning the airport. For Council's information.

- (d) April 22, 1980
Alberta Assessment Appeal Board
Re: Appeal of a decision of the Court of Revision for Council's information.

NEW BUSINESS

- (a) ✓ Councillor's Reports

Rice:

The Hall renovation contract has been awarded to Beiseker Lumber and completion date is May 10, 1980.

- ✓ Councillor Rice moved that Mr. Terry Miller be authorized to approve bills for payment on this project with subsequent review by Council.
Carried.

gfk

NEW BUSINESS
(Continued)

(a) Councillor's Reports (Continued)

Carter:

- ✓ Construction on the Solid Waste Transfer Station has been delayed since Mr. Bissell (consultant controlling the project) delayed in getting an MD of Rocky View development permit. Councillor Carter feels a new hole must be dug in the existing nuisance grounds since the station is not operational as soon as planned. An effort will be made to pass the costs of the digging on to Mr. Bissell.

Benoit

- ✓ The requisition to the Rocky View Foundation will increase by approximately 50% in 1980. Concern was expressed over the size of the increase. Property is to be sold next to the Lodge in Crossfield. Mayor Richter suggested that the funds acquired from sale of this property might be invested with interest used to reduce the operating deficit.

- ✓ There is a problem with the motor in the lift station duty pump. It will be pulled for repairs April 29, 1980.

Courtman

- ✓ Problems have been encountered with use of firearms by children within the Village. The RCMP have dealt with the problem however if the Village has a bylaw prohibiting the use of firearms it is suggested that it be published.

- ✓ A monthly breakdown of grass mowing costs is requested.

Firehall

- ✓ Deputy Mayor Benoit moved that Mr. Oscar Regier be requested to provide an estimate of costs to review the matter and prepare plans for an expansion of the municipal complex to include:

- (1) Firehall
- (2) Public Works garage space
- (3) Office expansion
- (4) Municipal library.

Carried.

A petition will be circulated in an area west of Beiseker in an attempt to have some of the area included in the Beiseker Recreation area.

Jok

NEW BUSINESS
(Continued)

(a) Councillor's Reports (Continued)

Richter

✓The Beiseker community profile will be updated for a Regional Resources special meeting scheduled for May 1, 1980.

✓The Dental Services Survey is to be completed by the Project Board meeting later in May.

Follow up letters and brochures will be sent to those who attended the Regional Resources booth at the Calgary Industrial Show, once brochures are available.

✓Mayor Richter moved that Beiseker agree to increase their "requisition" to Regional Resources by \$400 to cover a share of a merit increase for the Project Co-ordinator, Hugh Bodmer but that Mr. Bodmer be requested to advertise his day of attending the Village and try to ensure that the date is more regular.
Carried.

(b) Discussion with Alberta Transportation

(i) Plans for the #9, #72 and #806 highway intersection are not yet finalized.

(ii) The title to the weigh scale property has not yet been transferred to the Village.

Mr. Bernie Kathol, Regional Director will investigate these matters and advise the Village.

(c) North Road Project

✓Alberta Transportation has advised that they will provide funding on the North Road project as follows:

- (1) Curb and gutter construction
- (2) Asphalt overlay
- (3) Customer contribution for street lighting
- (4) Cost sharing on storm sewer system.

Councillor Courtman moved that Mercon Engineering Ltd. be authorized to proceed with planning for the North Road Project.
Carried.

(d) Special Meetings

✓Mayor Richter moved that the Budget Meeting be held May 22, 1980 and the Annual Ratepayers meeting be held May 29, 1980.
Carried.

JSK

NEW BUSINESS
(Continued)

(e) N.I.P. Financial Statement

- ✓ Councillor Rice moved that \$2,000 be transferred to the N.I.P. account as matching funds for administration purposes.
Carried.

Deputy Mayor Benoit moved that the N.I.P. Coordinator be authorized to apply to CMHC and Alberta
✓ Housing and Public Works for another advance of N.I.P. funds.
Carried.

(f) RRAP Program

- ✓ Councillor Carter moved that \$1,547.10 be transferred from the RRAP account to the Village general account as reimbursement of funds previously advanced to RRAP for operating purposes.
Carried.

(g) Building Standards Seminar

- ✓ A report was given of the Building Standards Seminar attended by Pam Whitnack, April 28, 1980 at SAIT.

A new building permit bylaw will be prepared.

(h) Big Country Tourist Association

✓ An Tourist Information Booth may be located in Beiseker for two weeks this summer.

The Association has plans to purchase a van to be equipped with a sound system to be used at various events throughout the Zone.

(i) Chamber of Commerce

Time spent on Chamber projects by Village personnel will be documented. Only a few photocopies will be made free of charge.

(j) ✓ Broken Sidewalks

Mayor Richter moved tenders be called for sidewalks repairs.
Carried.

(k) Water/sewer Service Charge

- ✓ The service charge for installation of water/sewer lines to the property line on vacant property in the existing Village will be reviewed.

JLR

MOTION TO
 CONTINUE

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

NEW BUSINESS
 (Continued)

(1) Recreation

- ✓ A communication problem still seems to exist between the various facets of recreation in Beiseker.
- ✓ A joint meeting of all groups concerned with Recreation will be scheduled for June 11, 1980.

ACCOUNTS FOR
 APPROVAL

Councillor Carter moved the following list of accounts be approved for payment

2274	Local Authorities Board - tarrif of fees		\$110.00
2275	Postmaster - stamps		34.00
2276	Linda Jones - advance		125.00
2277	Judy Hagel - wages		338.79
2278	Pam Whitnack - advance		500.00
2279	Alfred Hagel - advance		400.00
2280	Marvin Smith - advance		500.00
2326	Northside Construction		17,130.20
2327	Petty Cash	coffee supplies	\$7.60
		envelopes & freight	4.05
		postage	37.92
			49.57
2328	NcNair Sand & Gravel - gravel, sand, cold mix		2,482.65
2329	AGT - office		139.38
		Centennial Bldg	11.65
		telemetering	2.50
2331	Alberta Government Services - Acts purchased		4.20
2332	Doug Smith - clean snow out of ditch		75.00
2333	Copy-Tron - paper for copier		70.60
2334	Grand & Troy - supplies & filing cabinet		532.04
2335	Willson Office Specialty - office supplies		15.75
2336	Can. West Nat. Gas	Hall	146.48
		Office	43.64
		Ship	43.64
		Cent. Bldg.	34.50
			268.26

Carried.

2337 Councillor Rice moved the following account to BAR Machine & welding for gas & repairs in the amount of \$30.50 be approved for payment.

Carried

Deputy Mayor Benoit did not comment or vote.

Deputy Mayor Benoit moved the following NIP Accounts be approved for payment

0159	AGT - NIP office	47.66
0160	Terry Miller	206.48

Carried.

Councillor Courtman moved the following RRAP Account be approved for payment.

0008	R.C. Young - Inspections report	528.10
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JSA

ACCOUNTS FOR
APPROVAL
(Continued)

Mayor Richter moved the following correction be
acknowledged:

Ck# 2301 cancelled to Northside Construction
in the amount of \$16,748.20 and Ck# 2326 was
re-issued in the amount of \$17,130.20.

Carried.

ADJOURNMENT

Deputy Mayor Benoit moved the meeting be adjourned at
10:50 P.M.

John S. Richter

Pamela Whitnack

MINUTES OF AN EXTENSION TO A SPECIAL MEETING OF APRIL 3, 1980 OF THE COUNCIL OF THE VILLAGE OF BEISEKER, RECONVENED ON APRIL 28, 1980 AT 7:00 P.M. IN THE COUNCIL CHAMBERS

PRESENT:

MAYOR: John Richter
 COUNCILLOR: Con Carter
 COUNCILLOR: Ray Courtman
 COUNCILLOR: Ron Rice
 MUNICIPAL ADMINISTRATOR/
 DEVELOPMENT OFFICER: Pam Whitnack

TAXPAYERS: Ken & Doreen Ternowetsky
 (7:00 - 7:30 P.M.) Ted & Alma Bechthold
 Betty County
 Ernie Melnyk
 Louis Hagel
 Louis Schmaltz
 Joseph Kiprick

CALL TO ORDER:

1. The meeting was reconvened by Mayor Richter by calling the meeting to order at 7:00 P.M.

PUBLIC HEARING:

2. Mayor Richter declared the Public Hearing portion of the meeting open and stated that the Hearing was being held pursuant to Section 135 of the Planning Act, 1977.
3. The Municipal Administrator then:
- (a) stated the nature of the proposed Land Use Bylaw amendment by reading the proposed By-law 80-3.
 - (b) gave the date of first reading of the amending Bylaw 80-3, being March 10, 1980.
 - (c) stated that notice of the hearing had been given to the following people:

Property Owners

<u>Lots 7-25</u>	<u>Block 1 Plan 4011X</u>	<u>Tax Acc't No.</u>
7	Lawrence Oszust	2
8-9	Alice Passmore	3
10-11	Clarence & Clayton Metzger	4
12-13	Ernest Melnyk	5
14-16	Frank A. Schwengler	6
17-19	Garnet & May Murray	7
20-21	Edward & Lena Hagel	8
22-23	Anton Schwengler	9A
24-25	Betty County	9

<u>Lots 1-19</u>	<u>Block 11 Plan 8292CH</u>	<u>Tax Acc't No.</u>
1 & 26' of 2	Robert Higgins	64
26' of 2-3	L. L. Schmaltz	65
4	Jacob Krenzler	66
5	Donald Bowen	67
6	Elizabeth Selzler	68
7	Mrs. Catherine Schmaltz	69
8	Mary & Ed. Schwartzenberger	70
9	William Hagel	71
10	Adam & Mary Velker	72

AK.

PUBLIC HEARING
(Continued)

3. (c) Property Owners (Continued)

<u>Lots 1-19</u>	<u>Block 11 Plan 8282CH</u>	<u>Tax Acc't No.</u>
11	Miss Betty Schmaltz	73
12	Vic Ho Box 584 Crossfield	74
13	Tom & Sue Hagel	75
14	Robert Miran Klappe	76
15-16	Ken & Doreen Ternowetsky	77 & 78
17	Ted & Alma Bechthold	79
18	Veikko & Linda Ojala	81
19	Frank Selzler	82

and that notice was prepared by a CRPC staff member, thus giving them knowledge of the proposed amendment.

(d) stated that notice of the hearing had been duly advertised in the March 18, March 25, April 15 and April 22, 1980 issues of the Five Village Weekly. It was also explained that the hearing of April 3, 1980 was adjourned until April 28, 1980 to allow proper notice to be given to the property owners.

4. Mayor Richter then stated the Rules of Conduct

(a) Presentations must be brief and to the point.

(b) Presentations will be heard in the following order:

- (i) those in support of the amendment
- (ii) those opposed to the amendment
- (iii) any other persons deemed to be affected
- (iv) the Development Officer
- (v) C.R.P.C. staff member

(c) No rebuttals will be allowed.

(d) Council shall not allow cross-examination of persons giving evidence and it will not be necessary for persons giving evidence to substantiate his/her qualifications.

(e) Council may ask questions of the speakers.

(f) Council declares the Public Hearing closed.

5. Presentations:

In Support:

A letter of support from Lawrence & Betty Oszust was read by the Municipal Administrator. It should be noted that this letter requested all of the Oszust property being Lots 5, 6 & 7, Block 1, Plan 4011X to be re-zoned to R-2 rather than just Lot 7 Block 1, Plan 4011X as indicated in the land descriptions of Bylaw 80-3.

JSR

PUBLIC HEARING
(Continued)

5. Presentations: (Continued)

In Support:

Mr. Ken Ternowetsky made a verbal indication of his support of the proposed bylaw.

- (i) the amendment would encourage the removal of old buildings which are currently an eyesore.
- (ii) it would help to meet the need for rental accomodation in the Village.

Opposed:

A letter from E. J. Melnyk with an attached petition from property owners in the area was read by the Municipal Administrator.

A verbal presentation was given by Mr. Melnyk to provide additional information to support the petition.

The points raised were:

- (i) The area of the proposed re-zoning is a long established area with many older people who prefer a peaceful neighbourhood.
- (ii) The "class and calibre" of the people renting the duplexes would be questionable.
- (iii) The re-zoning may result in a loss in property value.
- (iv) Basically, Village residents in that area would prefer to have the zoning remain R-1 to preserve tranquility.

A verbal presentation was given by Mr. L.L. Schmaltz.

The points raised were:

- (i) When the original planning was done for the Village this area was designated R-1 since it was an area of older residences and the Village Council at that time wanted to reserve this zoning to provide a quiet neighbourhood for the pensioners who developed our town.
- (ii) Other areas in the Village are zoned R-2 or multi-family to meet the need for these land uses.

JAK

PUBLIC HEARING
(Continued)

5. Presentations: (Continued)

Opposed:

- (iii) Extra families in this area would also mean extra vehicles, trailers and motor homes etc. which would create parking problems.
- (iv) The question was raised if Council was considering this proposed amendment in the interest of good planning or in an effort to cater to an individual source.
- (v) It was felt that rezoning to R-2 would also open the door to four-plexes, apartments and even mobile homes, even though it is realized there are bylaws to control this.

There were no further presentations against the proposed amendment.

Development Officer

Mrs. Whitnack indicated the reasons for initiation of Bylaw 80-3.

- (1) The proposed rezoning would encourage re-development with subsequent increase in tax assessment, thus providing additional revenue to the Village.
- (2) The proposed rezoning would provide another area for R-2 dwellings and help to meet the need for two family housing in Beiseker.

Mr. L.L. Schmaltz inquired as to the position of Mrs. Whitnack. The mayor indicated that she was speaking as Development Officer for the Village of Beiseker.

Council did not have additional questions to ask the speakers.

6. Councillor Rice moved the Public Hearing portion of the meeting be closed.
Carried.

The taxpayers present left the hearing at 7:20P.M.

Councillor Carter moved that further discussion of the matter be tabled until after the next Public Hearing regarding Bylaw 80-8 being the Main Street Lane Closure.
Carried.

JSR

PUBLIC HEARING
(Continued)

6. The special meeting reconvened at 7:40 P.M. Much discussion was held concerning the points raised.

Councillor Rice moved a decision regarding the passing of Bylaw 80-3 be tabled until further information and advice can be obtained from Calgary Regional Planning Commission.
Carried.

ADJOURNMENT

Mayor Richter moved the special meeting be adjourned at 7:45 P.M.

John L. Richter

Pamela Whitbeck

MINUTES OF A SPECIAL MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, APRIL 28, 1980 AT 7:30 P.M. IN THE COUNCIL CHAMBERS

The purpose of the special meeting was to hold a Public Hearing regarding the proposed Main Street Lane Closure as provided in Bylaw 80-8.

PRESENT: MAYOR: John Richter
COUNCILLOR: Con Carter
COUNCILLOR: Ray Courtman
COUNCILLOR: Ron Rice
MUNICIPAL ADMINISTRATOR/
DEVELOPMENT OFFICER: Pam Whitnack

CALL TO ORDER: The meeting was called to order at 7:30 P.M. by Mayor Richter.

The Municipal Administrator stated the nature of the Bylaw

She also stated:

- (1) that written notice of the hearing had been given to the adjacent property owners:

Calgary Power
Irena Hagel
Peter & Donna Scherbak
Harvey Hempel - for Cargill Grain
Beiseker Medical Building Co-op
BAR Machine & Welding
C.R.P.C. Staff Member
Regional Director - Alberta Transportation

- (2) that notice of the Hearing was advertised in the April 1, 1980 and April 8, 1980 issues of the Five Village Weekly.

There were no written submissions received.

No persons were present to make oral presentations.

Councillor Rice moved the Public Hearing be closed.
Carried.

BYLAW 80-8

Since no objections were received Council proceeded with Consideration of the Bylaw.

Councillor Carter moved first reading be given to Bylaw 80-8 being a Bylaw of the Village of Beiseker for the purpose of closing and selling a portion of a Public Laneway in accordance with Sections 175 and 177 of the Municipal Government Act, Chapter 246, R.S.A. 1970.
Carried.

Mayor Richter moved second reading of Bylaw 80-8.
Carried.

The third reading of the Bylaw will be given following approval of the Closure by the Minister of Transportation.

ADJOURNMENT:

Councillor Courtman moved the meeting be adjourned at 7:40 P.M.

John D. Richter
Pamela Whitnack

VILLAGE OF BEISEKER

OFFICE OF MAYOR AND
MUNICIPAL ADMINISTRATOR

Phone 547-3774

BEISEKER, ALTA. T0M 0G0

SPECIAL MEETING WAIVER OF NOTICE

We, the undersigned, hereby waive notice of a Special Meeting of the Council of the Village of Beiseker to be held Monday, April 28, 1980, at 7:00 p.m. in the Council Chambers for the purpose of:

1. an extension of a Public Hearing of the proposed Land Use Bylaw, Bylaw 80-3
2. to hear the concerns of the citizens involved.

MAYOR

John D. Ruchte

DEPUTY MAYOR

COUNCILLOR

Royce J. ...

COUNCILLOR

C. Carter

COUNCILLOR

[Signature]

MUNICIPAL ADMINISTRATOR

Pamela Whitnack

VILLAGE OF BEISEKER

OFFICE OF MAYOR AND
MUNICIPAL ADMINISTRATOR

Phone 547-3774

BEISEKER, ALTA. T0M 0G0

SPECIAL MEETING WAIVER OF NOTICE

We, the undersigned, hereby waive notice of a Special Meeting of the Council of the Village of Beiseker to be held Monday, April 28, 1980 at 7:30 p.m. in the Council Chambers for the purpose of:

1. to hold a Public Hearing regarding the proposed Main Street Lane Closure as provided in Bylaw 80-8
2. to hear the concerns of the citizens involved

MAYOR

John S. Richte

DEPUTY MAYOR

COUNCILLOR

Ronald J. R.

COUNCILLOR

C. Carter

COUNCILLOR

B. B.

MUNICIPAL ADMINISTRATOR

Pamela Whitnack