

MINUTES OF A SPECIAL MEETING OF THE COUNCIL OF THE VILLAGE
BEISEKER IN ATTENDANCE AT AN ALBERTA ASSESSMENT APPEAL
BOARD HEARING HELD MONDAY, MAY 26, 1980 AT 3:00 P.M. IN
THE COUNCIL CHAMBERS

PRESENT:

MAYOR: John L. Richter
COUNCILLOR: Con Carter
COUNCILLOR: Ray Courtman
COUNCILLOR: Ron Rice
MUNICIPAL ADMINISTRATOR: Pam Whitnack
ALBERTA ASSESSMENT APPEAL BOARD - 3 Members
ALBERTA WHEAT POOL: D. W. Pike
ASSESSORS: D. Menzak
A. Todoruk

Council was in attendance for their own information in hearing the appeal made by the Alberta Wheat Pool to the Alberta Assessment Appeal Board in respect of a decision made by the Court of Revision held March 18, 1980.

Alberta Wheat Pool

At the Court of Revision, the Alberta Wheat Pool requested a reduction of 80% in assessment on the balloon annex at Elevator #2, tax account #177 (CPR R/W). The license was cancelled December 28, 1979 by reason of its poor physical condition (unfit for storage of grain).

The Court of Revision granted only a 25% reduction in assessment on the balloon annex improvement and this decision has been appealed by the Alberta Wheat Pool and an 80% reduction for economic obsolescence is requested.

Assessors

Mr. Todoruk and Mr. Menzak indicated that in their opinion a physical inspection has shown that the balloon annex could be used and they were reluctant to recommend a reduction of 80% of assessment since the matter of whether or not the improvement is capable of being used is a matter of interpretation as provided in Section 24.1 of the Municipal Taxation Act.

"24.1 (1) Notwithstanding the other provisions of this Act or the regulations, the assessor, in determining the assessment of an improvement used exclusively for the purpose of storing or handling cereal grain, forage seed or oil seed, shall have regard to any loss in value incurred therein as a result of any or all of the following:

- (a) physical deterioration;
- (b) functional obsolescence;
- (c) economic obsolescence.

(2) Where a loss in value to an improvement referred to in subsection (1) or part thereof is incurred by reason of economic obsolescence, the allowance granted therefore under subsection (1) shall not exceed 25 per cent of the original computed value less physical deterioration or functional obsolescence, as the case may be, so long as the improvement or part thereof is in use or is capable of being used."

JLR

Alberta Assessment Appeal Board

It was the decision of the Board that an 80% reduction for economic obsolescence should be granted for the taxation year 1980. If the improvements are again put into use, a reassessment can be done at the time of the 1980 annual assessment. The assessment on Alberta Wheat Pool - Elevator #2 account #177 is therefore reduced as follows:

	1979 Annual Assessment	1980 Court of Revision	1980 Alberta Assessment Appeal Board Hearing
Improvements	48,520	47,750	46,050
Land	2,150	2,150	2,150
Total	50,670	49,900	48,200

ADJOURNMENT

The hearing was adjourned at 3:30 P.M. These minutes were prepared for the information of Council and should not be deemed to be an official account of proceedings of a Hearing held by the Alberta Assessment Appeal Board.

John L. Richter
MAYOR

Pamela Whitnack
MUNICIPAL ADMINISTRATOR

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PRESENT:

MAYOR: John L. Richter
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COUNCILLOR: Ray Courtman
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MUNICIPAL ADMINISTRATOR: Pam Whitnack
ALBERTA ASSESSMENT APPEAL BOARD: 3 members
ASSESSMENT EQUALIZATION BOARD: 2 members (A.C. Bell)

The Hearing was held to consider the appeal of the Village of Beiseker in respect to its 1980 Equalized Assessment as determined by the Assessment Equalization Board.

Village of Beiseker

It is realized that the increases in our school supplementary requisition is to a large extent due to the increased growth and activity within our school division area. While the Village percentage increase of the total budget has not changed appreciably the total dollar value certainly has. Since there has not been a comparable growth rate in the Village of Beiseker, our live assessment has hardly increased and consequently the Village percentage of the total school budget should decrease in order to indicate a realistic share of the total cost. An appeal will be made to the Minister of Education in this regard.

The increase in our equalized assessment of an additional 30.9% from 1979 to 1980 is questioned for the following reason:

An increase of 30.9% as an equalization factor indicates a substantial increase in the market value of land within the Village from 1977 to 1978. In the equalization process for the year 1979, a letter from Mr. Bell indicated that the increase in market value of land was approximately 92%.

The new process of determining equalized assessment would be responsible for some our increase for the year 1980, however, part must also be due to a further substantial increase in the market value of land and it is this increase that is being questioned.

It is also realized that it is difficult to assess the market value of land when there is little activity within a small village like Beiseker, however an explanation of the increase due to increase in market value as opposed to the increase due to the new method for determining equalized assessment would be appreciated.

ack

Assessment Equalization Board

Mr. A. C. Bell indicated that in fact there had been very little increase in the market value of land from 1977 to 1979:

1979 equalized assessment - land was assessed at
13% of market value

1980 equalized assessment - land was assessed at
12% of market value and
equalized to 20%.

The main increase was due to the new method of determining equalized assessment wherein, assessment on buildings and improvements are equalized to 20% of replacement cost.

Discussion followed concerning the impact of the equalized assessment increase on general government requisitions. This was not the issue at the hearing, however since controls over budgets of requisitioning authorities is beyond the control of the Alberta Assessment Equalization Board or the Alberta Assessment Appeal Board.

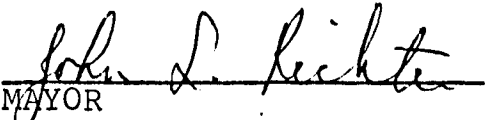
Alberta Assessment Appeal Board

It was the decision of the Board that no errors in calculation or method of determining the equalized assessment were made and the 1980 Equalized Assessment for the Village of Beiseker will remain as set by the Assessment Equalization Board at \$2,378,730.

ADJOURNMENT:

The hearing was adjourned at 3:55 P.M.

These minutes were prepared for the information of Council and should not be deemed to be an official account of proceedings of a Hearing held by the Alberta Assessment Appeal Board.


MAYOR


MUNICIPAL ADMINISTRATOR

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, MAY 26, 1980 AT 7:30 P.M. IN THE COUNCIL CHAMBERS

PRESENT:

MAYOR: John L. Richter
COUNCILLOR: Con Carter
COUNCILLOR: Ray Courtman
COUNCILLOR: Ron Rice
MUNICIPAL ADMINISTRATOR: Pam Whitnack
GREEN, FLANAGAN & MAQUIRE: Howard Green (7:30 - 8:00 P.M.)

CALL TO ORDER:

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

DELEGATIONS

7:30 P.M. Howard Green, Green, Flanagan & Maquire (insurance agents)

Mr. Green indicated that he felt the current property insurance values were reasonable but was concerned about a few loopholes which may exist in the liability insurance coverage - such as involuntary malpractice, voluntary workers coverage, contract coverage etc.

Property insurance rates will probable be reduced by 10% in 1980 due to the upgrading of the water distribution system and the construction of the new reservoir.

Mr. Green will attempt to have the necessary revisions made to the liability insurance coverage at no additional cost. If a premium increase is indicated the Village will be notified before the revision is made.

Mr. Green left the meeting at 8:00 P.M.

CONFIRMATION OF MINUTES

Mayor Richter moved the minutes of the May 12, 1980 regular meeting and the May 21, 1980 special meeting be confirmed as circulated.
Carried.

BUSINESS ARISING FROM MINUTES

(a) ✓ Review of Public Works Items

- (i) ✓ Mayor Richter and Councillor Carter will again do an on-site inspection of items requiring attention with the Public Works foreman.
- (ii) Since the burning of the ditch along ninth street was not carried out, it will now be necessary to pick the rocks out of the ditch and mow with the gyro mower and tractor.
- (iii) ✓ The cemetery one mile west of the Village which is apparently owned by the Village should be mowed once this summer with the gyro mower and tractor.

JK

BUSINESS ARISING FROM MINUTES

(b) ✓ Marathon Subdivision

Councillor Carter moved the lot prices in the proposed Marathon commercial subdivision be set at \$51,000/acre. Carried.

Further discussion was held on the method of financing the acquisition of the Marathon property.

(c) Extension of Time-Lot Payments

The resolution passed at the meeting held May 12, 1980 concerning the request by T. Miller for an extension to the deadline for final lot payment was reconsidered by Council.

Councillor Rice moved that the following requests for extension of time be approved.

T. Miller Lot 18 Block 4 Plan 7810947
 90 days to August 27, 1980

Wm. Iking Lot 16 Block 4 Plan 7810947
 90 days to September 11, 1980

Subject to the condition that an interest charge of 1½% per month be charged on the total balance due. Carried.

(d) Alberta 75

✓ Councillor Rice moved that Alberta 75 Project expenditures be paid by the Village according to an approved budget and upon receipt of valid invoices, thus eliminating the need for a separate bank account and interim financing of Alberta 75 projects.

Carried.

(e) Sidewalk Repairs

✓ Advertisement for tender for sidewalk repairs will appear in the May 27 and June 3, 1980 issues of the Five Village Weekly.

(f) Weed Inspector

✓ Alfred Hagel, Public Works assistant has agreed to act as Weed Inspector for the Village of Beiseker.

(g) Industrial Park

✓ Knowlton Realty and Block Brothers Realty are two of the companies who will be asked to submit proposals for the marketing of the Industrial Park.

Letters indicating the availability of land will be sent to developers who have previously expressed an interest in Beiseker in an attempt to sell some property prior to the listing with a realty company.

jsk

BUSINESS ARISING
FROM MINUTES

(h) Airport Commission

Mayor Richter will inquire of any further contact made between the Aviation Branch of Alberta Transportation and the local Airport Commission.

(i) ✓ Senior Citizens Apartment

Alberta Housing Corporation will be contacted regarding recent progress on the Senior Citizens Apartment project.

CORRESPONDENCE

(a) ✓ May 12, 1980 Gail Sokolan, Calgary Regional Planning Commission

Re: Proposed Traffic Volume Study

Councillor Courtman moved that part-time help possibly be hired this summer to carry out a Traffic-Volume Study on Highways 9 and 72
Carried.

(b) ✓ May 25, 1980 Monty Metzger, Beiseker Lions Club

Re: Use of hall chairs

Councillor Courtman moved that this letter be referred to the Hall Board with the recommendation that the request be considered.
Carried.

NEW BUSINESS

(a) Councillor's Reports

Rice - No Report

Carter - No Report

Benoit - No Report

✓ Courtman

- Building Standards officials will be carrying out an inspection of the Beiseker Arena for Recreation grant purposes, May 30, 1980.

✓ Ray Courtman, Terry Miller and Lianne Enderton will be interviewing student applicants for the STEP program May 28, 1980.

✓ The Summer Recreation program will be expanded to include activities for "teens" this year.

✓ Cost estimates have been received for purchase of campground equipment.

✓ The Village should provide whatever assistance possible to the Chamber of Commerce in its efforts to attract a resident doctor to Beiseker.

JSR

NEW BUSINESS

(a) Councillor's Reports (Continued)

Richter

- ✓- The Regional Resources Project will have an information booth at the Calgary Stampede. The day assigned to Beiseker for promotion is Saturday, July 12, 1980. A letter will be sent to the Chamber of Commerce to see if any of their members would be interested in helping to staff the booth.
- ✓- Extra copies of the new Regional Resources brochure may be ordered at an additional cost of \$400 to the Village. The format of the Beiseker material will be reviewed before a decision is made regarding this additional expense.
- ✓- A.G.T. Extended Flat Rate Calling may be available to Beiseker in December 1980 if the members of the Beiseker exchange are willing to have the first three digits of their number changed. Two other alternatives were also possible. It was the feeling of Council that the alternative chosen should be the one which provides the extended flat rate calling at the earliest date.
- ✓- A Chamber of Commerce delegation should attend a Council meeting in the near future to discuss their current activities.

(b) Goodman Subdivision

The deficiencies of which Mr. Goodman was notified have not yet been corrected. Councillor Rice moved that The Royal Bank, who provide the documentary letter of credit on this development be advised of these deficiencies. A copy of the letter to the Royal Bank should be sent to Mr. Goodman.
Carried.

(c) Memorial Hall - Caretaker's Salary

Councillor Courtman moved the increase in salary of the Hall Caretaker as recommended by the Hall Board from \$325/month to 365/month be approved.
Carried.

(d) ✓ Annual Ratepayer's Meeting

The proposed format for the Annual Meeting, scheduled for May 29, 1980 was reviewed and discussed.

(e) ✓ Building Permits

Councillor Courtman moved that the issue of the following building permits be acknowledged:

79-32 Joe Kiprick - closing in of carport
Lot 3 Block 1 Plan 2791HK

79-33 Ron Rice - garage
Lot 18 Block 4 Plan 1192FR

AK

NEW BUSINESS

(e) Building Permits (Continued)

- 79-34 Duall Foundations (E.P. Hagel) single family dwelling
Lot 17 Block 4 Plan 7810947
- 79-35 Robert Mariani - relocation of single family dwelling
Lot 4 Block 14 Plan 7711236
- 80-1 Alberta Wheat Pool - raised driveway roof
C.P.R. Right-of-Way
- 80-2 Larry Daubert - garage
Lot 14 Block 4 Plan 1192FR
- 80-3 W.B. McKinnon - garage
Lot 38,39 Block 3 Plan 5798EA
- 80-4 U.F.A. - storage tank for fuel
Lot 1 Block F Plan 6082HV
- 80-5 Con Carter - single family dwelling
Lot 2 Block 12 Plan 1192FR
- 80-6 Beiseker Lumber (1979) Ltd. - single family dwelling
Lot 4 Block 5 Plan 7810947
- 80-7 Dave Salken - single family dwelling
Lot 9 Block 4 Plan 7810947

Carried.

Other construction has been carried out within the Village without a building permit being issued. Letters will be sent to the property owners in these cases.

(f) Industrial Park

A site meeting concerning the Industrial Park project will be held Thursday, May 29, 1980 at 9:00 A.M.

(g) ✓ Promotional Brochure

Gail Sokolan of C.R.P.C. will be at the Village Office June 3, 1980 to discuss the first draft of the promotional brochure.

(h) Tree Farm

— The possibility of starting a tree farm with seedlings received from the province in conjunction with Alberta 75 celebrations, was discussed.

(i) ✓ Tourist Information Booth

— The mobile tourist information booth will arrive in Beiseker June 19, 1980. Staffing will be provided by the 4H Clothing & Craft Club and the Golden Years Town & Country Club.

JK

NEW BUSINESS

(j) ✓ Industrial Park - Calgary Power

Councillor Rice moved that the Village of Beiseker assume the monthly billing charges for street lighting in the Industrial Park upon installation.
Carried.

(k) Electrician

Councillor Rice moved that Bill Eitzen Electric be requested to provide future electrical service required by the Village of Beiseker.
Carried.

A suitable date will be arranged for Mr. Eitzen to review systems in operation with Mr. Oscar Regier of Mercon Engineering Ltd.

(l) ✓ Site Plan - Municipal Building

Copies of a plan for the Municipal building site as it now exists are available. Each group concerned with possible expansion will be asked to submit their ideas.

BYLAWS

78-8A Amendment to Water/Sewer Bylaw 78-8

✓ Councillor Carter moved first reading of Bylaw 78-8A, being a bylaw to amend the water/sewer rate structure of Bylaw 78-8.
Carried.

✓ Councillor Courtman moved second reading of Bylaw 78-8A
Carried

✓ Councillor Rice moved Bylaw 78-8A be considered for third reading at this meeting.
Carried Unanimously.

✓ Mayor Richter moved third reading of Bylaw 78-8A.
Carried.

ACCOUNTS FOR APPROVAL

Councillor Carter moved the following accounts be approved for payment.
Carried.

2391 Mary Straub - wages \$152.10
2392 Linda Jones - advance 125.00
2393 Judy Hagel - wages 341.92
2394 Pamela Whitnack - advance 500.00
2395 Alfred P. Hagel - advance 400.00
2396 Marvin Smith - Advance 500.00
2397 Mary Velker - Wages for Census taker 125.00
2398 Shelly Hagel - Wages for Census taker 125.00
2399 Receiver General - Postmaster - Oiling of streets notices 8.08
2400 Postmaster - stamps 34.00
2401 Petty Cash Stamps \$36.53
Freight 2.15 38.68
2402 Canadian Linen Supply - shop linens 40.77
2403 Porter Signs - village portion of Acme-Linden Transport Pictorial 187.50

JSA

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COUNCIL CHAMBERS

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ACCOUNTS FOR
APPROVAL (Continued)

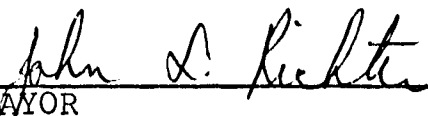
2420	Green, Flanagan & Maquire Agencies Ltd.		
	- Renewal	\$100.00	
	- Increase Value of Bond	448.00	\$548.00
2421	Ed/s Cleaning Supplies -		
	- T-Paper issued to Parks		84.00
2422	Canadian Western Natural Gas - Reservoir		23.02
2423	Alfred Hagel - mileage		
	- 100 miles @ .25	\$25.00	
	112 miles @ .25	28.00	
	Paid cash for sewer parts	\$76.90	129.90
2424	Beiseker Grocery		
	- hall coffee supplies	\$15.96	
	hall cleaning supplies	.93	
	Office coffee supplies	10.65	27.44
2425	B & C Backhoe Services Ltd.		
	- Old reservoir	\$260.00	
	filling in old reservoir	260.00	
	Beacon Heights (F. Moersch)	80.00	600.00
2426	Central Dispose-All April pickups		643.80
2427	Alberta Government Telephones		135.25
2428	Alberta Government Telephones		
	- hall, Cent. Bldg. Telemetering		160.45
2429	Calgary Power Ltd. Hall	\$62.05	
	Reservoir	269.47	331.52
2430	Grand & Toy Limited - stationery		51.63
2431	Ed McNair - Cancel Ck# 2328 for \$2,582.65		
	- re-issue Ck# 2431		2,698.15

Councillor Courtman moved the following NIP accounts be
approved for payment
Carried

0169	Alberta Government Telephones	38.96
0168	Lucile Metzger - trees - Centennial Park Playground	80.00

ADJOURNMENT

The meeting was adjourned by a motion of Mayor Richter at
10:30 P.M.


MAYOR


MUNICIPAL ADMINISTRATOR

SPECIAL MEETING - WAIVER OF NOTICE

We, the undersigned hereby waive notice of the Special Meeting of the Council of the Village of Beiseker held Monday, May 26, 1980 at 3:00 p.m. for the purpose of:

- 1) to consider the appeal of the Village of Beiseker in respect to its 1980 Equalized Assessment as determined by the Assessment Equalization Board.
- 2) to consider the appeal of the Alberta Wheat Pool in respect to its 1980 Equalized Assessment as made by the Court of Revision held March 18, 1980

MAYOR

John L. Richter

DEPUTY MAYOR

COUNCILLOR:

[Signature]

COUNCILLOR:

[Signature]

COUNCILLOR:

[Signature]

MUNICIPAL ADMINISTRATOR:

Pamela Whitnack