

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, JULY 14, 1980 AT 7:00 P.M. IN THE COUNCIL CHAMBERS

PRESENT

MAYOR: John Richter  
DEPUTY MAYOR: Dan Benoit  
COUNCILLOR: Con Carter  
COUNCILLOR: Ray Courtman  
COUNCILLOR: Ron Rice  
MUNICIPAL ADMINISTRATOR: Pam Whitnack  
PUBLIC WORKS: Alfred Hagel 7:00 - 8:50 P.M.  
Marvin Smith 7:15 - 8:50 P.M.  
C.R.P.C. Rick Miller 7:00 - 8:03 P.M.  
MELTON REAL ESTATE: Harry Ritchie 7:30 - 8:05 P.M.

CALL TO ORDER

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

DELEGATIONS:

1. Rick Miller, Calgary Regional Planning Commission 7:00 P.M.  
Re: Redesignation of land; discussion of proposed subdivisions

- (a) Mr. Miller submitted Bylaw 80-11 for consideration by Council, being a Bylaw to amend Land Use Bylaw 79-15 by redesignating portions of land contained within Plan CPR RY226.

Councillor Carter moved first reading of Bylaw 80-11. Carried.

Mayor Richter moved the Public Hearing to consider Bylaw 80-11 be held August 11, 1980. Carried.

- (b) Discussion was held concerning the tentative plan for the Village "Marathon" commercial subdivision. (CPR Plan RY 226)

Councillor Rice moved:

- (1) that Lots 1 - 12 on the tentative plan remain one unsubdivided parcel.
- (2) that the size of lot 16-MR reserve be reduced to form a "triangle"
- (3) that the lane at the south and rear of Lots 1 - 12 be deleted.
- (4) that some land be provided as a reserve parcel at the south boundary of the subdivision.

Carried.

- (c) Discussion was held concerning the tentative plan for subdivision of Beiseker Agri-Services Ltd. (CPR Plan RY 226).

Councillor Carter moved:

- (1) that municipal reserve be provided at the north end of the subdivision for buffer and screening and to create (along with municipal reserve provided by the Village) a location for future pedestrian access to the residential area west of the CPR railway.
- (2) that the applicant enter into an agreement with the Village of Beiseker regarding offsite levies and acreage assessment.
- (3) that investigation be done to determine why the common boundary between the Village subdivision and the subdivision of Beiseker Agri-Services Ltd. does not coincide on the tentative plans. Carried.

*pk.*

DELEGATIONS:

1. (d) Bylaw 80-12 was prepared to amend Bylaw 79-15 by redesignating portions of land contained within Plan CPR RY 226 and  
  
Deputy Mayor Benoit moved first reading of Bylaw 80-12.  
Carried.  
  
(e) Bylaw 80-13 was prepared to amend Bylaw 79-15 by changing Section 19.6.0. Maximum Limits - Height of Buildings Railway Industrial District as follows:  
  
(a) All uses 46m (150.92 ft)  
  
Councillor Courtman moved first reading of Bylaw 80-13.  
Carried.  
  
Mayor Richter moved that the Public Hearing to consider Bylaws 80-12 and 80-13 by held August 11, 1980.  
Carried.
2. 7:40 P.M. Harry Ritchie, A.E. Lepage Melton Real Estate  
Re: Marketing Proposal - Industrial Park  
  
Mr. Ritchie showed Council examples of the type of advertising which would be undertaken by A. E. Lepage. Real estate commission would be 3% of listed price and a listing for a one year term would be preferred. Mr. Ritchie felt certain that there would be a market for this property but also felt it may take time to promote.  
  
Rick Miller left the meeting at 8:03 P.M.  
Mr. Ritchie left the meeting at 8:05 P.M.
3. 8:05 P.M. Marvin Smith, Alfred Hagel - Public Works Department  
  
Re: Discussion of Public Works Items  
  
(a) Water System  
  - Wells and reservoirs have been operating satisfactorily
  - There has been no problem in maintaining the water level in the new reservoir
  - Weeds at new reservoir site have been sprayed twice.
  - Northside Construction has been contacted concerning the repairs to landscaping and re-seeding of grass at reservoir site.
  - Any water sales after hours will be charged at the commercial water rate plus 2 hours overtime and payment must be made by cash or verification of payment with a signed purchase order.  
(b) Sewer System  
  - The lift station is now operating properly.
  - The lock has not yet been placed on the outside electrical panel.

*JK*

DELEGATIONS:

3. (c) Roads/Streets

- Some areas still require improvement for drainage, (along first avenue), others should be "touched-up".
- The next time a backhoe is in town, the drainage near the elevator and fertilizer plant approaches on first avenue should be repaired by replacing culverts.
- Curbs between trees on main street should be straightened and re-painted.
- Care should be taken to blade down as far as the depth scarified.
- Due to the misunderstanding over the oil purchase (for dustproofing) and purchases over \$50.00 must have a purchase order signed by a Council member.
- Used oil is available from L. Gooch for \$3.00/ barrel and will be used for more dustproofing.

(d) General Maintenance

- A meeting between Bill Eitzen (electrician) and Oscar Regier should be arranged so that Mr. Eitzen can become familiar with how our systems operate.
- Buffer strips along Beacon Heights should be cleaned-up and mowed.
- Village equipment should not be contracted to help others or leave town without authorization by a Council member.
- Trees in Beacon Heights have been watered on a weekly basis.
- The Public Works foreman should try not to schedule holidays immediately before Sports Day so that he is available to work on street grading.
- Snow fence should be erected this fall in Phase II of Beacon Heights and across from entrance to the subdivision to prevent extensive snow drifting.
- Grass has been cut around the lagoon and the solid waste transfer site.
- Cargill Grain will be digging at the dump on July 20, 1980 to make room for the remains of their elevator. They will also be asked to level some of the dirt mounds over the pits that are full.
- Culverts can be installed and drainage repaired at the new solid waste transfer site. Councillor Carter will review the site.

(e) Equipment

- Minor repairs have been necessary on the grader.
- Tractor has a broken hose but has been fixed temporarily.
- Weed eater shaft is broken - parts are ordered.

Mr. Smith and Mr. Hagel left the meeting at 8:50 P.M.

CONFIRMATION OF MINUTES



Mayor Richter moved the minutes of the following meetings be confirmed as circulated:

- |                   |               |
|-------------------|---------------|
| - Regular Meeting | June 23, 1980 |
| - Special Meeting | July 3, 1980  |
| - Special Meeting | July 7, 1980  |

Carried.

BUSINESS ARISING FROM MINUTES

(a) Marathon Subdivision

Mr. J. A. LeBlanc of Alberta Housing & Public Works visited the Village Office on July 9, 1980 to confirm the intention to purchase approximately 0.5 acres of property for the Alberta Liquor Control Board. He left offers from the A.L.C.B. to the Village to be completed when the subdivision of the land has been finalized. It now appears the sale of the land to A.L.C.B. is certain.

Deputy Mayor Benoit moved the Village of Beiseker proceed with the offer to purchase 2.36 acres of property from Marathon Realty for the price of \$15,000/acre. Carried.

A cost estimate has been received from Mercon Engineering Ltd. to replace the existing sanitary sewer and water lines which run diagonally across the property.

Councillor Courtman moved that this water/sewer line replacement be carried out as part of the Beacon Heights Phase II Project and that we proceed with the alternative which allows for a new line along the proposed lane in the Marathon subdivision - total estimated cost \$44,350. Carried.

Councillor Carter moved that the Village confirm to Alberta Housing & Public Works, agreement to sell property for an Alberta Liquor Control Board site as per the following conditions:

- (1) Purchase price of approximately 0.5 acres of property - \$26,000.
- (2) The property will be fully serviced by water/sewer utilities to the property line.
- (3) The purchase price includes offsite levies and no further costs of development will be charged other than the expected administration costs involved when processing a development permit.
- (4) At the present time a water/sewer connection line runs diagonally across the parcel of land. The Village agrees to relocate these utility lines to the laneway adjacent to the property but will require a utility easement of approximately 20 feet along the south boundary of Lot 13.
- (5) The tentative date for the land sale is set as January 1, 1981.

Carried.

(b) Traffic Volume Study

The traffic volume study carried out June 26 - July 4, 1980 seems to indicate that either the number 9 or number 72 highways would be suitable locations for highway commercial development. A more detailed analysis and interpretation will be done by C.R.P.C.

(c) Weed control:

Approximately 17 weed control notices or letters have been sent to date. Many residents have taken action on their own to remedy the problem.

JLK.

BUSINESS ARISING FROM MINUTES

(d) Marigold Building Proposal

Building Proposal Brief was prepared for submission to the Marigold Library System in hopes of having the Marigold Library Distribution Centre locate in Beiseker. Since the Village is in need of a Municipal Library, Council has offered to provide land by means of a long-term lease for \$1.00/year if space can be provided in the building for our library. In addition the culture portion of the Major Recreational/Cultural Facility Grant Program, will be made available to aid with construction of the facility.

Mayor Richter moved Council formally endorse the Marigold Building Proposal Brief for submission to the Marigold Library System.  
Carried.

Deputy Mayor Benoit moved that travel expenses and subsistence be paid to Councillor Courtman to travel to Edmonton to deliver the Marigold Building Proposal Brief to Alberta Culture.  
Carried.

Councillor Courtman did not comment or vote.

CORRESPONDENCE

(a) June 11, 1980 Cargill Grain

Re: Water Pump Rental - invoice dispute

Councillor Rice moved that invoice #297 to Cargill Construction be adjusted to the rental rate for one day's use as it is not possible to prove how long the pump was in use.  
Carried.

(b) June 17, 1980 Alberta Municipal Affairs  
Grants & Subsidies

Re: 1975 Homeowner Refund Program

Deputy Mayor Benoit moved that the excess funds in the amount of \$1,624.99 received under the 1975 Homeowner Refund Program be returned to the Province.  
Carried.

(c) June 18, 1980 Copy of letter from Acorn Elliot  
to Alberta Planning Board

Re: M.D. of Rocky View Appeal - Calgary Regional Plan

Note: The hearing will be held Wed. July 16, 1980,  
9:00 A.M. - Port'O Call Inn, Seventh Floor  
Yankee Beacon Room  
for Council's information

(d) June 20, 1980 Elaine Hale

Re: Appeal to approval of Development Permit  
Set date for DAB Hearing

Mayor Richter moved the Development Appeal Hearing be held on July 28, 1980.  
Carried.

*JEK -*

CORRESPONDENCE

- (e) June 23, 1980 Bill Eitzen Electric (1969) Ltd.  
June 27, 1980 Leo Lavoie

Re: Objection to Non-Resident Business Licenses

A reply will be sent to those objecting indicating the reasons why Council passed this bylaw and that Council has acted according to complaints received from some resident business people.

- (f) June 23, 1980 Canada Mortgage & Housing Corp.  
Re: R.R.A.P. Program Changes

- Councillor Rice moved that the revised Schedule "B" to R.R.A.P. Agency Agreement be accepted by the Village of Beiseker.  
Carried.

- Discussion re: Future of R.R.A.P. Program

The possibility of doing administration and building inspections with local personnel was discussed. The program administration will remain as is until N.I.P. Co-ordinator, Mr. LeRoy Roach, retires this fall.

- (g) June 25, 1980 Alberta Municipal Affairs, Planning Services

Re: Updating of Compiled Maps and Plans for Council's information - a reply will be sent

- (h) June 25, 1980 College of Physicians & Surgeons  
Re: Reply to request for assistance to attract resident doctor

Councillor Rice moved that a letter and promotional brochure be sent to each of the teaching hospitals in Alberta, with the request that the information be posted.  
Carried.

- (i) June 26, 1980 C.M.H.C.  
Re: N.I.P. Tennis Courts  
For Council's information

- (j) June 27, 1980 Fred Tarnasky  
Re: Offer to purchase used culverts

Councillor Carter moved the \$5.00 bid of Mr. Fred Tarnasky to purchase two used culverts be accepted.  
Carried.

NEW BUSINESS

- (a) Councillor's Reports

Rice - The rental of a rototiller for clean-up around trees at the campground was authorized. The base around the trees will be re-seeded this fall.

Mayor Richter moved that Councillor Rice obtain an estimate to have four solid wood doors installed in the change booth at Friendship Park.  
Carried.

*ADK.*

NEW BUSINESS

(a) Councillor's Reports (Continued)

Carter - No Report

Benoit - No Report

Courtman - No Report

Richter - Mayor Richter reported on the Regional Resources Promotional Booth at the Calgary Stampede.

- The used Public Works tractor that the Village was interested in has been sold elsewhere.

(b) Water/Sewer Accounts

Deputy Mayor Benoit moved the following water/sewer accounts be credited or written-off

Irena Hagel	\$ 1.37
Eva Wegener	2.00
W. Juenke	9.00
D. St Denis	<u>2.18</u>
	\$14.55

Carried.

(c) Building Permits

Councillor Carter moved the issue of the following building permits be acknowledged.

80-8 Tony Schmaltz - Single Family Dwelling  
Lot 3 Block 7 Plan 7710063

80-9 T. Bechthold - Renovation - Single Family  
Lot 17 Block 11 Plan 8292CH

80-10 A. Passmore - Renovation - Single Family  
Lot 8-9 Block 1 Plan 4011X

80-11 G. Bernhard - Renovation - Single Family  
Lot 4 Block 13 Plan 1192FR

80-12 E. A. Hagel - Renovation - Single Family  
Lot 20-21 Block 1 Plan 4011X

80-13 John Ross - Porch Trailer Court  
Stall #8 Trailer Court

80-14 Con Carter - Single Family Dwelling  
Lot 11 Block 4 Plan 7810947

80-15 Beiseker Homes - Single Family Dwelling  
Lot 32 Block 4 Plan 7810947

80-16 F. Moersch - Garage  
Lot 10 Block 4 Plan 7810947

80-17 Gus Martin - Renovations - Single Family  
Lot 38-39 Block 2 Plan 4011X

80-18 L.L. Schmaltz - Renovations - Single Family  
Lot 26' of 2-3 Block 11 Plan 8299CH

*JLK*

NEW BUSINESS

(c) Building Permits (Continued)

80-19 J. Fernandes - Renovations - Single Family  
Lot 34-35 Block 2 Plan 4011X

80-20 W.B. McKinnon - Renovations Single Family  
Lot 38-39 Block 3 Plan 5798EA

Carried.

(d) Well #7

Mayor Richter moved that Mr. William Schwengler and Mr. Ken Schwengler be offered \$500.00 for the Well #7 site. The Village of Beiseker will be responsible for the costs of subdivision and legal survey.  
Carried.

(e) North Road Upgrading

Alberta Transportation is currently considering our proposal for the upgrading of North Road. It is hoped that approval of the project will be received by July 31, 1980.

(f) Antique Threshing Machine Display

A request has been received from the Beiseker Chamber of Commerce to place their Antique Threshing Machine Display at the campground.

Councillor Courtman moved that the request to locate the Threshing Machine Display at the campground be denied since the area will be utilized to the fullest when the campground upgrading is completed. It is suggested that a possible location could be the property of Butterfield & Son.  
Carried.

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

(g) Development Appeal

An appeal has been received of the refusal to issue a development permit to construct an attached garage at Lot 5 Block 1 Plan 1548HE.

Deputy Mayor Benoit moved that the Development Appeal Board Hearing to consider this appeal be held July 28, 1980.  
Carried.

(h) S.T.E.P.

Extra items of work for the S.T.E.P. employees were considered - assistance with compaction of Tennis Courts  
- re-painting of curbs & tree pots on Main St.  
- check the "train carts" used for rides on Sports Day to see if they need cleaning or re-painting.

*JAK*



NEW BUSINESS

(i) A.H.C. Senior Citizen Apartments

The contract documents have now been prepared and the tender notice is ready for advertising.

(j) Subscription

Deputy Mayor Benoit moved the Village subscribe to the publication "Alberta Business Week" for the price of \$18.00 per year.  
Carried.

(k) Power Utility Rates

Councillor Courtman moved that the Beiseker Village Council express their concern to the Public Utilities Board of the possibility of higher utility rates which might result from the proposed purchase of Calgary Power Ltd. shares by Atco Ltd.  
Carried.

Deputy Mayor Benoit did not comment or vote.

(l) Industrial Park - Realty Listing

Councillor Carter moved that A.E. Lepage Melton Real Estate be given the listing for the Industrial Park for one year.  
Carried.

Councillor Rice did not comment or vote.

(m) Annexation

Annexation consent forms are prepared and will be mailed as soon as possible.

ACCOUNTS FOR APPROVAL

Councillor Rice moved the following accounts be approved for payment.

2488	Postmaster - stamps	\$ 34.00
2489	Beiseker Community Bus - Transfer 1979 Public Transportation Grant - Operation & Upgrading	415.00
2490	Lianne Enderton - Advance July wages	300.00
2491	N.I.P. - Transfer Alberta 75 Funds to NIP Account (Home-run fence construction)	1,276.00
2492	Provincial Treasurer - Fee Commissioner for Oaths	10.00
2493	Mrs. Eilleen Schmaltz - Wages for June	173.80
2494	Linda Jones - Wages	229.54
2495	Pamela Whitnack - wages	653.46
2496	Mary Straub - wages	121.88
2497	Judy Hagel - wages	305.23
2498	Alfred Hagel - wages	536.98
2499	Marvin Smith - wages	509.51
2500	John Richter - Meeting - June	67.88
2501	Dan Benoit - Meetings - June	20.38
2502	Con Carter - Meetings - June	20.38
2503	Ray Courtman - Meetings - June	20.38
2504	Ron Rice - Meetings - June	20.38
2505	Lorene Williams - M.P.C. Meeting June 12, 1980	10.00
2506	David Salken - M.P.C. Meeting June 12, 1980	10.00
2507	Felix Schmaltz - M.P.C. Meeting June 12, 1980	10.00

*J.R.K.*

ACCOUNTS FOR  
 APPROVAL

2508	Petty Cash - Postage \$12.03, Freight \$2.65	\$ 14.68
2509	Larry Williams Wages - Traffic Volume Study	372.12
2510	Cancelled	
2511	Kim Berreth - Wages Traffic Volume Study	298.52
2512	Gwen Steiger - Wages Traffic Volume Study	298.52
2513	The Provincial Treasurer - Fee Commissioner for Oaths	10.00
2514	Peggy Martin - Wages Traffic Volume Study	366.40
2515	Postmaster - Stamps	51.00
2526	Alberta Government Telephones - Hall	12.05
2527	Alberta Animal Control - Patrol fees	88.00
2528	Workers' Compensation Act - Installment	358.75
2529	Grand & Toy Limited - Office Supplies	30.51
2530	Alberta Government Services - Municipal Government Act	9.50
2531	Tire Centre - Grader tire repair	31.95
2532	Alberta Wheat Pool - Chemicals	18.75
2533	Ed's Cleaning Supplies - garbage bags	26.00
2534	Calgary Power - Street Lighting	857.41
2535	Carole F. Laurila - Accounting	197.25
2536	Pamela Whitnack - expense claim	120.00
2537	Irricanada Holdings Ltd. - Advertisements Five Village Weekly	151.28
2538	Miller Printing - Business Cards	42.51
2439	Beiseker Motors	31.47
2540	Butterfield & Son - repairs	245.00
2541	Imperial Oil Limited - diesel for grader	84.01
2546	Whitnack's Repair Centre Ltd.	143.45
2525	Revenue Canada - Tax Deduction	\$673.20
	C.P.P.	167.36
	U.I. Premiums	180.26
		1,020.82
2547	Canadian Linen Supply - shop lines	40.14
2548	Day-Timers of Canada, Ltd. - office supply	4.95
2549	Cargill Grain Company, Limited - chemical- weed control	69.52
2550	Forge Business Systems Ltd. - typewriter repairs	30.00
2551	Canadian Pacific Limited - CPR track rental	5.00
2552	Gehring's Transport Ltd. - freight on grader parts	12.95
2553	Canadian Western Natural Gas Company Limited- Cent. Building	20.86
2554	Copytron - photocopy meter	\$23.87
	bond paper	\$51.60
		75.47
2555	Acme Linden Transport - freight on paper	10.00
2556	Alberta Association of Municipal Districts & Counties - Interest on parts	4.72

Mayor Richter moved that account No. 2557 to BAR Machine & Welding in the amount of \$122.71 be approved for payment. Carried.

Deputy Mayor Benoit did not comment or vote.

Councillor Carter moved that the Community Bus account to Faber Gurevitch in the amount of \$235.00 be approved for payment. Carried.

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

0177 Don Schmidt - Sony Sound System for hall \$197.95  
 Carried.

*AK*

ADJOURNMENT:

Deputy Mayor Benoit moved the meeting be adjourned at  
10:55 P.M.

*John L. Richter*  
MAYOR

*Pamela Whitnack*  
MUNICIPAL ADMINISTRATOR