

MINUTES OF A SPECIAL MEETING OF THE COUNCIL OF THE VILLAGE OF
BEISEKER SITTING AS THE COURT OF REVISION HELD MAY 2, 1984 AT
7:00 P.M. IN THE COUNCIL CHAMBERS

PRESENT

MAYOR: John Richter
DEPUTY MAYOR: Ray Courtman
COUNCILLOR: Dave Fegan
COUNCILLOR: Sandra Gordon
MUNICIPAL ADMINISTRATOR: Pamela Whitnack
ALBERTA MUNICIPAL AFFAIRS
ASSESSOR: Gordon Bunka and Dennis Forrester
TAXPAYER: Baltser Schmaltz (7:05 - 7:20 P.M.)

CALL TO ORDER

The meeting was called to order at 7:05 P.M. by Mayor Richter

ELECTION OF CHAIRMAN

Councillor Fegan nominated John Richter as Chairman of the Court of Revision.

Councillor Gordon moved nominations cease.
Carried.

APPEALS

(a) 7:05 P.M. Baltser Schmaltz

The nature of Mr. Schmaltz's appeal was that he felt the land had been assessed at too high a rate per acre because it is native grass, slough bottom with a drainage ditch through it and was not suitable for cropping. The assessors indicated that this property already had the lowest per acre assessment

It appeared after discussion that perhaps the base of assessment for this property did not compare very closely to the assessment which had been placed on it when the property was within the Municipal District of Rocky View. The Court of Revision asked the Assessors to compare the assessment base between the Municipal District of Rocky View and the Village of Beiseker and following this review make some recommendation for the Court to consider.

It was agreed that the Court would reconvene for this purpose at 7:00 P.M. May 14, 1984.

Mr. Schmaltz left the meeting at 7:20 P.M.

(b) 7:20 P.M. Leroy Whitnack, - Lot 5 Block 4 Plan 1192FR

Mr. Whitnack indicated in his appeal that the property appeared to be assessed at completion value when the interior of the building was only framed and insulated at December 31, 1983.

After discussion the assessors suggested that the building should be assessed at 75% completion at December 31, 1983 and that some adjustment would be in order.

APPEALS (Continued)

(b) Leroy Whitnack Appeal (Continued)

Councillor Fegan moved the recommendation of the assessor
be granted and that the property be assessed at 75% completion
at December 31, 1983, Previous assessment 37,790
New Assessment 30,470

Carried Unanimously

(c) Bruce Schmaltz - Beiseker Agri Services

Account #104E-395	Lease Property #AHMK 0360007
Account #3801	Lot 2 Plan 8110582
Account #3802	Lot 3 Plan 8110582
Account #3803	Lot 4 Plan 8110582

Lease Property - Account #104E-395

Mr. Schmaltz indicated that the two old warehouses would be
removed shortly and that the land assessment has gone up which
he felt was wrong.

Deputy Mayor Courtman moved that the Court of Revision grant
the recommendation of the assessor as follows:

The 6.1 x 9.0 meter shed be depreciated to a value of
20%

Old Value 39,935

New Value 38,035

That when the sheds are removed the assessment for the sheds
would also be removed

That Mr. Schmaltz be informed that the land assessment went
up because more land was leased in 1983.

Carried.

- Lot 2, 3 and 4 Plan 8110582

Deputy Mayor Courtman moved that the assessment on these
properties remain the same because it was assessed at a
comparable level with other commercial property within the
Village.

Carried.

APPEALS (Continued)

(d) Parrish & Heimbecker Ltd. Acc't #108-311
Lease AHME 0360001

Parrish & Heimbecker indicated that the facility was permanently closed in August 1983, that they had ceased to do business in the Village and they would request that the 1984 assessment reflect the changed status of business within the Village.

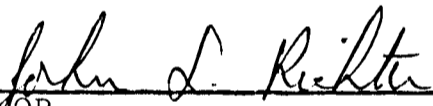
Councillor Gordon moved the recommendation of the assessor be approved by the Court of Revision in that the value of the improvements be reduced to 75%

Old Value	158,040	New Value	90,050
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Carried.

ADJOURNMENT

The Court of Revision was adjourned by a motion of Mayor Richter at 7:45 P.M.
Carried.



MAYOR



MUNICIPAL ADMINISTRATOR

MINUTES OF A SPECIAL MEETING OF THE COUNCIL OF THE VILLAGE OF
BEISEKER HELD WEDNESDAY, MAY 2, 1984 FOLLOWING THE COURT OF
REVISION AND THE REGULAR MEETING

PRESENT:

MAYOR: John Richter
DEPUTY MAYOR: Ray Courtman
COUNCILLOR: Dave Fegan
COUNCILLOR: Sandra Gordon
MUNICIPAL ADMINISTRATOR; Pam Whitnack

CALL TO ORDER

The meeting was called to order at 9:30 P.M. by Mayor Richter

BUSINESS

(a) Budget 1984

1. Debenture payable and interest stabilization schedule was circulated for Council's information. Discussion followed concerning the applicable interest rates for each debenture borrowing. It is suggested that the Village try to create a reserve of funds to pay off the Public Works Grader Debenture in 1986 since the debenture borrowing rate is 16.25% and the interest stabilization benefit will expire in that year.
2. Discussion was held concerning the general level of taxation increase in 1984. It was agreed that we should endeavour to budget for a \$10,000.00 surplus but to keep the level of increase to a limit of 5%.
3. The Gyro mower - discussion was held concerning the need to purchase a new gyro mower for use with the Massey Ferguson tractor. The Public Works Foreman is asked to get an estimate of cost to repair the existing mower. If the old mower can have its useful life extended for repairs of less than \$300.00, the old mower will continue to be used.
4. The Generator - discussion concerning the size of generator required to operate the lift station and also operate the pump at well #7 was discussed. Other discussion included the need to install a transfer case at Well #7 so that the generator will be able to operate it.
5. Lawn mowers - discussion was held concerning the possible purchase of the new push lawn mower. The Public Works Foreman should assess whether or not two mowers can be made operational from the existing stock before a decision is made regarding purchase of a new mower

J.R.

BUSINESS (Continued)

(a) Budget 1984 (Continued)

6. Tax Penalties - The Administrator asked Council if they wished to make any change to the tax penalty Bylaw. After discussion it was agreed that the existing Bylaw would remain i.e. 18% penalty.

7. Cost Shared Equipment Program

The Administrator is asked to prepare an application under the Cost-Shared Equipment Program to purchase one set of breathing apparatus to improve our disaster preparedness. Fifty percent of the cost of the breathing apparatus will be included in the Village budget.

8. Water and Sewer Rates

Discussion was held concerning the possible increase in water and sewer rates versus the need to encourage Village ratepayers to use water for yard improvement.

The Administrator is to compare the following alternatives:

- (i) 5% increase in rates September 1, 1984 versus 5% increase May 1, 1984 with a 6,000 gallon minimum allowed during the summer months.

9. Census Takers

The fee paid to each census taker for 1984 will be \$175.00 per person

10. Beacon Heights Lot Sales

The Administrator inquired whether Council wished to do any special marketing measures to try to encourage Lot sales in Beacon Heights Phase I. Additional information is required before this decision can be made i.e. What was the result of the Village of Crossfield campaign to market lots for \$10,000 per lot? Will Alberta Housing Corporation be proceeding with their plan to cover interest charges on Beacon Heights Phase II? Has any consideration been given to coverage of the interest charges on the Industrial Park?

11. Seventh Street Sewer

Discussion was held concerning the possibility of doing a video tape inspection of sewer line along Seventh Street. The Administrator should endeavour to obtain a cost estimate for completing this work.

J.P.R.

BUSINESS (Continued)

(b) Street Improvements

Cost associated with the street improvements discussion of the April 30, 1984 regular meeting was circulated to Council

1. Sanitary Sewer Main

Deputy Mayor Courtman moved first reading be given to Bylaw 84-10 being a Bylaw to provide for the financing of the replacement of the Main Street Sanitary Sewermain and additional manhole improvements.

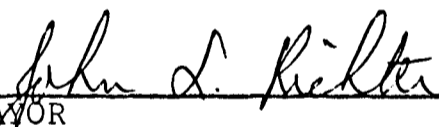
Carried.

2. Councillor Fegan moved the Administrator and Mr. Oscar Regier of Mercon Engineering Ltd. be authorized to prepare an application for funding under the streets assistance program in accordance with the cost estimate submitted i.e. Provincial Contribution \$96,840.00
Municipal Contribution \$124,450.00

Carried.

ADJOURNMENT

Councillor Fegan moved the meeting be adjourned at 10:45 P.M.
Carried.


MAYOR


MUNICIPAL ADMINISTRATOR