

THE MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, NOVEMBER 22, 1982 AT 7:00 P.M. IN THE COUNCIL CHAMBERS.

PRESENT

MAYOR: John L. Richter
DEPUTY MAYOR: Dan Benoit
COUNCILLOR: Con Carter
COUNCILLOR: Ray Courtman (7:10 p.m. - 10:20 p.m.)
COUNCILLOR: Dave Fegan
MUNICIPAL ADMINISTRATOR: Pam Whitnack
DELEGATIONS: Marigold Library System - Patrica Cavill, Director
- Jeannette Richter,
Local Library Member
(7:30 p.m. - 8:10 p.m.)
Mercon Engineering Ltd. - Oscar Regier
(8:10 p.m. - 8:40 p.m.)

PUBLIC WORKS DEPARTMENT: Alfred Hagel - Foreman
(8:10 p.m. - 9:30 p.m.)

CALL TO ORDER

The meeting was called to order at 7:05 p.m. by Mayor Richter.

CONFIRMATION OF MINUTES

Mayor Richter moved the minutes of the Special Meeting of November 15, 1982 be confirmed as circulated.

Carried.

BUSINESS ARISING FROM MINUTES

(a) Rural Health Care

Councillor Fegan reported that information has been sent to the Faculty of Medicine, University of Calgary concerning the possible use of the Beiseker Medical Clinic as a training facility for student family physicans.

(b) Canada Community Development Project

Councillor Courtman arrived at the meeting at 7:10 p.m.

A letter has been received from Calgary Regional Planning Commission indicating that monies received as cash-in-lieu of providing Public Reserve can be used for recreation facility development. It would therefore be possible to use the approximately \$12,000 of Public Reserve monies towards the Station Project if we were to proceed. Since no alternative sources of monies have been found a shortage of approximately \$65,000 still exists. The project will not proceed unless other grant monies are found.

(c) Priority Employment Program

An application had been submitted for a part-time position to hire a person to review the Beiseker and District Recreation Master Plan. The application has received approval. This individual will be hired as soon as possible.

CORRESPONDENCE

(a) November 4, 1982 Alberta Heart Campaign
Re: Request for permission to hold the annual campaign

Councillor Fegan moved the Alberta Heart Foundation be granted permission to hold their annual campaign in Beiseker during the month of February.

Carried.

jk.

CORRESPONDENCE

- (b) November 10, 1982 Copy of a letter from the Town of Three Hills to Drumheller & District Solid Waste Management Association

Re: Proposed withdrawal of participation in the Regional Landfill System.

Council expressed concern about the proposed withdrawal of Three Hills from the Drumheller and District Solid Waste Management Association as it may relate to possible increased operating costs for the other members. Councillor Carter will investigate these matters at the Solid Waste Management meeting scheduled November 25, 1982 and will report to Council at the next regular meeting.

- (c) November 15, 1982 Alberta Urban Municipalities Assoc.
Re: A message from the new president.

This item of correspondence was circulated for Council's information.

- (d) November 19, 1982
Re: Extension of waterline to House of CP right-of-way west of the tracks

A request was received from Mr. Allen Vodeka of Acme, Alberta concerning the possible extension of water service to a house on CPR Leased property west of the CPR tracks.

Councillor Carter moved that since a residential use along the CPR right-of-way does not conform with the provisions of the Village of Beiseker Land Use Bylaw, it would not be in the best interest of the Village to encourage further use of this site through the extension of water service to the Property. The major problem is due to lack of adequate access to the site.

Carried.

NEW BUSINESS

- (a) Councillor's Reports

Fegan - no report

Carter - no report

Benoit - no report

Courtman - Councillor Courtman indicated dates of upcoming meetings:

December 9, 1982 - Beiseker & District Recreation Board
November 24, 1982 - Beiseker Community School Steering Committee meeting #2.

Richter - Mayor Richter reported that he had contacted Patrick Schmaltz, representative of Agnes Schmaltz regarding easement for the well #7 pipeline. Mr. Schmaltz indicated he should be in a position to express his concerns within the next week and Mayor Richter will report on the matter at the next regular meeting.

Mayor Richter reminded Council of the Regional Resources Project #1 meeting to be held Wednesday, November 24, 1982 in Bassano.

jsk.

DELEGATIONS

7:30 p.m. Marigold Library System
Patrica Cavill, Director
Jeannette Richter, Local Marigold Library
Representative

Ms. Cavill and Mrs. Richter gave a very informative presentation about services offered by the Marigold Library System and of progress made to date on the implementation of the service. The types of service currently operated and plans for expansion of the service were discussed with Council. Beiseker is the only member Municipality of the Marigold Library System within the boundaries of the Municipal District of Rockyview. This fact concerned Council to some degree and it was mentioned that the excellent presentation given by Ms. Cavill would perhaps encourage other municipalities to become members.

Ms. Cavill and Mrs. Richter left the meeting at 8:10 p.m.

8:10 p.m. Mercon Engineering Ltd. - Oscar Regier

(1) Industrial Park Lift Station

Mr. Regier circulated a report to Council outlining the problems which occurred at the Industrial Park lift station November 8th through 10th, 1982.

Councillor Courtman moved the recommendations provided by Mercon Engineering Ltd. be adopted:

- (a) Prevent the entrance of gravel and debris into the sewer system wherever possible.
- (b) Inspect sewer system after road grading and after making connections to sewer service and remove any debris which may have entered.
- (c) Remove, inspect, maintain, and repair if necessary, the pumps every six months. Refer to the manufacturer's manual for further details.
- (d) Clean out the lift station sump, clean and finish all metal fabrications, pipes, valves, and fittings as required every twelve months.
- (e) Keep records on inspections, maintenance, repairs etc.

It is also recommended that these recommendations be adapted to all mechanical equipment used by the Village of Beiseker.

Carried.

(2) Well #7

Mr. Regier reported on further discussions with Mr. Fazal of Alberta Environment. It appears that Alberta Environment may be willing to supply funding for the oversizing of the supplyline to an eight inch diameter rather than fund the additional expense of having a regional system investigated.

jsk

DELEGATION

8:10 p.m. Mercon Engineering Ltd. - Oscar Regier

(2) Well #7

Pending receipt of a reply from Mr. Fazal any further discussion regarding a regional system will be tabled.

(3) Certificate of Survey - Plan 4087FJ

Mr. Regier presented to Council a certificate of survey prepared by J.M. Starchuck Associates Ltd. This plan of survey will form the basis for the negotiation of encroachment agreements with Mr. Emil Berreth i.e. the apartment buildings and garbage receptacle encroach into fourth avenue, and the Village of Beiseker lift station encroaches onto Plan 4087FJ owned by Mr. Berreth.

(4) Beacon Heights Phase II

Mr. Regier presented the construction completion certificate for surface improvements in Beacon Heights Phase II for approval by Council.

Councillor Carter moved that the Mayor and the Municipal Administrator be authorized to sign the construction completion certificate for surface improvements in Beacon Heights Phase II.

Carried.

Clarification will be requested regarding replacement of trees around the perimeter of Phase II should they not survive the winter.

(5) First Avenue Main Street Project

The 'as constructed' grades along first avenue were discussed further with Mr. Regier. The holdback release in favour of Richardson Brothers Ltd. will be prepared for submission to Council at the next meeting.

The swale which has been graded adjacent to the C.P.R. property appears to be satisfactory.

Mr. Regier left the meeting at 8:40 p.m.

9:00 p.m. Public Works Foreman, Alfred Hagel

A public works report prepared by Mr. Hagel had been previously circulated to Council. Items discussed included:

- (1) Operational problems with the Hall automatic coffeemaker were discussed.
- (2) Materials located in the storage sheds.

Deputy Mayor Benoit moved the Public Works Foreman be authorized to remove little-used items from the steel storage buildings for disposal at the Acme Auction Mart.

Carried.

- (3) Discussion was held concerning the replacement or repair of Christmas street light decorations. It was suggested by Council that the decorations could be altered in some way to extend their life.

ffb

DELEGATION

9:00 P.M. Public Works Foreman, Alfred Hagel

(3) The Public Works Department is authorized to repair as many decorations as possible to a maximum expenditure of \$200.00 in 1982.

(4) Snow Removal

Mayor Richter moved that in view of the time of economic constraint, the Village remove snow from all sidewalks adjacent to Village property but that no private service will be offered in 1982.

Carried.

(5) Repairs & Purchases

(a) A new control for the supply valve into Reservoir #1 has been installed.

(b) A new fan motor will be required for the heater in the Industrial Park lift station.

(c) A chlorine test kit has been ordered expenditure \$92.50.

(6) Well Testing

A kit to test the static level in the various wells will be required. The price will be obtained for inclusion in the Capital Budget for 1983.

(7) Outside Plug-ins

Discussion was held concerning the provisions of outside electrical plugs for staff parking area. A cost estimate will be obtained from two electricians for consideration at the next regular meeting.

(8) The Work Schedule

Council agreed the work schedule was good but would probably become more specific as the Public Works personnel became more familiar with the use of the schedule.

Councillor Fegan moved that Council go into camera at 9:15 p.m. to discuss staff concerns within the Public Works Department.

Carried.

Councillor Carter moved that Council come out of camera at 9:30 p.m.

Carried.

Mr. Hagel left the meeting at 9:30 p.m.

ACCOUNTING
ADJUSTMENTS

Councillor Carter moved that tax penalty in the amount of \$193.86 be reversed on account #32-1538 of Mr. & Mrs. A. Stadelman since the tax notice was invertly sent to the wrong mortgage company address.

Carried.

67.

JK.

NEW BUSINESS

Fire Extinguisher Inspection

Deputy Mayor Benoit would like more information concerning why a 10 lb. dry chem extinguisher was recommended for the Beiseker Memorial Hall, prior to a final decision being made.

Planning Matters

- (1) Rockyview Referral concerning proposed Land Use Bylaw Amendment

S.E.¼ and N.E.¼-35-27-26-W4M.

The application referred for comment concerned the proposed redesignation from Agricultural conservation (one) district to small holding. A memorandum pertaining to the matter from Gail Sokolan of Calgary Regional Planning Commission was previously circulated for Council's review.

Councillor Courtman moved that Beiseker Village Council inform the Planning Department of Municipal District of Rockyview #44 that there is no objection to the proposed redesignation of the S.E.¼ and N.E.¼ -35-27-26-W4M from Agricultural Conservation (one) district to small holding.

Carried.

- (2) Concerning Rockyview appeal of a refused amendment to the 1981 Regional Plan regarding provisions for Rural Industrial Parks.

A letter of appeal from the Municipal District of Rockyview to the Alberta Planning Board and a memorandum concerning the issues from Gail Sokolan of Calgary Regional Planning Commission was previously circulated to Council.

Mayor Richter moved that Mrs. Sokolan of Calgary Regional Planning Commission be requested to prepare a submission on behalf of Council to be read into the record at the Alberta Planning Board Hearing.

Carried.

This submission should be available for review by Council in advance of its' presentation.

- (3) Rockyview Proposed Amendment to delete the minimum parcel size for Metropolitan or Regional Industrial Park within the 1971 Regional Plan.

This issue will be introduced at the next Calgary Regional Planning Commission meeting following which a Public Hearing will be scheduled. Mayor Richter will try to determine the reasons why this parcel size provision should be deleted so that Council may adequately respond to the request.

- (4) General Municipal Plan Working Committee

A list of policy recommendations and proposed recommended amendments to the Land Use Bylaw were previously circulated to Council. Land Use Amendment Bylaws will be prepared for first reading by Council and will be categorized approximately in the following manner:

NEW BUSINESS (4) General Municipal Plan Working Committee

General Planning, Land Uses, Land Redesignations etc.

Developer's Agreements

Council has previously felt that it was important to use the same Development Agreement for all subdivisions. Comments have been received from Faber Gurevitch regarding suggested inadequacies within our form development agreement. Since we are now required to negotiate a development agreement with the Community Baptist Church, Council was requested to review the Lawyer's comments regarding recommended changes. The problem clauses were discussed in some detail. It was agreed that a clause should be added concerning insurance which must be provided by the developer in order to be certain that the Village is indemnified against any actions arising during the course or as a result of construction. With a few minor changes the same form of development agreement will be used.

Encroachment Agreements

A sample encroachment agreement drafted from a form used by the City of Calgary was presented to Council for their consideration.

Councillor Courtman moved this format be used in drafting an encroachment agreement to negotiate with J.C. Kustom Auto Body Ltd. to allow them to locate gasoline pumps within the street right-of-way.

Carried.

The final form for this particular encroachment agreement will be presented to Council for authorization to sign at the next meeting.

South Saskatchewan River Basin Planning Project

A draft proposed submission of Village of Beiseker water use objectives for submission to the South Saskatchewan River Basin Planning Program was previously circulated to Council. Council indicated that this submission adequately represented their views. The submission will be sent to Mr. Steve Evans of Alberta Environment with carbon copies to our M.L.A., Mrs. Connie Osterman.

Big Country Educational Consortium

Reference was made at a recent Regional Resources Project meeting concerning the possibility of using communities within the Regional Resources Project for practical experience applications for some of the programs offered at Big Country Educational Consortium.

The December Meeting Schedule

Mayor Richter moved the Development Appeal Board Hearing be scheduled in advance of the regular meeting of December 13, 1982 and following the Court of Revision for the Beacon Heights Phase I Paving Project. The December 27, 1982 regular meeting will be cancelled.

Carried.

AK

NEW BUSINESS Communication Equipment

The Northeast Rockyview Fire Association will be having some F.M. Mobile Radio equipment for sale. A letter will be sent to the association asking what price will be expected for the purchase of the base and one additional mobile radio.

ACCOUNTS FOR APPROVAL

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

1631	Ornell Salken - wages	137.48
1632	Mary Straub - wages	363.33
1633	Cheryl Coyne - wages	467.99
1634	Pamela Whitnack - wages	600.00
1635	David Wright	550.00
1636	Alfred Hagel	500.00
1637	Mary Bell	223.29
1638	Candain Western Natural Gas - to replace damaged cheque	293.94
1639	U.F.A. - grader, truck & tractor	370.92
1641	C.T.A. Courier	27.50
1642	Thuro Services (Western) Ltd. - lift station	1160.00
1643	Alberta Government Telephones	215.29
1644	Gulf Canada	71.40
1645	McNair Sand & Gravel	341.00
1646	C.J. Beattie - grease	8.76
1647	Trans Alta Utilites	55.33
1648	John Richter - expense	148.95
1649	Bruce Brown - Homeowner Rebate	79.50
1650	Norman Webster - Homeowner rebate	26.17
1651	Lucille Stadelman - Homeowner rebate	409.17
1652	Lisa Klassen - utility refund	65.00
1653	Bill Crann - utility refund	15.90
1654	Worker's Compensation Board	534.37
1655	Harold Schmaltz - gas, truck	87.84
1656	J.L. Backhoe Service - tree holes	360.00

Carried.

Deputy Mayor Benoit moved that account 1640 to Beiseker Pharmacy in the amount of \$7.78 for office supplies be approved for payment.

Carried.

ADJOURNMENT

Mayor Richter moved the meeting be adjourned at 10:20 p.m.

Carried.

John S. Richter
MAYOR

Pamela Whitnack
MUNICIPAL ADMINISTRATOR