

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF BEISEKER HELD MONDAY, FEBRUARY 8, 1982 AT 7:00 P.M. IN THE COUNCIL CHAMBERS.

PRESENT:

MAYOR: John L. Richter  
DEPUTY MAYOR: Dan Benoit  
COUNCILOR: Ray Courtman  
COUNCILOR: Con Carter  
COUNCILOR: Dave Fegan  
MUNICIPAL ADMINISTRATOR: Pam Whitnack  
CALGARY REGIONAL PLANNING COMMISSION: Gail Sokolan  
Tony Sorokan

(7:05 - 7:50 p.m.)

COMMUNITY BAPTIST CHURCH: Wayne Klassen  
Garry Lewis

(7:05 - 7:25 p.m.)

CALL TO ORDER:

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

DELEGATIONS:

7:05 p.m. - Wayne Klassen & Garry Lewis  
re: Discussion concerning the proposed site  
for the Community Baptist Church

Mr. Klassen indicated that the Church was considering the possibility of purchasing some land from Mr. & Mrs. Van Hee in a portion of the west half of section 12, Township 28, Range 26, West of the 4th. Prior to finalizing any negotiations with Mr. Van Hee a few items needed to be clarified.

- (a) Mr. Klassen asked what Council's policy would be on the charging of acre assessments if the Church were to purchase five acres of land. Mr. Klassen indicated that since the use of the site would not be intensive. He hoped that Council would consider a relaxation of the acre assessment policy.
- (b) Drainage- Mr. Klassen asked what Council's requirement would be for drainage and access to the site since the access would need to cross the deep drainage channel along ninth street. Council indicated that the installation of a large culvert and an approach would be required and would be the responsibility of the Church.

Other discussion followed concerning the need for such a large parcel of land. It was again pointed out to Mr. Klassen that only one-half acre of land and the church improvements would be exempt from taxation.

Council indicated that they supported the development of a Church within the Village of Beiseker and that the proposed location seemed to be suitable. Council reserved comment however, on the charging of acreage assessment until they had the opportunity to have an in camera discussion.

Mr. Klassen and Mr. Lewis left the meeting at 7:25 p.m.

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DELEGATIONS:

- (b) 7:30 p.m. - Calgary Regional Planning Commission  
Gail Sokolan

re: (a) Rural Industrial Land Use

Discussion was held on the revised draft amendment for the 1981 regional plan which Mayor Richter proposes to introduce at the February 12, 1982 Calgary Regional Planning Commission meeting. Some question arose as to how Airport Development would be handled under the terms of the 1971 Regional Plan.

(b) Regional Planning System Study

A letter which indicated Council's position had been forwarded to Calgary Regional Planning Commission on February 5, 1982.

Councillor Fegan moved that Council agree that this letter indicated their position on the topic of the Regional Planning System Study Report.  
Carried.

(c) General Municipal Plan

Mrs. Sokolan reported that a tentative work plan program and outline had been prepared. Areas requiring revision of policy would be identified for Beiseker, and proposed dates would be added to this work program outline. When this is completed the matter will be brought to Council for their review and approval.

(d) Annexation

The annexation package will be prepared for review by Council and submission to the Local Authorities Board. The matter was tabled until the February 22, 1982 meeting.

Mrs. Sokolan and Mr. Sorokan left the meeting at 7:50 p.m.

- (c) Councillor Fegan moved that Council go into camera at 7:50 p.m. to discuss an acreage assessment policy for the Community Baptist Church Development. Carried.

Mayor Richter moved that Council come out of camera at 8:05 p.m. Carried.

Deputy Mayor Benoit moved that the following be Council's policy with regard to the proposed development of the Community Baptist Church on the Van Hee property at Northwest portion of Section 12-28-26 W.4M.

- (a) no assessment would be levied on the one-half acre of property which would be tax exempt.  
(b) full assessment of twelve thousand and fifty-five dollars per acre would be charged on the remaining acreage purchased.  
(c) Council will be willing to work out terms for payment of acreage assessment which might include the amortization of the outstanding balance over five years at fourteen and one-half per cent per annum. Carried unanimously.

APR

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CONFIRMATION OF MINUTES:

Councillor Courtman moved that the minutes of the regular meeting held January 25, 1982 be confirmed as circulated. Carried.

ADOPTION OF BANK RECONCILIATIONS:

Mayor Richter moved that the bank reconciliations for January 1982 for the Village General Account and Public Reserve Trust Fund Account be confirmed as circulated. Carried.

BUSINESS ARISING FROM MINUTES:

A. Review of Public Works Items

(a) Demolition Permits

Discussion was held concerning the issue of demolition permits.

It is recommended that a new form be devised which will indicate means and location of disposal and indicate that no burning of a demolished building is allowed within the Village of Beiseker

(b) Snow removal North Road

Alberta Transportation has indicated that they would like us to use the grader to remove snow from the North curb to the south curb along North Road. They then will use the snow blower to blow snow into the Church trees.

(c) Public Works Employees are not to be involved in the thawing out of peoples water service lines. The hot water thawing unit is not operating properly and is not for rent.

B. Main Street Paving Project

An inquiry was received about the possibility of a parking lane along the east side of Crescent Drive. Since the main street design provides for a green area and curb no parking lane will be constructed and no parking will be allowed at that location. Further work to the main street paving project will be completed when the financial statement is available.

C. Well #7

Copies of recent received correspondence was circulated to Council

(a) January 26, 1982 - letter from the Assistant Deputy Minister of Environment to Faber Gurevitch

This letter indicated that the well is in fact owned by the Village of Beiseker through the expropriation procedure and any agreements which Alberta Environment signed with Mr. Schwengler have no affect.

(b) February 3, 1982 - letter from Faber Gurevitch to Ross Todd & Co.

This letter informed Mr. Schwengler's lawyer of Alberta Environment position and asked what their further action would be on this matter.

JSR

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BUSINESS ARISING FROM MINUTES:

C. Well #7

The proposed water pipeline agreement as recommended by the Farmers Advocate has been received and Title Searches for properties along the well pipeline have been completed. Mercon Engineering will be contacted to obtain recommended well pipeline widths and to calculate the approximate acreage involved so that we may proceed with negotiating the price of the easement.

D. Recreation Board

Councillor Courtman reported on progress with the preparation of the recreation questionnaire. The next Recreation Board meeting is scheduled for February 17, 1982. Mrs. Sokolan of Calgary Regional Planning Commission will be in attendance to assist with the final preparation of the questionnaire.

E. Foothills Pipeline - Land Lease

Deputy Mayor Benoit moved that the Village of Beiseker proceed with negotiations with Foothills Pipeline for the lease of land in the fifth avenue Industrial Park. The following terms should be considered during the course of negotiations:

- a. The site should be restored to its original condition.
- b. the pipeline company should be responsible for the cost of their own service connections.
- c. the pipeline company would be responsible for repair of any damages to roads in the Industrial Park area which are deemed to be the result of their activities.
- d. The price of the lease of the land would be 12% of the land value per year. Carried.

F. Alaska Highway Pipeline Project

re: Crossing of pipeline near Well #5

This matter was discussed at the meeting of January 25, 1981. Council expressed some concern regarding the spacing between the pipeline at the crossing and the proximity of the rail-line crossing to our water supply main. A letter of reply was received from Foothills Pipeline February 5, 1982. The letter was circulated to Council.

Councillor Carter moved that the Municipal Administrator be authorized to sign the letter to Nova Corporation indicating that the Village of Beiseker has no objection in principle to the crossing of the facility under its jurisdiction. Carried.

G. Reservoir Site Fence

Anchor Fencing will be in the Village in the next few days to install the fence at the reservoir site.

H. Sick Leave Policy

The Sick Leave Policy will be prepared for consideration by Council at the February 22, 1982 meeting.

JSR

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BUSINESS ARISING FROM MINUTES:

I. Insurance Revisions

A list of insurance revisions will be prepared for consideration by Council at the February 22, 1982 meeting.

CORRESPONDENCE:

- A. January 11, 1982 - Minister of Housing and Public Works  
re: Community Services Program - for Council's information and discussion with our M.L.A. Mrs. Connie Osterman.
- B. January 18, 1982 - Alberta Environment  
re: 1981 - 1982 Reclamation Program  
For Council's information and future project considerations.
- C. January 25, 1982 - Regional Director of Transportation  
re: Intersection upgrading highway 9 & 72.  
This letter should be clarified through a phone call to the Regional Director.
- D. January 25, 1982 - Municipal District of Rockyview - W.B. Wray - Director of Planning  
re: M.D. General Plan  
Councillor Carter moved that a letter of reply be sent to Mr. Wray indicating that Mayor John Richter would be the person to contact with respect to a meeting to discuss a proposed Rockyview General Plan.  
Carried.
- E. January 27, 1982 - Minister of Transportation  
re: Street Assistance - for Council's information and for further discussion with our M.L.A. Mrs. Connie Osterman.
- F. January 28, 1982 - Copy of a letter from a realtor to the Calgary Chamber of Commerce  
re: Economic Development Alberta Opportunities for the 80's Seminar  
Council discussed the matter and felt that they would not attend this seminar.
- G. February 2, 1982 - Alberta Environment  
re: Solid Waste Management Association - a letter to clarify the responsibilities of the association membership for Council's information.

NEW BUSINESS:

A. Councillor's Reports

Councillor Fegan - Councillor Fegan reported on his attendance at the Regional Resources Project Board Meeting, January 21, 1982. Items discussed included rural industrial development, advertising and promotion brochure for the project, The South Saskatchewan River basin water management, comparison of residential and industrial prices throughout the region, the Regional Resources District, and the opportunities ad for tourism and small business, the federal student program, and the industrial land location study prepared by Underwood McLellan. Further discussion followed on the opportunities ads, the items suggested were plumber, machine shop, motel, bakery, resident physician, and dentist. The last year's list will be reviewed and the first five on the priority list will be submitted to Tourism and Small Business.

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NEW BUSINESS

COUNCILLOR'S REPORTS CON'T

Carter - no report

Benoit - no report

Courtman - Councillor Courtman reported that Alberta recreation & Parks offering a new grant program for 1982 - Summer Recreation Program for the disabled children. It was suggested that an advertisement be placed in the local paper seeing if there are any children who would benefit from this program.

Councillor Courtman moved that the caretakers of the Memorial Hall and the Centennial Building and Office be given the same 12% cost of living increase as granted to other Village employees. Carried.

Councillor Courtman reported on his attendance at the annual meeting of the Northeast Rocky-View Fire Association. Items discussed included protection for the Level Land area and the possibility of purchasing a new communications system.

Richter - no report

- B. Councillor Fegan moved that Council approve cheque #687 to the Provincial Treasurer for the School Foundation Requisition in the amount of \$9,352.00 issued November 26, 1981. Carried.
- C. Mayor Richter moved that the net balance of the yellow bus sale proceeds be forwarded in the amount of \$1763.35 to the community bus committee. Carried.
- D. Alberta Disaster Services Cost-Shared Equipment Program  
If the Northeast Rockyview Fire Association has a project in mind for 1982, the Village of Beiseker will submit this application on their behalf. Carried.
- E. Alberta Disaster Services - Emergency Paper Exercise  
A reminder was given to all Council members that an emergency paper exercise specifically designed for the Village of Beiseker be held Tuesday, February 16, 1982 in the Beiseker Village office,
- F. Other New Business  
Development Permit Application, Municipal District of Rockyview - Gravel Operation  
No progress was made on this application at the last Rockyview M.P.C. Meeting. Further correspondence on this proposed development was to be prior to final approval being granted.
- G. Accounting Adjustments  
Deputy Mayor Benoit moved that invoice #423 - to William Ivanauskas in the amount of \$20.00 be written off as uncollectible. Carried.

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NEW BUSINESS:

Residential Housing - Policy concerning when a building is complete.

Mayor Richter moved that for the purpose of discharging a caveat on residential property that the following items will establish when a building is complete.

1. When the exterior of the building is finished including garage doors. etc.
  2. When all construction materials are removed from the site.
  3. When rough grading of the site is completed.
- Carried.

Open House for Constituents - M.L.A., Connie Osterman

Mrs. Osterman will be using the Village Office from noon until three p.m., Saturday, February 13, 1982 for the purpose of meeting with constituents.

BYLAWS: Animal Control Bylaw 79-3A - being a bylaw to amend dog licenses fees and fines.

First reading, Councillor Fegan moved that Bylaw 79-3A to amend the dog licenses fees and fines be given first reading. Carried.

*not required*

*this Bylaw was read by Council Nov 23/81* Second reading, Councillor Carter moved that Bylaw 79-3A be granted second reading. Carried.

Deputy Mayor Benoit moved that Bylaw 79-3A be presented for third reading at this meeting. Carried Unanimously.

Third reading, Councillor Courtman moved that Bylaw 79-3A be given third reading. Carried.

ACCOUNTS FOR APPROVAL:

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

0829	Irene Hagel - office help	947.08
0830	Ornell Salken - office help	230.63
0831	Mary Straub - office help	240.18
0832	Cheryl Coyne - office staff	371.36
0833	Pamela Whitrack - Municipal Administrator	1,154.56
0834	Alfred Hagel - Public Works Foreman	948.62
0835	Dave Wright - Assistant Public Works	902.87
0836	Eileen Schmaltz - caretaker	185.99
0837	Dan Benoit - Council meeting fees	56.78
0838	Con Carter - Council meeting fees	36.78
0839	Ray Courtman - Council meeting fees	36.78
0840	Dave Fegan - Council meeting fees	16.78
0841	Lorene Williams - M.P.C. Meeting	20.00
0842	Dave Salken - M.P.C. meeting	20.00
0843	Felix Schmaltz - M.P.C. meeting	20.00
0844	Con Carter - mileage	22.50
0845	Dan Benoit - mileage	22.50
0846	Receiver General - postage	90.00
0847	Provincial Treasurer - Registration fee Con & Gladys	150.00
0848	Laurie Lang - Caretaker - Mem. Hall	67.58
0849	Alberta Government Telephones - repairs to lines (KIBA)	155.55

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COUNCIL CHAMBERS. PAGE EIGHT.

ACCOUNTS FOR APPROVAL:

0850	Irricanada Holdings Ltd. - advertising	227.80
0851	Faber Gurevitch - stale dated cheque	68.00
0852	Canadian Western Natural Gas -	640.52
0853	Beiseker Lumber (1979) Ltd. - misc.	52.27
0854	Carole F. Laurila - accounting fees	1,661.25
0855	Butterfield & Son Sales & Service - bolt	2.50
0856	Beiseker Crocery -	45.07
0857	Bill Eitzen - Electric (1969) Ltd. - service call - office furnace	60.40
0858	Canadian Linen Supply	50.77
0859	Miller Printing - letterheads	107.86
0860	Irricanada Holding Ltd. - advertising	276.00
0861	Miss M. Uffelman - Water meter deposit	50.10
0862	Val Wiggins - Water Meter deposit	47.50
0863	Neptune Meters Ltd. - Conductor Wire	49.31
0864	Whitnack's Repair Centre Ltd. -	25.00
0865	UFA - Harold Schmaltz - gas	46.30
0866	Safeguard Business Systems Ltd. - billing notices	157.80
0867	Alberta Association of M.D. & Counties - Lapel pins & bleach	866.50
0868	Gehring Trochu Three Hills Transport Ltd. - freight	78.26
0869	Acme Linden Transport - storage & freight	550.33
0870	J.C. Kustom Autobody - reservoir welding	12.00

ADJOURNMENT:

Deputy Mayor Benoit moved the meeting be adjourned at  
9:35 p.m. Carried.

  
MAYOR

  
MUNICIPAL ADMINISTRATOR



# MONTHLY STATEMENT

Month Ending Jan 31 1982

Municipality of Village of Beesley

	General Account	General Account Term Deposit	Public Reserve B/c.	TRUST FUND TOTAL Term Deposit
Net Balance at End of Previous Month	7516 68	70,000 00	Acct. 2107 75	14400 00
<i>State dated cheques written up</i>	283 38			
Receipts for the Month (Less Loans) <i>Dec 31/81</i>	82475 61		171 62	
Loans Received				
Sub-Total	90275 67		2279 37	
<b>LESS:—</b>				
Disbursements for the Month	23832 28			
Loans Paid				
Net Balance at End of Month	66443 39	70000 00	2279 37	14400 00
Balance at End of Month—Bank	77318 08	70000 00	2279 37	14400 00
<i>less w/s paid at bank and not created until <sup>Treas. Bk</sup> Dec 1/82</i>	24 50			
*Cash on Hand at End of Month	1759 94			
Sub-Total	79053 52			
Less Outstanding Cheques	12610 13			
Net Balance at End of Month	66443 39	70,000 00	2279 37	14400 00

OUTSTANDING CHEQUES						OUTSTANDING ACCOUNTS PAYABLE	
No.	Amount	No.	Amount	No.	Amount	Amount	
557	65.00	Jan 25/82 812	C 5.01	Jan 25/82 824	C 145.00	Jan 29/82	CK838 36.78
558	10.82	Jan 25/82 813	C 65.00	Jan 25/82 825	C 375.50	Jan 29/82	CK839 36.78
600	5.00	Jan 25/82 814	C 162.87	Jan 25/82 826	C 601.61	Jan 29/82	CK840 16.78
632	16.78	Jan 25/82 815	C 5.70	Jan 25/82 827	C 609.60	Jan 29/82	CK841 20.00
680	2.40	Jan 25/82 816	C 30.24	Jan 25/82 828	3,000.00	Jan 29/82	CK842 20.00
730	48.50	Jan 25/82 817	C 50.52	Jan 29/82 829	C 947.08	Jan 29/82	CK843 20.00
Jan 11/82 781	30.00	Jan 25/82 818	C 11.68	Jan 29/82 830	C 230.63	Jan 29/82	CK844 22.50
Jan 11/82 792	37.40	Jan 25/82 820	C 101.60	Jan 29/82 831	C 240.18	Jan 29/82	CK845 22.50
Jan 25/82 809	2186.48	Jan 25/82 821	C 926.77	Jan 29/82 832	C 1154.56	Jan 29/82	CK846 90.00
Jan 25/82 810	36.10	Jan 25/82 822	C 137.69	Jan 29/82 836	C 185.99	Jan 29/82	CK847 150.00
Jan 25/82 811	118.35	Jan 25/82 823	C 573.95	837	C 56.78	Estimate of Accounts Payable, not rendered	
<b>TOTAL</b>						<b>TOTAL</b>	
						12610 13	

This Statement Submitted to Council this 8 day of February 1982

Remarks:

*John L. Richter*  
 Mayor  
*Patricia Whitnack*  
 Sec.-Treas.