



**SPECIAL COUNCIL MEETING AGENDA**  
**June 22, 2023, 4:00 pm**  
**Council Chambers**

- 1. CALL TO ORDER**
- 2. COUNCILLOR ABSENCES**
- 3. AGENDA ADDITIONS**
- 4. ADOPTION OF THE AGENDA**
- 5. DISCLOSURE OF CONFLICT OF INTEREST**
- 6. DELEGATIONS**
- 7. REPORTS**
- 8. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS**
- 9. DEFERRED BUSINESS AND TABLED ITEMS**
- 10. NEW BUSINESS**
  - a. Land Disposal – Lot 8, Block 10, Plan 3982
  - b. Camp shack location
- 11. STRATEGIC PLAN REVIEW**
- 12. BYLAWS & POLICIES**
- 13. COUNCIL ISSUES & CONCERNS**
- 14. CORRESPONDENCE OUTGOING**
- 15. CORRESPONDENCE & INFORMATION**
- 16. ADJOURNMENT**

**HAMLET OF ENTERPRISE**  
526 Robin Road  
Enterprise, NT, XOE OR1



## REQUEST FOR DECISION

DATE	SUBJECT	PREPARED BY
June 2, 2023	Land disposal – Lot 8, Block 10, Plan 3982	Blair Porter

### RECOMMENDATION

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That Council approve the purchase of a modular home to be installed at Lot 8, Block 10, Plan 3982 for resale.

### CONCEPT

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During the events of last year, a resident of Enterprise lost their home and possessions. They still want to live in Enterprise and have every effort to ensure that takes place. They have applied for disaster relief funding from MACA and have received some but not enough to cover all expenses related to the purchase of a new home. Also, they can't get a mortgage because there is not a house on the lot.

As they have tried every avenue available to them without success, it is our recommendation that the Hamlet purchase the house, install it on the lot, and sell it back to the resident, as they are able to get pre-approved for a house that is already installed. They will also pay the deposit to the manufacturer to hold the unit, and will provide proof of employment and any other relevant information that Council requires.

The lot itself would be developed for the installation, which would include a driveway, culvert, house pad, along with sewer tank ready for hookup. We would charge that directly to MACA, who has cut capped the total amount to be charged at \$75,000.

### FINANCIAL CONSIDERATIONS

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Cost of the house = \$268,870.00  
Less deposit (paid by resident) = \$28,231.35

Total cost of house = \$240,638.65  
Cost of clearing lot = \$40,203.00  
Total cost = \$280,841.65

Sale of house to resident = \$254,082.15  
Sale of lot to MACA = \$75,000.00  
Total sale price = \$329,082.15

Total profit = **\$48,240.50**

## **RELEVANT DOCUMENTATION**

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Blackstone quote

Key Contracting quote – house pad, lot clearing

## **OPTIONS**

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1. Purchase the house and install it on the lot, and then resell the house and lot to resident.
2. Sell the lot only.

Preferred option: #1



424 Gateway drive  
Enterprise NT.  
XOE-OR1  
Phone: 780-285-9527  
[www.blackstonehomes.net](http://www.blackstonehomes.net)  
[dave@blackstonehomes.net](mailto:dave@blackstonehomes.net)

Date:	June 15, 2023
Client Name:	Kathy Beaupre
Series:	Meridian
Model:	MRD1676-416
Size:	16X76=1216
Consultant:	Dave Penner
Delivery Destination:	Enterprise NT

BASE PRICE:

**\$226,580**

QNTY	Option #	TRIPLE M HOUSING OPTIONS	Price	Total
-	<b>PACKAGES</b>			
1	01-0850	YELLOWKNIFE PACKAGE		INCL
1	01-0852	...R9 WINDOWS THOUGHOUT (TRIPLE PANE)	W/A	INCL
1	01-0854	...R60 ROOF INSULATION	W/A	INCL
1	01-0856	...R30 EXT. WALL INSULATION	INCL.	INCL
1	01-0858	...R40 FLOOR INSULATION	W/A	INCL
1	01-0859	...ADD'L 16" OVERHANG AT REAR OF UNIT	885	885
1	01-0870	...HERO 150 AIR EXCHANGER	2360.00	2360
76	01-0872	...RIDGE VENTING (USE 14-2600)	6.50	494
1	01-0879	...TRUSS FLOOR ILO 2x10 FLOOR	N/C	INCL
1	01-0880	...GASKET AT TOP OF WALL AND BOTTOM OF FLOOR	135	135
1	CUSTOM	STEEL FRAME	4750	4750
1	01-0881	2" RIGID INSUL. ON EXT.WALLS WITH BUILDING PAPER...	W/A	INCL
184	01-0883	...AND 1 X 4 PT STRAPPING	54	9936
-	<b>EXTERIOR: MAINTENANCE FREE VINYL SIDING STD</b>			
-	<b>HOUSE PACK</b>			
1	02-0147	HOUSE PACK: 2 PC SIDING, 2 PC FASCIA, 1 PC ROOF EDGE....	190	190
-	02-0148	.....1 PC J CHANNEL, 1 BDL SHINGLES, 1 ROLL BELLY TAPE....	CONT.	CONT.
-	02-0149	.....TO MATCH COLORS ORDERED	CONT.	CONT.
-	<b>EXTERIOR FEATURES</b>		STD	0
-	<b>PILLARS</b>			0
4	02-0371	10" SMART TRIM CORNER PILLAR:	205	820
-	<b>ROOFING</b>		STD	0

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-	<b>EAVE OPTIONS</b>			
-	<b>CEILINGS (OPTIONAL) STIPPLED GYPROC</b>		STD	STD
-	<b>VAULTED CEILINGS : LIVING, DINING, KITCHEN, FAMILY RM</b>		STD	0
-	<b>WINDOWS: LOW E ARGON WINDOWS &amp; SILLS COMPLETE WITH SCREENS</b>		STD	
3	03-0225	DELETE 46X36hs:	-780	-2340
2	03-0228	DELETE 46X42hs:	-835	-1670
1	03-0248	DELETE 72X60hs:	-1400	-1400
1	03-0701	R9 WIND. ILO STD T/O (REQUIRES CASEMENT/AWN OPTION)	W/A	0
1	-	R9 22 X 30 ILO STANDARD DUAL PANE Master Bath	120	120
1	-	R9 46 X 36 ILO STANDARD DUAL PANE	205	205
3	-	R9 46 X 42 ILO STANDARD DUAL PANE	250	750
1	-	R9 72 X 60 ILO STANDARD DUAL PANE	555	555
1	03-0715	WHITE CASE 22X30 - OBSCURE master bath	690	690
1	03-0732	WHITE CASE 46X36	1090	1090
3	03-0738	WHITE CASE 46X42 Delete dining wind. Bed # 1,2,3	1135	3405
1	03-0762	WHITE CASE 72X60	1600	1600
-	<b>DOORS</b>			0
1	04-0890	LOUVERED BIFOLD	425	425
-	<b>EXTERIOR DOORS &amp; SIDELITES:</b>		STD	0
-	<b>STORM DOORS</b>			
2	04-3230	INSULATED STORM DOOR ILO SCREEN DOOR: MV 32" DR TO MECH	100	200
1	04-4004	PATIO DOOR W/ VERTICALS (EXTRA)	2185	2185
-	<b>INTERIOR ACCESSORIES</b>			
1	05-0300	COM. BOX W/ UP TO 6 WIRED TV/CAT6(INCL RECEPTACLE):SGL	730	730
-	<b>KITCHEN:</b>			
-	<b>CABINET STYLES:</b>		STD	0
1	07-0085	ADD CROWN MOULDING	380	380
-	<b>CABINET PULLS: STAINLESS KNOBS</b>		STD	STD
-	<b>COUNTER TOPS / TILES: FORMICA WITH SINGLE ROW TILE</b>		STD	0
1	07-1405	INSTALL CABINET IN DISHWASHER SPACE	340	340
-	<b>BATHROOM : LAMINITE WITH SELF EDGE</b>		STD	0
1	08-1062	60" SHOWER STALL ILO 1PC OVAL TUB/SHOWER:	535	
-	<b>HALLWAY / UTILITY</b>			
2	09-0430	OVERHEAD WASHER/DRYER CAB (U1832) APD/EACH	200	400
-	<b>WALLS: 8' WALLS WITH DECORATIVE WALL PANELS &amp; TAPED SEAMS</b>		STD	STD
-	<b>DRAPERY: CELLULAR SHADES</b>		STD	0
-	<b>FLOORING: QUALITY LINO AND CARPET APD</b>		STD	0
	13-0440	UPGRADE CARPET ILO STD CARPET (\$2/SFT): LIVING ROOM	2	0
-	<b>FURNACE / HWT</b>			
1	<b>FURNACES: PROPANE CONVERTIBLE FURNACE : ROOF VENT WITH ARMAFLEX</b>		STD	150
1	14-0200	PROPANE CONVERSION KIT FOR FURNACE	230	220
1	14-0541	ADD ARMAFLEX INSULATION TO FURNACE EXHAUST PIPE	100	100
1	14-0606	BALANCE HRV:_CFM	85	100
-	<b>HOT WATER TANKS: 33 IMP GALLON ELECTRIC HWT</b>		STD	STD
-	<b>HEATING</b>			
-	<b>FIREPLACES / VENTS</b>			0
1	14-2250	BLAZE KING PRINCESS ULTRA WOOD STOVE W/BLACK DOOR,.....	6290	6290
1	14-2251	....BLACK TOP RAILS, REAR SHIELD, FRESH AIR INTAKE.....	CONT.	CONT
1	14-2252	...CHIMNEY INSTALLED THROUGH CEILING, TILE HEARTH	CONT.	CONT

Customer's signature \_\_\_\_\_

- APPLIANCES				
1	17-0011	DELETE STD BLACK 18 CFT FRIDGE	-1065	-1065
1	17-0021	BLACK 18 CFT FRIDGE	1065	1065
1	17-0041	DELETE STD BLACK CERAN TOP RANGE	-1235	-1235
1	17-0052	BLACK CERAN TOP RANGE	1235	1235
1	17-0102	DELETE STD RANGE HOOD - WIRE/VENT FOR OTR	100	100
1	17-0121	BLACK 1.6 CFT OTR MICROWAVE	385	385
1	17-0810	WASHER AND DRYER	1675	1675
- ELECTRICAL / PLUMBING:				
- ELECTRICAL & FIXTURES: 100 AMP SERVICE PANEL			STD	0
1	18-0560	CEILING FAN W/LIGHTS -SEP SWITCH:	210	210
1	18-0650	UNDER CABINET LED STRIP LIGHTING T/O (NO VALANCE)	595	595
1	18-0925	SURFACE MT LED POT LIGHT OVER KITCHEN SINK W/SEP SWITCH	175	175
1	18-1310	1/2" CONDUIT THRU UNDERBELLY FROM THE PANEL	70	70
1	18-1340	EXTRA 1 1/2" CONDUIT FROM DRAW SIDE PANEL THRU FLOOR (MAS	140	140
2	18-1500	EXTRA SWITCH: 20 AMP, PROPANE LOCATION	85	170
2	18-1670	EXTRA GFI RECEPTACLE FOR SEWER DROPS	210	420
1	18-1670	EXTRA RECEPTACLE: ABOVE HWT FOR FUTURE PUMP	250	250
1	NOTE	EXTRA EXTERIOR GFI RECEPTACLE ON A/F BREAKER: 20 AMP	210	210
- EXTERIOR JUNCTION BOXES (WIRE SIZE REQUIRED)				
- ELECTRICAL MASTS				
1	18-2101	INSTALL ELECTRICAL MAST - INSTALL MAST AND METER....	1650	1650
- PLUMBING:			STD	0
1	18-2447	INSTALL CONDENSATE PUMP: FURNACE DRAIN (PROPANE ONLY)	220	220
1	19-0330	YELLOWKNIFE PERMIT DRAWING PACKAGE	1250	1250
1	CUSTOM	F.F. INTAKE KIT FOR PROPANE FURNACE / WATER HEATER	500	500

- ALL WINDOWS SIZED PER TRIPLE M STANDARD UNLESS NOTED
- DISHWASHER SPACE OF 24" OPEN IF DISHWASHER NOT ORDERED
- TRIM WHITE UNLESS OTHERWISE ORDERED
- FRIDGE OPENING 36" UNLESS SPECIFIED OTHERWISE

- BLACKSTONE HOMES OPTIONS / STANDARDS	
QUOTE INCLUDES: ONE YEAR FIT AND FINISH WARRANTY	INCL
DELIVERY- SET UP ON WOOD CRIB	INCL
INSULATED SKIRTING, INSTALLED	INCL
2- 4X5 DECKS WITH STAIRS	INCL
ELECTRICAL CONNECTION (DOES NOT INCLUDE CONNECTION TO POLE OR POLE ITSELF.)	INCL
<b>QUOTE DOES NOT INCLUDE:</b>	
SEWER / WATER TANKS AND ALL MECHANICAL/PLUMBING CONNECTIONS	
LOT AND PAD WORK	
PERMITS AND APPLICATIONS	
Price subject to local building authority & Arctic Energy Alliance reviewing and accepting proposed home and efficiency.	
Blocking for home included to a height of 46" for tanks underneath	
Crane is extra if required.	
Any Fire Marshal approvals and/or reviews are the responsibility of the customer. If a Fire Marshal review is needed it needs to be completed prior to ordering the home.	
Customer must arrange and pay for engineered blocking diagram if required and obtain all required permits.	

Customer's signature \_\_\_\_\_

Price is assuming lot is flat and level (2% grade from center of pad is recommended).	
Site set up by others.	
GRAVEL PAD UNDER HOME NOT INCLUDED. CUSTOMER REQUIREMENTS AS PER SITE REQUIREMENTS BELOW	
YELLOWKNIFE CONTRACTORS HAVE NOT INCLUDED THE TRENCHING OF SERVICES FROM THE LOT LINE TO HOME	
FOR THE PLUMBING AND ELECTRICAL CONNECTIONS. THIS WILL BE AN EXTRA FEE TAKEN CARE BY CUSTOMER	
	<b>\$0.00</b>

PRICES SUBJECT TO SURCHARGES, ACCESSIBILITY TO LOT  
 QUOTE GOOD FOR 15 DAYS



BASE HOME	\$226,580.00
TM OPTIONS	\$42,290.00
BSH OPTIONS	\$0.00
SUB TOTAL	\$268,870.00
GST	\$13,443.50
<b>TOTAL DUE</b>	<b>\$282,313.50</b>



TERMS	TOTAL	
		\$282,313.50
10%	To Order	\$28,231.35
90%	Upon Delivery	\$254,082.15

Triple M Housing requires full payment from Blackstone Homes prior to pick up.  
 Blackstone Homes Requires full payment once unit arrives on lot before keys are handed out.  
 \* Custom homes, winter road or barge deliveries & special situations require higher deposit to order.

**Site requirements**

1. Site must be cleared with a wide driveway with no obstructions such as trees or fences.
2. Gravel Pad must be level, packed, at least 5' wider than the perimeter of the building.
3. If these requirements are not met, any additional costs will be at the expense of the customer.

Customer's signature \_\_\_\_\_

# KEY CONTRACTING

Enterprise & Hay River, NT

Quote #2317

Date 6/5/2023

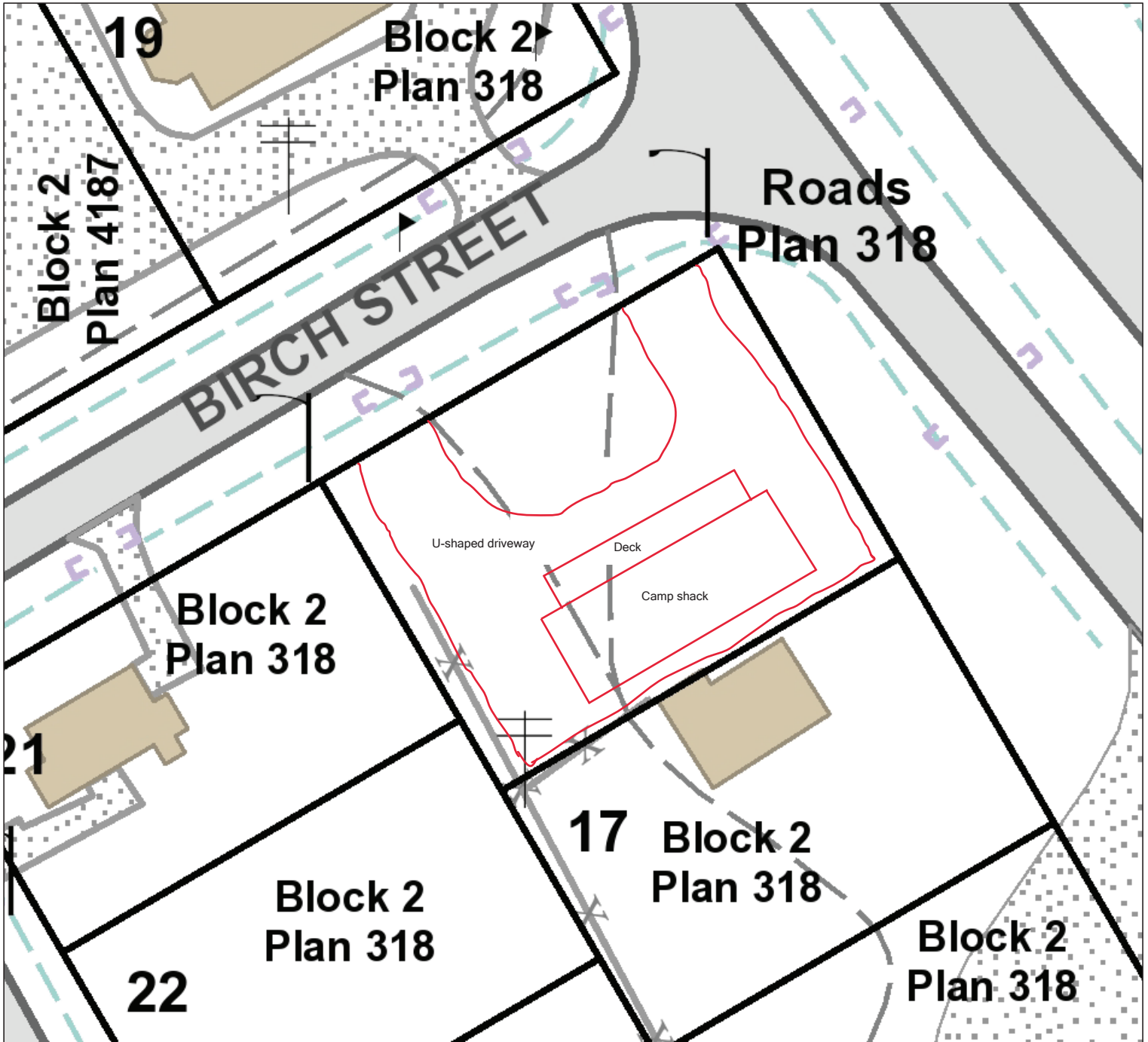
Mike Kimble o/a Key Contracting  
 # 16-105<sup>th</sup> st.  
 Hay River, NT, X0E 0R9  
 Phone: (867) 874-3012  
 mikeinthemine@hotmail.com  
 GST #: 115369704RT0001

TO: Hamlet of Enterprise  
 526 Robin Road  
 Enterprise, NT X0E 0R1  
 Phone: (867) 984-3491  
 Fax: (867) 984-3400  
 sao@enterprise-nt.ca

**QUOTE FOR CLEARING/HAULING TREES AWAY, BUILDING PAD (80'L X 30'W X 1'H) FOR CATHY BEAUPRE, & ACCESS DRIVEWAY FOR BLOCK #10 (PLAN 3982) ON BEAR ROAD IN ENTERPRISE, NT**

Item	Description	Equipment	Hours (10h/day)	Rate	Total
1	Building 86' x 30' house pad in Enterprise, NT - Clearing Brush	450 CAT Dozer	30	\$165.00	\$4,950.00
	Building 86' x 30' house pad in Enterprise, NT - Loading Brush	240 JD Excavator	30	\$201.50	\$6,045.00
	Building 86' x 30' house pad in Enterprise, NT - Hauling Brush Offsite	Sterling + End Dump	30	\$201.50	\$6,045.00
	Building 86' x 30' house pad in Enterprise, NT - Packing Pad	Self Propelled Single Drum Vibratory Packer	30	\$214.50	\$6,435.00
	Mobilization + Demobilization of Equipment	W900 KW + Scissorneck	6	\$234.00	\$1,404.00
	22 Loads (352cm <sup>3</sup> @ \$42/cm <sup>3</sup> = \$672.00/load) of pitrun gravel	Pitrun Gravel	22	\$672.00	\$14,784.00
	30' x 80' of Geotech (1 roll @ \$540.00)		1	\$540.00	\$540.00
					<b>FINAL TOTAL</b>

**NEW ITEM**



June 20, 2023

Legend

- Block Land Transfer Boundaries
- Development Areas
- Surveyed Parcels
- Surveyed Easements
- Suspension Order

- Municipal Boundaries
- Condominium Units
- Building Footprints
- Line Approximately 31m from O.H.W.M.
- Surface Land Withdrawal

Scale 1: 564

25 metres



UTM Zone: 11