

File

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, MONDAY, MARCH 30th, 1981 commencing at 4:30 p.m.

- (1) Confirmation of March 16th, 1981 Minutes.

Public Hearings

Public hearings will be held at 7 p.m., Monday, March 30, 1981 in respect to Land Use Bylaw Amendment 2672/E-81 and Bylaw 2689/A-81. p. 14

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- 1) 2379/M-81 - *third reading (Cemetery Bylaw) p. 1*
- 2) 2672/E-81 - *second & third readings (Zoning of N.W. ¼ Section 31/38/27/4) p. 14*
- 3) 2689/A-81 - *second & third readings (Area Structure Plan) p. 14*
- 4) 2708/81 - *three readings (Grants Bylaw) p. 8*
- 5) 2709/81 - *first reading (Debenture - Cemetery Building) p. 7*
- 6) 2710/81 - *first reading (Debenture - Purchase of Land) p. 31*

Additional Agenda
1

**** ADDITIONAL AGENDA ****

For the meeting of RED DEER CITY COUNCIL
MONDAY, MARCH 30th, 1981

file
Additional Agenda
2

ADDITIONAL AGENDA

- (1) Selection of Princess Margaret Scholarship
Recipient - report from Allied Arts Council.
- (2) Associated Engineering Services - Report
on Tenders for Water Treatment and Supply
Facilities

UNFINISHED BUSINESS

March 18, 1981.

NO. 1

TO: Council
FROM: City Clerk

RE: Cemetery Bylaw Amendment 2379/M-81

The above mentioned bylaw amendment received first and second reading by Council at their meeting, March 16, 1981, and is brought forward for consideration of third reading at this particular time.

Respectfully submitted,

R. Stollings
City Clerk

RS/ds

NO. 2

2.

March 18, 1981.

TO: Council
FROM: City Clerk

RE: Value Drug Mart and South Hill Shopping Centre

The following correspondence appeared upon the March 16th Council agenda and was set over until March 30 to allow a senior member of Daon Development Corp. to attend before Council to answer specific questions Council may have.

Respectfully submitted

R. Stollings
City Clerk

RS/ds
Encl.



VALUE DRUG MART

VALUE DRUG MART ASSOCIATES LTD.

3.

5112--43 avenue
Red Deer, Alberta.
T4N 3E2
February 4 1981

Mr. Mike Day
Commissioner
City Hall,
Red Deer, Alberta.

Dear Mr. Day:

RE: SOUTH HILL SHOPPING CENTRE

This letter is in regard to the above
and to our conversation in your office sometime ago.

Please find enclosed copies of three letters dated 1979
and early 1980, sent to Daon Shopping Centres in Vancouver.

I personally sent a registered letter to Mr.
Bill Richmond of Daon dated January 22 1980, indicating
that we were interested in renting space in their
Shopping Centre in Red Deer. In conversation with Mr.
Bill Richmond while he was in Red Deer on January 15 1980
he suggested that I write them a letter indicating all the
details in regards to space for rent in the Lower Shopping
Centre.

We understood that 25 to 35 per cent of Local
Businesses would be given an opportunity to rent space in
this Centre, provided that they were financially and physically
able to handle such a deal. When several months had passed
by and we had not heard anything, I then phoned Mr. Ken Curle
and he assured me that they would be in touch with me. After
several phone calls to Mr. Ken Curle, about a month apart,
and he reassuring me each time that Daon would definitely be
in touch with me, however to this day we have not heard a
word from anybody.



VALUE DRUG MART

VALUE DRUG MART ASSOCIATES LTD.

4.

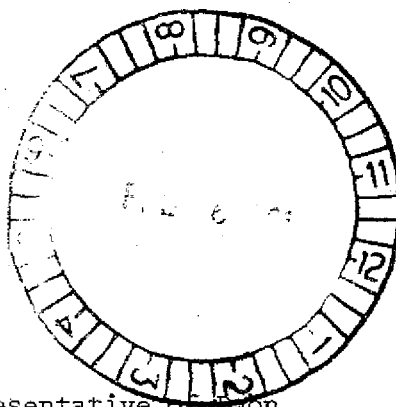
We have been in business in Red Deer for over twenty years, and we would like to have the opportunity to grow with the City of Red Deer like many other business or retail outlets that are established here.

I would appreciate it if you would present this letter to Red Deer City Council for their consideration

Yours very truly,

Mary Bishop

NB/cc



Commissioners' comments

In regard to Mr. Bishop's letter a representative of Daon will be present to answer any inquiries Council may have concerning same.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

Mall Shops



The proposed tenant/merchandise mix will provide for broad consumer appeal, a wide choice for shoppers and outstanding opportunities for participation by local retailers.

Local, Regional and National Representation

We anticipate that the 400,000 square feet of gross leasable area will result in approximately 75 mall shops; the expected tenant mix will be 65-75% regional and national tenants and 25-35% local retailers. This tenant mix, which is typical of most shopping centre developments, offers dual advantages. For shoppers it means a wider selection of competitively priced merchandise from national retailers who might otherwise not have been attracted to this area. For local retailers and entrepreneurs it means an outstanding opportunity for growth, expansion and innovation. New branch operations, expanded lines of merchandise, modern premises ... these factors, in turn, mean more employment opportunities in the local market and new opportunities for local service companies.

The preliminary tenant mix, number of stores individual store areas are projected as outlined on the following page. Based on our experience and market studies, we anticipate a full range of regional and local retailers offering a full range of retail merchandise and consumer services; ladies fashions, leather goods, shoes, toys and a drug store; financial institutions, records and photographic supplies, cards and gifts, jewellery, restaurants and other service and outlets.

COMMISSIONERS' COMMENTS

We understand Mr. Jeff Wren of Daon Developments will be present at the Council meeting.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner A

REPORTS

7.

NO. 1

March 13, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: BYLAW NO. 2709/81 - CEMETERY BUILDING

The Engineering Department has requested that the attached bylaw be submitted to Council for consideration.

The bylaw is to approve the construction and borrowing for a cemetery building. The building was approved by Council in the Seven Year Plan.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

NO. 2

March 13, 1981

TO: CITY CLERK
FROM: CITY TREASURER
RE: GRANTS BYLAW NO. 2708/81

Attached is the above. The bylaw gives formal approval to the grants considered by Council on March 11, 1981.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm
Att.

NO. 3

1981 03 13

TO: City Clerk
 FROM: City Treasurer
 RE: 1980 Write-off of Accounts Receivable

Attached are listings of general, business tax, mobile home and utility accounts receivable recommended for write off in the 1980 financial year which will require Council approval.

Shown below is a summary of the accounts recommended for write off in 1980 along with comparative figures for the four previous years.

	Recommended Write off 1980	Prior Years Write Off			
		1979	1978	1977	1976
General Accounts	\$ 54,470.65	\$ 42,148.00	\$ 7,359.07	\$ 4,350.23	\$ 4,086.77
Business Taxes	5,611.26	6,460.13	3,631.35	953.02	-
Mobile Home Licenses	1,229.72	3,909.66	-	316.06	311.45
Utility Accounts	61,186.75	66,165.04	2,280.04	2,568.07	4,379.82
	<u>122,498.38</u>	<u>118,682.83</u>	<u>13,270.46</u>	<u>8,187.38</u>	<u>8,778.04</u>
Percent of Total Bills	<u>.75</u>	<u>.71</u>	<u>.1</u>	<u>.09</u>	<u>.1</u>

The significant increase in write offs in 1979 was the result of adoption of stricter write off procedures made necessary by rapidly escalating accounts receivable balances which in turn were the result of the rapid growth experienced in Red Deer in recent years. The higher rate of population turn-over and business failure has contributed to significantly greater problems with collection of accounts.

To briefly explain the bad debt procedures used, any accounts forwarded to a collection agent in a prior year and not collected by the end of the current year are recommended for write off. In addition, reserves are provided in the expenditure accounts of the year end financial statement for any current year accounts which have been forwarded to a collection agent and for accounts for which we have evidence that collection may be doubtful.

It should be noted that collection action does not cease on accounts that are written off. Collection attempts continue until it is determined that there is no possibility of collection. In 1980 \$10,072.50 of bad debts previously written off were recovered.

Listings of the accounts being submitted to Council are only supplied to Council members to protect the City from possible litigation by making names public. If any Council member has a concern regarding any individual account, the City Treasurer should be contacted prior to the meeting.

Yours truly,

A handwritten signature in cursive script, appearing to read "A. Wilcock".

A. Wilcock, B. Comm., C.A.
City Treasurer

AW/cp
Atch.

APPENDIX "A"

THE CITY OF RED DEER

SUMMARY OF WRITE OFF & RESERVES PROVIDED

1980

	1979 Reserve	1980 Write - Off	1980 Transfer To (From) Reserve	Balance 1980 Reserve
General Accounts*	\$ 85,000	\$ (38,979)	\$ (1,021)	\$ 45,000
Property Taxes	-	-	100,000	100,000
E. L. & P. Service				
Installations	190,000	(22,332)	(131,668)	36,000
Utility Billings	66,000	(61,187)	34,187	39,000
	<u>341,000</u>	<u>(122,498)</u>	<u>1,498</u>	<u>220,000</u>

* Includes Business Tax and Mobile Home accounts

The total charge to expenditure accounts in the last two years is as follows:

	1980	1979
Accounts written off	\$ 122,498	\$ 118,683
Reserves provided	1,498	293,167
	<u>\$ 123,996</u>	<u>\$ 411,850</u>

APPENDIX "B"

THE CITY OF RED DEER

BILLINGS RENDERED

	<u>1980</u>	<u>1979</u>	<u>1978</u>	<u>1977</u>	<u>1976</u>
General	\$ 2,183,000	\$ 4,323,000	\$ 2,776,000	\$ 2,118,000	\$ 1,699,000
Business Tax	614,000	608,000	495,000	396,000	362,000
Mobile Home	81,000	73,000	82,000	77,000	67,000
Utilities	<u>13,530,000</u>	<u>11,644,000</u>	<u>9,275,000</u>	<u>6,867,000</u>	<u>5,733,000</u>
	<u>\$ 16,408,000</u>	<u>\$ 16,648,000</u>	<u>\$ 12,628,000</u>	<u>\$ 9,458,000</u>	<u>\$ 7,861,000</u>

Number of Utility Accounts Billed

20,500	17,800	14,900	13,600	11,900
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Commissioners' comments

We concur with the City Treasurer and recommend Council authorize the write-off of accounts as indicated.

"R.J. McGHEE"
Mayor

"M.C. DAV"
City Commissioner.

NO. 4

24 March 1981

TO: COUNCIL
FROM: CITY CLERK
RE: PHOTO OF COUNCIL MEMBERS

Further to my memo of March 13th, 1981, I have received no indication that any members of Council will be absent from the meeting March 30th, therefore, we have confirmed with Mr. John Roberts, Photographer, to be present at 4:15 p.m. MONDAY MARCH 30th, 1981 for the purpose of taking a photograph of Council members.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

NO. 5

24 March 1981

TO: COUNCIL

FROM: CITY CLERK

RE: PUBLIC HEARINGS - LAND USE BYLAW AMENDMENTS AND
AMENDMENT TO NORTHWEST SECTOR AREA STRUCTURE PLAN

Public hearings in respect of Bylaw Amendments 2672/E-1 and 2689/A-81 have been advertised for 7 p.m. Monday March 30th, 1981.

Bylaw 2672/E-81 provides for the zoning of the northwest quarter of section 31/38/27/4 from A1 to I1, I2 and P1 designations.

Bylaw 2689/A-81 provides for an amendment to the Area Structure Plan for the northwest sector of the City.

As of the date of the preparation of this particular report, no objections to either of these bylaws have been received.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

NO. 6

24 March 1981

TO: COUNCIL

FROM: CITY CLERK

RE: PROPOSED EXCHANGE OF LANDS INVOLVING MR. EARL BECK
AND THE CITY OF RED DEER

In accordance with previous decisions of Council, we advertised the proposed disposal of a small portion of public reserve adjacent to Mr. Beck's property and the acquisition of a larger portion of public reserve further down the hill slope.

As there were no objections to the proposed disposal, it is in order for the City to proceed with the exchange and no public hearing is necessary. This report is therefore submitted for the information of Council.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

NO. 7

March 20, 1981.

TO: City Council
FROM: Red Deer Industrial Airport Commission

RE: Dunhill Modular Homes Ltd.

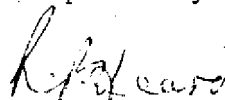
The attached application from Dunhill Modular Homes Ltd. to lease the former Flyte Restaurant Building, Building No. 21, at the Red Deer Industrial Airport and the recommendations from the Airport Manager, were considered by the Airport Commission at its meeting held on Tuesday, March 17, 1981.

Following is the resolution which was passed by the Commission recommending acceptance of this application.

"That the Red Deer Industrial Airport Commission recommend approval of a lease agreement between Dunhill Modular Homes Ltd. and the City of Red Deer pertaining to Building No. 21 at the Red Deer Industrial Airport and as recommended this date to the Commission by the Airport Manager subject to the lease agreement being in a form satisfactory to the City Solicitor."

The decision of the Airport Commission in this instance is submitted for Council's consideration and ratification.

Respectfully submitted,



R. Heard, Chairman
Red Deer Industrial Airport
Commission

Dunhill Modular Homes Ltd.

The application to lease Building #21 for a sales office has been outlined in the attached letter from Mr. Bob Myrah - General Manager.

The basic conditions agreed to with Mr. Myrah were:

- 1) Lease agreement for one year at \$2.00 per sq. foot per annum.
- 2) All renovations subject to approval of the undersigned and are the responsibility of the Lessee.
- 3) Payment of utilities and any renovations of utilities necessary are the responsibility of the Lessee.
- 4) General building maintenance and property tax is the responsibility of the Lessor.
- 5) Business licenses or tax is the Lessee's responsibility.
- 6) The building contains approximately 1460 square feet of leasable space.

In view of the proposed use of this building as a sales office, and that it will operate primarily in conjunction with another industry at the Airport, I recommend a lease agreement drawn up between the City of Red Deer and Dunhill Modular Homes Ltd. based on the foregoing and subject to the City Solicitor's concurrence.



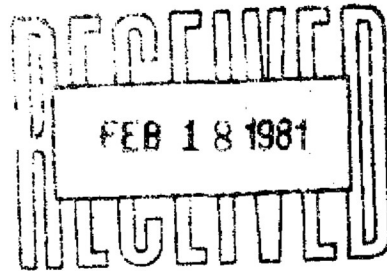
D.H. Sutherland

Airport Manager

DUNHILL MODULAR HOMES LTD.

4th Floor - 9705 Horton Rd. S.W.
Calgary, Alberta T2V 2X5
Telephone: 253-8086

18.



February 5, 1981

D. H. Sutherland,
Red Deer Industrial Airport,
Box 222,
Red Deer, Alberta.

Re: Rental Space at Red Deer Industrial Airport

Dear Sir:

Dunhill Modular Homes of Calgary would like to express an interest in renting the office space formerly occupied as a restaurant at the Red Deer Industrial Airport. We understand the rental rate is two dollars (\$2.00) per square foot, with approximately 1460 sq. f. available.

Dunhill Homes are selling Modular Homes throughout Alberta and Saskatchewan. These homes are being built by Glen River Industries Ltd. in their Red Deer Airport factory, Hangar #3.

It is Dunhill's intention to use this building as a sales office and showroom and to employ a secretary preferably from the base. Dunhill also has a sales office in Grande Prairie, Alberta with their head office in Calgary.

If you require any further information, please call me at 253-8086 in Calgary.

Yours truly,

R. Myrah,
General Manager,
Dunhill Modular Homes Ltd.

RM/ik

NO. 8

March 20, 1981


TO: CITY CLERK
FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR
RE: DOG CONTROL BYLAW

Could you arrange to have the following matter before Council for their consideration.

Recently we have been made aware of a sharp rise in the number of incidents involving vicious dogs and involving people whom have been bitten. After researching the matter it is our opinion that the City does not have the authority to regulate what type of dog a person may keep as long as the animal is kept on his property. It is doubtful that the City can regulate that a dog must be kept in a pen or behind a fence unless a order is given by a provincial magistrate.

The attached letter from Mr. Anderson further elaborates on this problem and suggests several changes to the Bylaw, which while they would not eliminate the problem, would make it much more expensive for the owner of a dog whom has bitten someone.

If Council agrees with these changes, we will submit a Bylaw admendment at a later date for approval.



R. Strader
Development Officer/
Building Inspector

RS/lg

Enc.

TO: RYAN STRADER
FROM: TOM ANDERSON

RE: BITING DOGS
CITY OF RED DEER

During the past six months this office has received numerous complaints in regards to dogs attacking and biting both adults and children.

We have gone by way of the Dangerous Dogs Act (Provincial Act) to have something concrete done in regards to biting dogs. In five separate instances of dogs attacking and biting children and adults, we were able to pick up the two dogs responsible for these incidents. However, the procedure of taking people to court where Not Guilty pleas are entered takes up to five months to get a decision from a Provincial Court Judge, and there is no fine adjudicated against the owners of these dogs.

The judge in his opinion may take cognizance of a complaint that a dog is dangerous and not kept under proper control, and if it appears to the Justice that the dog is dangerous, he may make an order in a summary way directing the dog be kept by the owner in a proper way or to be destroyed.

Under the same Dangerous Dogs Act, if the owner of a dog who has been ordered to keep his dog under proper control fails to comply with the Judges order, he is guilty of an offence and liable upon summary conviction to a fine not exceeding \$5.00 for each day during which he fails to comply with this order.


Everytime an owner fails to comply with a judges order this office would be obliged to charge this person over again, and if found guilty would be fined only \$5.00 each time he disobeyed the order.

As stated before under the Dangerous Dogs Act, the procedure of prosecution takes so long, that if a dog is impounded, the City of Red Deer is responsible for the board and care of this animal. The two impounded dogs referred to previously cost the City \$1,012.50 which was not recoverable from the Provincial Government.

In most instances where we receive a complaint of a biting dog, we are unable to impound a dog if the dog is on the owners property. This necessitates this department or the Animal Control Service to issue a \$40.00 ticket, which if the person pleads not guilty to the offence it may take 4 months before this person goes to court. In the meantime this dog, if he is the vicious type, could be responsible for biting other people.

I would like at this time to recommend the following conditions be incorporated into the Dog Bylaw in order to bring a quicker conclusion to the question of vicious dogs that attack and bite people in the City of Red Deer.

- (a) That the fine for a dog attacking and biting a person be levied at the owner of this dog in the amount of \$200.00 or more. However, in the event that the person who owns the dog decides to have this dog destroyed and turns this dog over to the Animal Control for this purpose, that the fee be reduced to \$30.00
- (b) A Provincial Judge, in addition to the penalties provided in this (Section 16.9(a)) may if he considers the offence sufficiently serious, direct or order the person that owns, keeps, maintains or harbours an animal to stop the animal from doing mischief or causing the disturbance or nuisance complained of, or to have the animal removed from the City, or to have the animal destroyed.
- (c) Should an owner not pay the penalty provided in Section 16.1 and a prosecution has been entered against him, he shall be liable on summary conviction to pay the minimum fine equal to the penalty stated on the offence ticket plus court costs and costs incurred by the City of Red Deer for impoundment of the dog, and in default of payment thereof imposed by the court, imprisoned for a period not exceeding sixty (60) days.


T.J. ANDERSON
Supervisor of
Licensing & Bylaws
City of Red Deer

Copy of Dangerous Dogs Act ~~attached~~.

THE DANGEROUS DOGS ACT

CHAPTER 84

Short title **1.** This Act may be cited as *The Dangerous Dogs Act*.
[R.S.A. 1955, c. 75, s. 1]

Complaint as to bite **2.** A justice may take cognizance of a complaint that a dog has bitten or attempted to bite a person, and if it appears to the justice that the dog ought to be destroyed, he shall direct that a constable destroy it.
[R.S.A. 1955, c. 75, s. 2]

Complaint as to dangerous dog **3.** (1) A justice may take cognizance of a complaint that a dog is dangerous and not kept under proper control, and if it appears to the justice that the dog is dangerous, he may make an order in a summary way directing the dog to be kept by the owner in a proper way or to be destroyed.
(2) Every person who fails to comply with such an order is guilty of an offence and liable upon summary conviction to a fine not exceeding \$5 for each day during which he fails to comply with the order.
[R.S.A. 1955, c. 75, s. 3]

Person presumed to be owner of dog **4.** (1) The occupier of a house or premises where the dog was kept or permitted to live or remain at the time of the complaint shall be presumed to be the owner of the dog unless he proves that he was not the owner of the dog at the time.
(2) Where there are more occupiers than one in a house or premises let in separate apartments or lodgings, or otherwise, the occupier of that particular part of the house or premises in which the dog was kept or permitted to live or remain at the time of the complaint shall be presumed to be the owner of the dog unless he proves that he was not the owner of the dog at the time.
[R.S.A. 1955, c. 75, s. 4]

we agree in principle with the recommendations of the Development
Officer and License Inspector and recommend this report be referred to the
City Solicitor for preparation of a draft amendment to the Dog Control
Bylaw.

We would recommend that any reference to default as referred to
in Section (c) of Mr. Anderson's report be not considered.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 9

March 13, 1981.

TO: City Council

FROM: The Economic Development Committee

RE: Energy Services Association of Alberta

At their meeting held on Thursday, March 12, 1981, the Economic Development Committee gave consideration to a verbal report from Alderman Lawrence on behalf of the Central Alberta Charter of the above named Association.

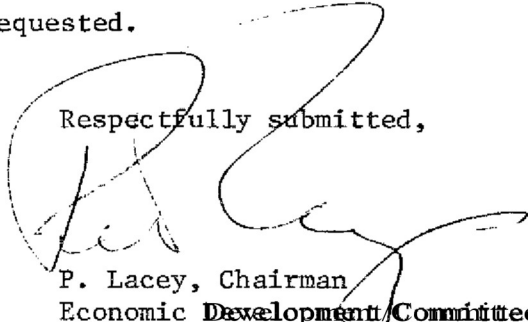
With the result of an apparent economic slowdown in the Western Canadian Petroleum Industry, the Association are voicing concern that the impact of the National Energy Policy will affect job preservation and financial stability in their service and supply sector. Ongoing discussions are continuing with Federal and Provincial Government officials at general meetings held in Red Deer & Calgary, including a planned trip to Ottawa.

The Economic Development Committee agreed that since they had previously endorsed the actions of the Association, that the same recommendation be made to City Council. A resolution to this effect was approved as follows:

"That the Economic Development Committee recommend that Council of the City of Red Deer endorse the policies and objectives of the Energy Services Association of Alberta, Central Alberta Charter, in their endeavors."

Council's approval of this endorsement is requested.

Respectfully submitted,



P. Lacey, Chairman
Economic Development Committee

ENERGY SERVICES ASSOCIATION OF ALBERTA
REPORT TO MEMBERS:
CENTRAL ALBERTA CHARTER

The objective of the Energy Services Association of Alberta is to preserve jobs and financial stability in the Canadian petroleum industry service and supply sector.

The ESAA has evolved as a result of the impact and potential impact of the National Energy Policy and federal budget as presented October 28, 1980.

The ESAA is not a political party, nor a separatist party, and has no ties to any such groups.

We propose to achieve our objective through:

1. Bringing industry and concerned people together to present a unified voice to governments and other Canadians.
2. To develop, organize, finance and promote an information program about the service and supply sector.
3. Use of other peaceful and non-violent means possible and available to reverse the policies and procedures that are dividing our country, and destroying our industry.

We invite Canadian citizens or independent Canadian service and supply firms affected by the energy policy to join this association.

BOARD OF DIRECTORS

At a meeting held on Jan. 13 at the Capri Centre in Red Deer, the following board of directors were elected to office:

<u>NAME</u>	<u>RESIDENCE NO.</u>	<u>OFFICE NO.</u>	<u>COMPANY</u>
<u>CHAIRMAN</u>			
William Hull	342-4518	342-6090	Viking Oilfield Supply
<u>VICE CHAIRMAN</u>			
Tom Whiting	227-3987	227-5858	Canadian Stimulation Service
<u>DIRECTORS</u>			
Jim Albach	347-1202	343-1710	Roll N Well Servicing
Andy Anderson	887-3064	343-3174	Cenalta Well Services Ltd.
Jim Athluns	347-6945	343-0645	Arthurs Trucking
Dick Ball	342-1477	347-7821	Dawn Well Servicing Ltd.
John Bourne	346-2111	343-7355	Welcan Welding
Gus Coderre	748-2217	347-7382	Coderre Well Servicing
William Thomas	343-0767	342-1181	Thomas Well Servicing
Al Wreczyk	346-8075	342-5115	National Supply Ltd.

CALENDAR OF EVENTS

The Economic Development Council of Red Deer has requested a meeting with our executive to explain the position of the Energy Services Industry.

The Liberal MP for Lampton-Middlesex in Ontario and the 'twinned' MP for the Red Deer riding, Mr. Ralph Ferguson, will meet with members of the association at 9 a.m. in the North Hill Inn. We must illustrate and explain to these Liberal backbencher MPs the devastating impact of their governments' energy policy.

General Meeting at 8 p.m. in the North Hill Inn. Guest speaker will be announced later.

ACTION!!! To achieve our objectives the board of directors have received numerous suggestions from members and have developed a preliminary plan to be carried out or modified over the next few months.

LETTER WRITING CAMPAIGN - We urge all members to write MPs and senior bureaucrats in the federal government, suppliers in Central Canada and labor leaders in manufacturing plants; explaining the impact or anticipated impact of the national energy program with particular reference to cancelled orders, employee layoffs and worsening economic conditions.

INFORMATION AND EDUCATIONAL DATA - We are compiling reference sources to back up the association's statements. Please assist the following members who are preparing data on the state of the industry:

- Capitol expenditure postponements: Gus Coderre, 347-7382
 - Employee salaries survey: Garnet Eastcott, 342-6004.
 - Ripple effect of a new well on the economy: Dick Ball, 347-7421.
- All individual information submitted will be kept in the strictest confidence, only totals and averages will be used in any release of this information to the government or general public.

Please contact us with any information you feel will be useful to our association.

INDUSTRY INPUT - We have established liaison with numerous related associations and groups who are fighting the same fight, for example the Canadian Association of Oilwell Drilling Contractors, the Canadian Petroleum Association and the Independent Petroleum Association of Canada and have given them our support.

VISITATIONS AND MEETINGS - We have set up our first meetings with liberal backbencher Ralph Ferguson and hope others will follow; your executive will speak to any interested groups and will prepare a report based on the above data to explain our position and provide background for any member who requires it.

ULTIMATE ACTION PLAN - In the event the above methods are unsuccessful in bringing about change in the government energy policies a committee has been established to investigate and plan ultimate, and at this time undesirable, actions. These include: organization and implementation of a boycott of Central Canadian - produced goods and services; and procedures for addressing the separation alternative.

25.

PRESS RELEASE - In response to the Brooks based United West consumer boycott of Central Canadian goods, the Association drafted the following:

The Energy Services Association of Alberta is already committed to postponement of a boycott of goods manufactured in central Canada, as announced on National T.V. on December 23, 1980.

We deplore the National Energy Policy which forces an oil community like Brooks to such extreme measures in an effort to be heard.

All Canadians must seriously question an energy policy that promotes an outflow of drilling and servicing equipment, massive sums of capital and technical expertise to the United States. Already we have seen signs of a slowdown in the Western Canadian petroleum industry. Rigs are shut down, men are unemployed and capital purchases cancelled. The worst is yet to come and Eastern manufactures and workers will be effected soon.

The stated objective of our association is to preserve jobs and financial stability in the Canadian petroleum industry service and supply sector. We have chosen at this time to persuade the people of Canada that there must be a change in the Energy Policy.

Despite the engery ministers rhetoric, the goal of energy self-sufficiency grows more remote as each day passes. We expect to meet with labour and government leaders to describe emerging economic conditions in Alberta's oil fields. Surely,

the message cannot be ignored any longer.

The problem of energy pricing and taxation must be faced squarely and immediately for the good of all Canadians. Write or phone your Member of Parliament and demand a responsible, serious and informed solution to this divisive political game.

GENERAL MEETING
NORTH HILL INN
TUESDAY FEBRUARY
8 P.M.
BRING YOUR VIEWS
ENERGY POLICY AND
IMPACT.

Mayor's comments

The above is submitted for Council's consideration.

"R.J. MCGHEE"
Mayor

March 23, 1981

NO. 10

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: NORTHLAND INDUSTRIAL PARK
LAND PURCHASE
MacCOSHAM VAN LINES

(a) Proposed Development Details

Location desired Shown on attached map

Size of Site Desired 1.5 acres (.601 hectares)

Building Proposed 8000 sq. ft. (743 sq. meters)

12.24% site coverage

Estimated Cost \$250,000.

Construction material Masonry and metal facing

Use of Site Moving storage & van lines

(b) Bylaw and Sales Policy

Parcel of land is located in an I-1 district where the warehousing of merchandise of this type is permitted. Minimum site coverage on this site is 25% or 16,335 square feet.

(c) Recommendation

Optionee has indicated his intention to expand his development some time in the future, by approximately 11,000 square feet, which would result in site coverage of 29.1%. The lot (which is one of only two remaining in Northland Park) is extremely deep, which results in a considerable amount of unusable space at the rear. Unfortunately, we are not able to subdivide in such a way as to retain the land at the rear for another developer, as there is no access. The width is necessary in order to maneuver semi-trailer trucks.

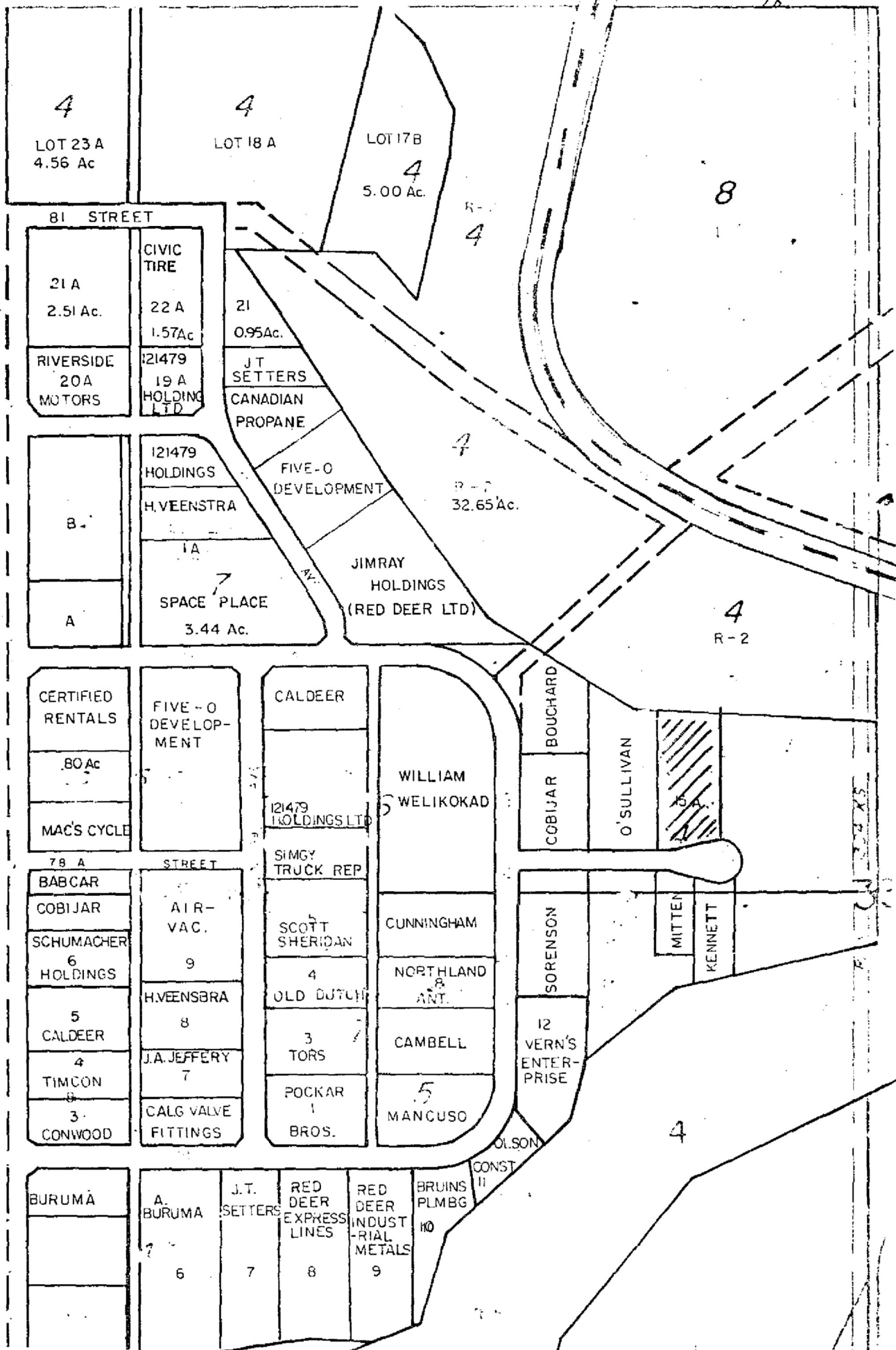
I believe that MacCoshams will expand their facility as quickly as is necessary, and would therefore recommend that Council approve the requested relaxation.

Respectfully submitted,


ALAN V. SCOTT, Director
Economic Development

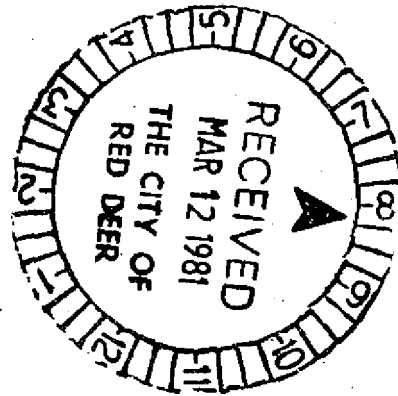
AVS/gr

Attach:



March 11, 1981

The City of Red Deer
4914 - 48 Avenue
RED DEER, Alberta
T4N 3T4



Dear Sirs:

Re: Agreement to purchase approximately 1.5 acres of land
Lot 15A in block 4, Plan 782-2528

We have appointed John Van T Wout to act as our agent in submitting plans for a proposed building, agreement for purchase of land, etc.

As indicated in our earlier letter to you we have plans to commence to build 8,000 sq. ft immediately and then develop the remainder of the building as we grow with the city.

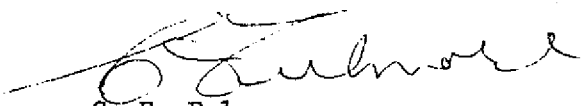
We would request permission to do this rather than having to complete the 16,335 sq. ft. right now as per your item #4 in the agreement. As you are aware we require a good sized yard to properly manoeuvre tractor trailer units and have always had the problem in the past of out growing our facility. Therefore we would most appreciate your allowing us to proceed in development of the property as outlined above.

We look forward to your early approval of the sales agreement of this parcel of land.

We enclose our cheque for \$30,276.59 for partial payment of the land.

Yours sincerely

MacCOSHAM VAN LINES LTD


C. E. Fulmore
President.

CEF/aes
Enclosure

Mar. 16/81

*cheque from MacCosham # 123561
for \$ 30,276.59 given to John Van T. Wout*

The above acknowledged by.

John Van T. Wout

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 11

1981 03 24

TO: City Clerk
FROM: City Assessor

RE: Lots 7 - 9, Block 26, Plan K
4826 - 48 Street

As you are aware, the City of Red Deer made a verbal agreement for the acquisition of the Gehrke house located at 4826 - 48 Street.

Miss M. Gehrke and I have discussed this property on numerous occasions and have reached the following agreement for the purchase of the land.

1. Purchase price - \$239,000.00.
2. Option fee - \$1,000.00 to apply to the purchase price.
3. Possession date - July 1, 1981, and/or upon vacating same, whichever is soonest.
4. Tax adjustment date - April 1, 1981.
5. Miss Gehrke to retain possession of the garage until July 1, 1981.
6. Existing crystal chandeliers to be replaced with previous fixtures.
7. Kitchen cupboards to be retained by Miss Gehrke.

In considering the above, we would advise City Council that we had an independent appraisal done and the estimated value was \$219,900.00 (\$23.00/sq.ft.). In view of the City purchasing two other properties in this block on the basis of \$25.00/sq.ft., Miss Gehrke requested the said \$239,000.00 (\$25.00/sq.ft.).

As this is the only property located in the south half of this block not owned by the City of Red Deer, I would strongly recommend the acquisition of it based on the above seven conditions and the approval of all approving authorities.

Attached is a print indicating the lands in question.

Purchase Price	\$239,000.00
Appraisal Fee	200.00
City's Tax Share	740.00
	<hr/> 239,940.00

cc City Treasurer
Miss Gehrke

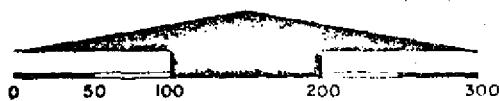
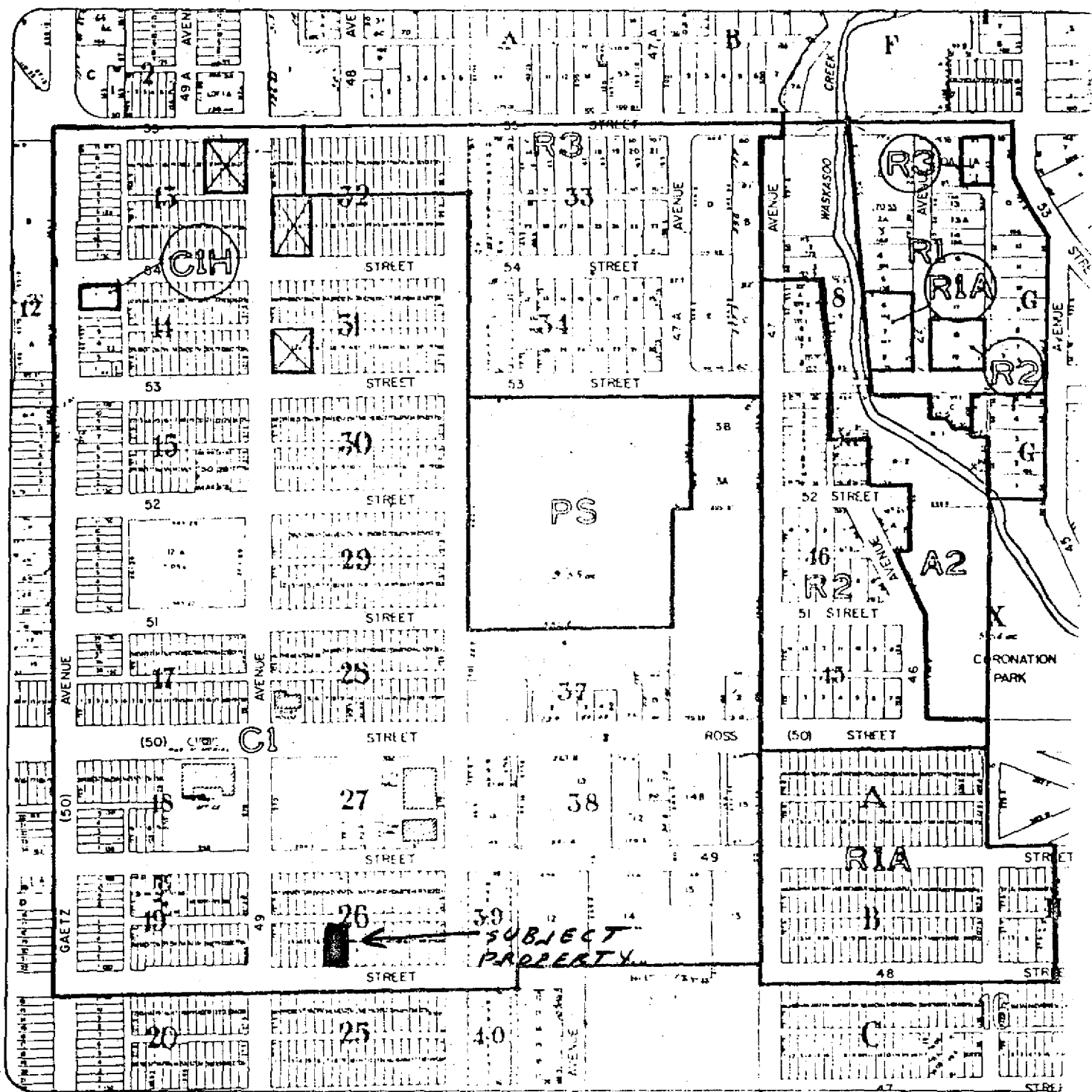
D. J. Wilson, A.M.A.A.

City of Red Deer --- Land Use Law

Land Use Districts

G9

32.



scale in metres

Revisions :

2672 - P/50(30/NOV/80)
2672 - B/81(2/MAR/81)

March 25, 1981

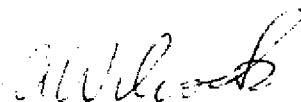
TO: CITY CLERK

FROM: CITY TREASURER

RE: Lots 7 - 9, Block 26, Plan K
4826 - 48 Street

Attached is a bylaw to authorize the purchase and financing of the above.

The debenture payments will be charged to the Parking Fund as it is assumed the land will be used for parking purposes. In the event the land is sold in the future or converted to other purposes the Parking Fund would receive the proceeds.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner



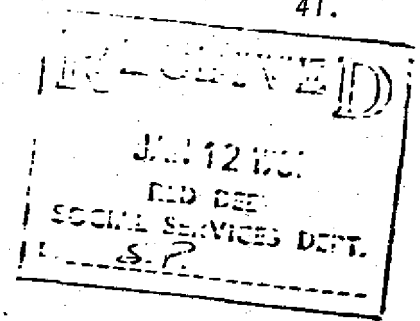
Red Deer Office

Bureau de Red Deer

41.

January 6, 1981

Mr. R. Assinger
Director
Preventive Social Services
The City of Red Deer
Red Deer, Alberta



Dear Mr. Assinger:

Re: Residential Rehabilitation
Assistance Program

I am pleased to advise you that your application for the designation of the Parkvale district as a rehabilitation area has been approved. However, I wish to remind you that this approval is conditional on a joint announcement of the designation by both CMHC and the City of Red Deer. The timing of the announcement will be determined at a later date and acceptable to both parties.

As we discussed, before delivery of the program can commence, the following will need to be in place.

1. Approval of the Municipal RRAP capital budget allocation for 1981. We expect to be in a position to confirm the allocation during the month of January, 1981.
2. The Municipal Maintenance and Occupancy By-Law which must be acceptable to the Corporation.
3. The RRAP Agency Agreement CMHC 2311, duly executed by the authorized municipal officials. Three copies are attached herewith, and we ask that you complete Schedule "D". In addition to stating the name of the rehabilitation area on Schedule "D", precise boundary definition must be quoted.

With respect to the announcement of the designation, we will undertake to prepare a press release and as per our discussion we ask that you notify us in advance as to when the City will be in a position for the announcement to be made.

We wish you every success in the delivery of RRAP in the Parkvale area and if we can be of assistance in any way please do not hesitate to contact us.

Yours truly,

M. E. Stang
Acting Manager

MS/nf P.O. Box 606
4919 - 59th St.
Suite 151

Encls: Riverside Office Plaza
Red Deer, Alberta
T4N 5G6

DETAILED BUDGETRESIDENTIAL REHABILITATION ASSISTANCE PROGRAM

Annual Costs - (based on 1980 dollars)

POSITION: Planning Clerk

Salary	\$15,000
Benefits	1,500
Travel	800
Membership and Conferences	400
Information Services	1,200
Stationery Supplies	600
Telephone	300
TOTAL	\$19,800

Cost per month: \$1,650

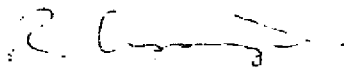
POSITION: Building Inspector

Salary	\$20,000
Benefits	2,000
Travel	2,400
Membership and Conferences	400
Stationery Supplies	400
TOTAL	\$25,200

Cost per month: \$2,100

- 1) That approval be given to commence with a R.R.A.P. Program in Parkvale for 1981.
- 2) That the Regional Planning Commission staff be requested to prepare a report on other neighborhoods in Red Deer that should be considered for extension of the R.R.A.P. Program.
- 3) That two staff be hired on a full-time basis for 1981 as proposed with the positions being reviewed for possible integration with other City Department functions in the 1982 budget.
- 4) That communication with residents of the area in question commence as soon as the announcement of the program is made public.
- 5) That the City adopt a Minimum Standards Bylaw as soon as possible.

We would appreciate Council's consideration of the above and approval to proceed as quickly as possible so that we might hire the staff by May 1st and June 1st, 1981 with plans to commence taking application from residents of Parkvale between June 1st and June 15th, 1981.


R. ASSINGER,
P.S.S. Director

RA:sp

It is suggested that these people be full-time for the duration of 1981 until the program is firmly underway. By January, 1982 the program will be well established and the staff in question could revert to half-time with the other half-time charged to the 1982 budgets of the departments in question. It is possible, however, that the number of applications for R.R.A.P. funding may warrant their continued full-time involvement.

Overseeing the program would be done by existing staff in the P.S.S. Department with the Building Inspection Department overseeing the work of the Building Inspector. Office space for the Inspector and Planning Clerk would be made available in City Hall.

BUDGET

Attached is a budget for the two staff positions in question based on 1980 dollars. It is assumed that this budget will be revised upwards to correspond with the increase in the Agency Agreement fee paid by C.M.H.C.

For 1981 it is proposed that the Planning Clerk be hired May 1st on a full-time basis to December 31 and that the Building Inspector be hired June 1st on a full-time basis to December 31st. The cost then for 1981 will be as follows:

Planning Clerk:	$\$1,650 \times 8 \text{ months} = \$13,200$
Building Insp:	$\$2,100 \times 7 \text{ months} = \$14,700$
TOTAL	<u><u>\$27,900</u></u>

For 1982 and each subsequent year of the program (based on the assumption that staff will revert to half-time for this program) the annual cost (in 1980 dollars) is as follows:

Planning Clerk:	$\$19,800 \div 2 = \$9,900$
Building Inspector:	$\$25,200 \div 2 = \$12,600$
TOTAL	<u><u>\$22,500</u></u>

MUNICIPAL BUDGET SCHEDULE

Year	Number of Applications Processed	Municipal Revenue	Municipal Cost
1981	50	\$20,000	\$27,900
1982	70	28,000	22,500
1983	70	28,000	22,500
1984	40	16,000	22,500
TOTALS:	<u>230</u>	<u>\$92,000</u>	<u>\$95,400</u>

RECOMMENDATIONS

On the basis of our analysis of the R.R.A.P. Program, we strongly encourage Councils' support and would recommend as follows:

The major benefits to residents are as follows:

- 1) Forgivable grants up to \$3,750 are available to those who qualify after an income test.
- 2) Assistance in making decisions on necessary improvements to their dwellings is provided to residents.

MUNICIPAL-FEDERAL PROGRAM

The Federal Government through C.M.H.C. offers municipalities a grant per dwelling unit (\$400 for 1980) to administer the program. The Federal government gives the municipality a budget for the forgivable portion of grants available to residents. The Municipality designates areas for rehabilitation and passes a Minimum Property Standards Bylaw. C.M.H.C. must approve of the areas designated. Processing the applications for grants and inspecting the premises is the responsibility of the municipality. Payment for home improvements is arranged between the homeowner and C.M.H.C. The municipality does not become directly involved with the grants.

PROCEDURE AFTER PROGRAM APPROVAL

After designating an area and reaching agreement on a suitable budget with C.M.H.C., the City of Red Deer enters an Agency Agreement and proceeds to:

- notify residents of the program.
- hold public meetings to discuss the program with residents.
- take applications from residents.
- process applications (credit check, inspection of dwelling, etc.).
- approve work to be done.

C.M.H.C. agrees to:

- establish a budget for the municipality on an annual basis.
- process applications received from the municipality and pay the grant as approved.
- pay the municipality an agency fee for each application processed.
- give advice and assistance to the municipality during the course of the program.

STAFFING REQUIREMENTS

To be effective, the program needs two people working on a regular basis as follows:

- one person to process applications and discuss the program with residents.
- one person to inspect the dwellings and discuss improvements with the residents.

REPORT ON RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (R.R.A.P.)FOR RED DEER CITY COUNCIL - MARCH, 1981BACKGROUND

On June 23, 1980 Red Deer City Council gave us the authority to proceed with improvements to the Parkvale Neighborhood under the Community Services Grant Program and to continue to explore the possibility of Residential Rehabilitation Grants for dwellings in Parkvale. As Council is aware, the Parkvale Community Services Program is proceeding as planned. This report is to give Council additional information regarding the Residential Rehabilitation Assistance Program (R.R.A.P.) as sponsored by the Canada Mortgage and Housing Corporation (C.M.H.C.).

After considerable discussion between representatives of C.M.H.C. and of the City of Red Deer, and following an application to designate Parkvale as a rehabilitation area, we received a letter from C.M.H.C. dated January 6, 1981 (copy attached) approving Parkvale.

On February 5 and 6, 1981 Mr. Peter Holloway of the Building Inspection Department and I visited Lethbridge to look into their R.R.A.P. Program upon the advice of C.M.H.C. We are most convinced that the City of Red Deer should proceed to develop a similar program so as to offer assistance and encouragement to residents of older neighborhoods in Red Deer to up-grade their housing. We would strongly recommend that City Council give us approval to proceed with this program in the Parkvale neighborhood and that further efforts be made to designate other areas of the city for such a program.

PROGRAM PURPOSE

The R.R.A.P. Program was developed by the federal government to provide residents and landlords of designated neighborhoods with funding to up-grade their homes. Low and moderate income families of the neighborhoods selected would be able to obtain grants and loans to up-grade their dwellings to meet minimum building maintenance standards as approved by the municipality in question. These funds are directed primarily towards improvements such as repairs to the structure, plumbing, electrical, and heating systems so as to extend the useful life of the dwelling by at least fifteen years.

MAJOR ADVANTAGES OF PROGRAM

The major advantages of the program to a municipality are as follows:

- 1) It prevents spot re-zoning in redevelopment areas.
- 2) It stops deteriorating property values.

. . . / 2

NO. 12

March 23, 1981

TO: City Clerk
FROM: P.S.S. Director
RE: Residential Rehabilitation Assistance Program
(R.R.A.P.)

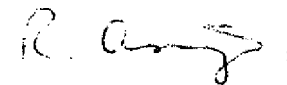
I would appreciate if you would arrange to have the attached report included on the Council agenda of March 30, 1981. This report was prepared with the assistance of the Building Inspection Department in response to Council's direction last June, 1980 regarding rehabilitation assistance programs.

Other cities such as Lethbridge, Medicine Hat, Calgary, and Edmonton have had such programs in operation for some years now and our information is that they benefit residents of older, established neighborhoods immensely. The greatest benefit is derived by the elderly and low to moderate-income families.

I have requested the Building Inspection Department to forward the required Minimum Property Standards Bylaw to Council for approval when it is ready. Our plans are to proceed with the necessary information to Parkvale residents as soon as Council approval is obtained.

We would request approval of recommendations 1, 2, and 3 of the report with the Regional Planning Commission study prepared by September, 1981.

Thank you.


R. ASSINGER,
P.S.S Director

RA:sp

cc: R. Strader
D. Moore
A. Wilcock
D. Rouhi
L. McMurdo
D. Wilson
J. Pallo

Commissioners' comments

We concur with the recommendations of the P.S.S. Director with the exception of item 3 of recommendations on page 4 and in this instance we suggest the City investigate contracting these services as opposed to hiring permanent staff.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner A.

NO. 13

March 26, 1981

TO: City Clerk
FROM: City Engineer

RE: City of Red Deer
Water Treatment Plant - Tenders

Tenders for the above project closed on Tuesday March 24, 1981 at 2:00 P.M. Tenders were received from seven (7) firms and are detailed below:-

<u>FIRM</u>	<u>AMOUNT</u>
P.C.I. Construction	\$17,237,800
Pigott Construction Western	\$17,397,000
V.K. Mason	\$17,584,000
Mathews Group	\$17,797,630
Genstar Construction (BACM)	\$17,853,207
Northern Construction	\$18,736,316
S.J. Groves & Sons	\$19,364,289

Attached is a letter from the Consultant submitted to the City prior to Tender Opening. It indicated that their initial estimate was \$19,935,000, and their revised estimate immediately prior to tender opening was \$20,150,000.

The low tender, received from P.C.I. Construction in the amount of \$17,237,800 is therefore \$2,912,200 under the revised estimate.

The Consultants have checked all tenders for mathematical accuracy and found all to be correct except that of the high bidder. The error has no effect on the outcome of the tenders. The Consultant is presently reviewing the credentials of P.C.L. Construction Limited and arranging to meet with them to further assess their capabilities. The firm is a well established firm and it is not expected, at this time, that anything will be found that might alter the Consultant's recommendation to accept the low tender. This is subject to confirmation from the Consultant.

It is expected that a letter from the Consultant with their recommendation will be in the City's hands prior to the regular Council meeting of March 30, 1981.

B.C. JEFFERS, P. Eng.,
City Engineer

BCJ/ab

attachment

file
WTP
expansion
45.



ASSOCIATED ENGINEERING SERVICES LTD 13140 - ST. ALBERT TRAIL, EDMONTON, ALBERTA, T5L 4R8. TEL. (403) 453-8111. TELEX: 037-2333

March 24, 1981
File: T09G-1

City of Red Deer
4914 - 48 Avenue
RED DEER, Alberta
T4N 3T4

Attention: Mr. R. Parker, P. Eng.

Dear Sir:

Re: Water Treatment & Supply Facility

With reference to our letter dated December 8, 1980, our revised construction cost estimate for the plant as tendered is \$20,150,000.00 including Contingency Allowance of \$250,000.00.

Our previous estimate was \$18,123,000.00 + 10% contingency, equivalent to \$19,935,000.00.

Yours truly,

A handwritten signature in dark ink, appearing to read 'J.D. Smith', is written over a horizontal line.

J.D. Smith, P. Eng.

Commissioner's comments

We would anticipate adequate information will be available to enable Council to award the tender March 30th.

"M.C. DAY"
City Commissioner

NO. 14

1981 03 25

TO: City Council

FROM: City Assessor

RE: Morrisroe Extension Stage III

In view of the engineering problems being encountered in the third stage of the Morrisroe Subdivision, may we submit the following recommendations for a revised land sale policy for this area only.

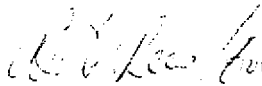
1. All purchasers of lots in Stage III of the Morrisroe Extension which have a potential problem be advised by letter that the City will for a period of 60 days cancel the land sale agreement without penalty.

Once agreements are signed the penalty for a returned lot is based on $1\frac{1}{2}\%$ of the total purchase price X the number of months from the date of the agreement.

2. A clause be included in the land sale agreement covering the 60 day refund period without penalty for future sales in this area.

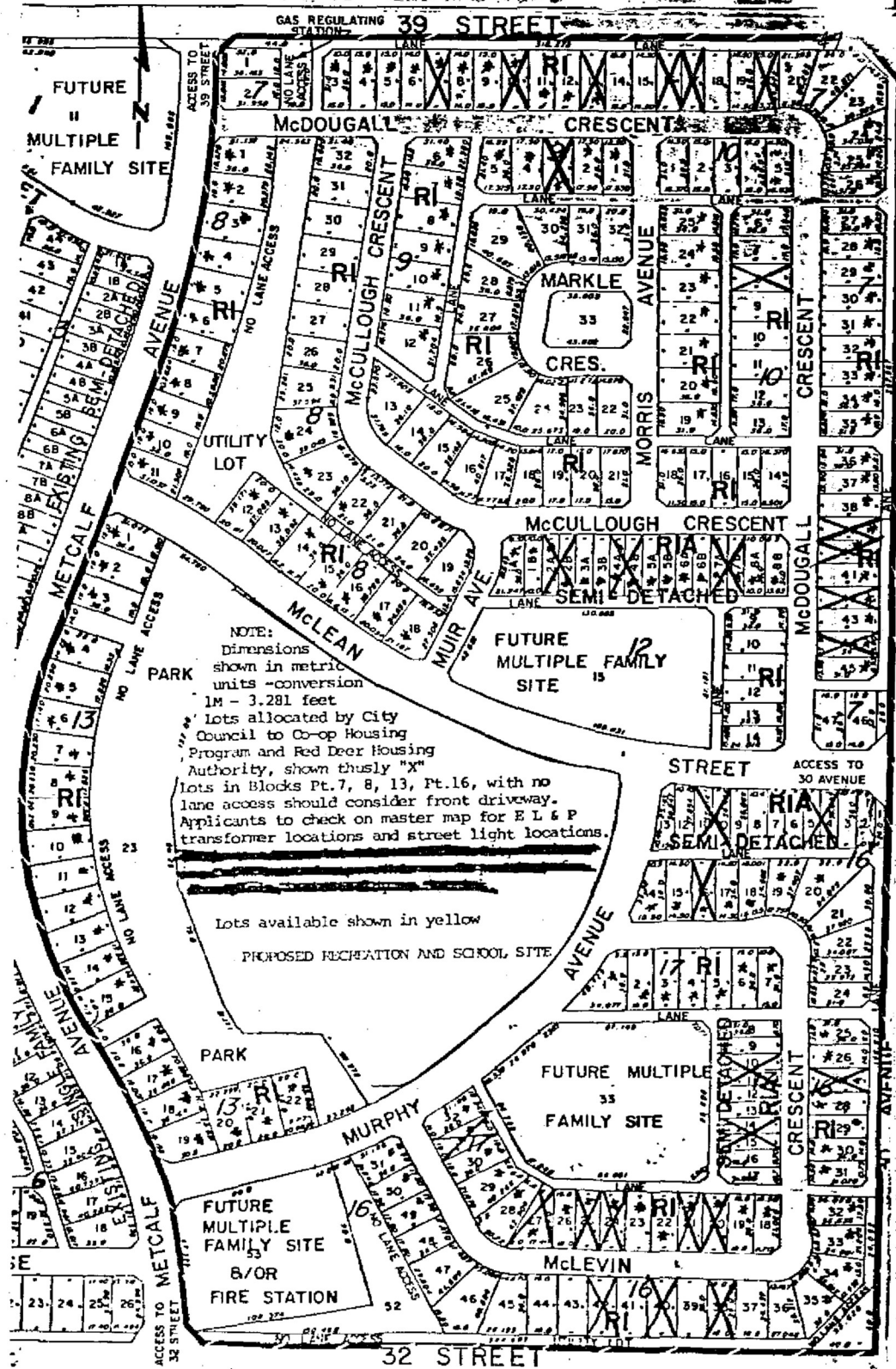
These amendments should only refer to those problem lots as shown on the attached map.

Respectfully Submitted,



D. J. Wilson, A.M.A.A.

WFL/bt
att'd.
cc City Engineer



March 25, 1981

TO: City Clerk
FROM: City Engineer

RE: Morrisroe Subdivision - Lot Returns

It is our understanding from the Land Department that they wish Council to implement a policy with respect to refunds which may occur should a homeowner decide that the lot he/she has chosen is not suitable for the house type selected. The most likely reason for the request is the desire to have a relatively flat front grade (i.e. particularly for attached front drive garages) and still have a full basement.

The following notice appeared in the Morrisroe Lot Sale:-

"9. Morrisroe Lot Sales - Due to the nature of the topography in this subdivision there will be some areas where the basement footing elevations are controlled by the elevation of the services. For example if a lane is two (2) metres higher than the front street then the finished grade around the house will be considerably higher than the sidewalk to permit proper servicing. If you are considering a full basement and wish to have a fairly flat grade from the sidewalk to the front of the house please contact the Engineering Department to ensure that this is feasible for the lot(s) of your choice. This situation is not unusual as basement elevations are always restricted by service elevations, however, with crossfalls of this nature restrictions are necessary to avoid excessively deep service connections".

Our Department has had several inquiries in this regard both prior to and after the lot sale. It is our opinion that homeowners who are dissatisfied with their lot should be able to return same without penalty. The time period should be limited such that these lots can then be made available to others as soon as possible.

B.C. JEFFERS, P. Eng.,
City Engineer

RKP/ab

COMMISSIONERS' COMMENTS:

As indicated in the reports from the City Assessor and City Engineer, a significant number of lots in the latest area of Morrisroe to be sold have sewer services that restrict the depth of easement of footings more than would be normally expected. As an example, it may not be possible to build a bungalow with a full basement and flat front driveway on some of these lots.

While the City inserted a clause in the land sale agreement indicating this condition may exist, the extent was not defined as it was not known at the time. It is now apparent from concerns received from various homeowners, contractors and legal surveyors that these people did not appreciate fully the import of this situation.

In one of the more severe areas the Consultants have indicated verbally that a new sewer main would be laid to eliminate the problems for that block.

In many instances where certain home designs are being utilized, the problem may be eliminated or minimized.

In view of the above, we would concur with the recommendations of the City Assessor respecting future sales, that a 60 day refund period without penalty be included in the land sales agreement.

With regard to existing land sale agreements where no construction has been commenced on a given site, the purchasers be advised that for a period of 60 days they would have the option of returning the lot to the City without penalty if they so desire. At the expiration of the 60 day period normal land sale policies will apply with respect to lot sales.

Council may recall that this procedure is similar to the procedure adopted in the Pines residential lots sales.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City ~~Comm~~ Lttlonen

NO. 15

25 March 1981

TO: CITY COUNCIL

FROM: PARKING COMMISSION

RE: PARKING LOT SIGNS

The attached report dated March 3rd, 1981 from the City Engineer re: Parking Lot Signs was considered by the Parking Commission at its meeting held on Wednesday March 25th, 1981 and at which meeting the following resolution was passed.

"That the Parking Commission recommend to Council of The City of Red Deer approval of option #3 as outlined in the report from the City Engineer dated March 3rd, 1981."

The decision of the Parking Commission in this instance is submitted to Council for your information and ratification.

Respectfully submitted,

R. BROWN, Chairman
Parking Commission

March 3, 1981

TO: Parking Commission

FROM: City Engineer

RE: Parking Lot Signs

The City of Red Deer is currently providing nine (9) public parking areas within four (4) blocks from the center of Downtown (Appendix A).

The fact that less than 80% of all public parking stalls were occupied at any one time was well documented in the "Report on Parking in the Downtown Core 1980" (Appendix B).

Based on results of an American Automobile Manufacturer's Association study, Downtown Red Deer is providing more parking stalls on a per capita basis than cities of the size of Edmonton and Calgary, and is providing about the same number of stalls as cities of similar sizes. (Appendix C).

City Council and the Parking Commission are still continuing their effort to provide even more parking for Downtown Red Deer.

The occasional suggestion of parking scarcity, however, could have a detrimental affect on downtown businesses as it may discourage people from shopping downtown.

To improve the awareness of parking availability, it is suggested that high profile parking signs be installed on all public parking lots. The installation of such a sign would:-

- 1) provide guidance to the public on the location of City parking lots and hence increase the utilization of public parking spaces
- 2) serve as a statement conveying factual evidence of parking availability to visitors and potential investors
- 3) serve as an advertisement for Downtown businesses to depict available parking and to encourage more patronage in the Downtown area.

Attached for the consideration of the Parking Commission are three alternate parking lot signs that could be used and the costs of having such signs installed.

Listed in the following are three options for the construction of the Parking Lot sign (Appendix D) and an estimated cost of having such signs installed.

- 1) 4' x 4' unit with embossed panels; rectangular tube framing mounted on a single square tube support.
Cost - 10 signs @ \$1,500 = \$15,000
- 2) 4' x 4' unit with paint copy panels mounted on a single round pole support.
Cost - 10 signs @ \$1,200 = \$12,000
- 3) 4' x 4' reflectionized sign manufactured and installed by City crews to be mounted on 4' x 4' poles
Cost - 10 signs @ \$400 = \$ 4,000

Recommendations from the Parking Commission are requested on:-

1. whether such parking signs should be installed
2. which alternate should be installed


B. C. Jeffers, P. Eng.
City Engineer

CYL/ab

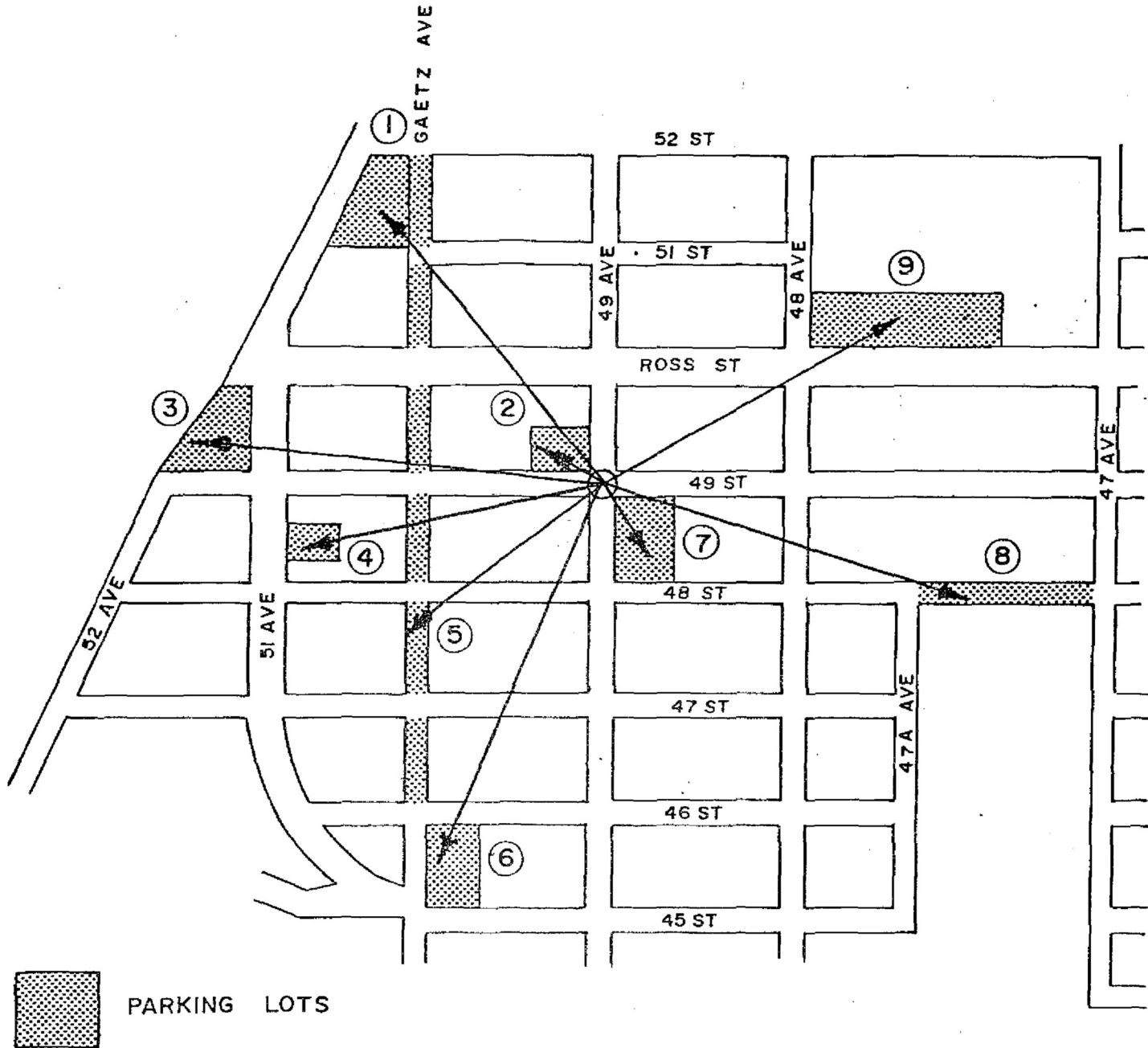
attachments

-4-
9 PARKING LOT!

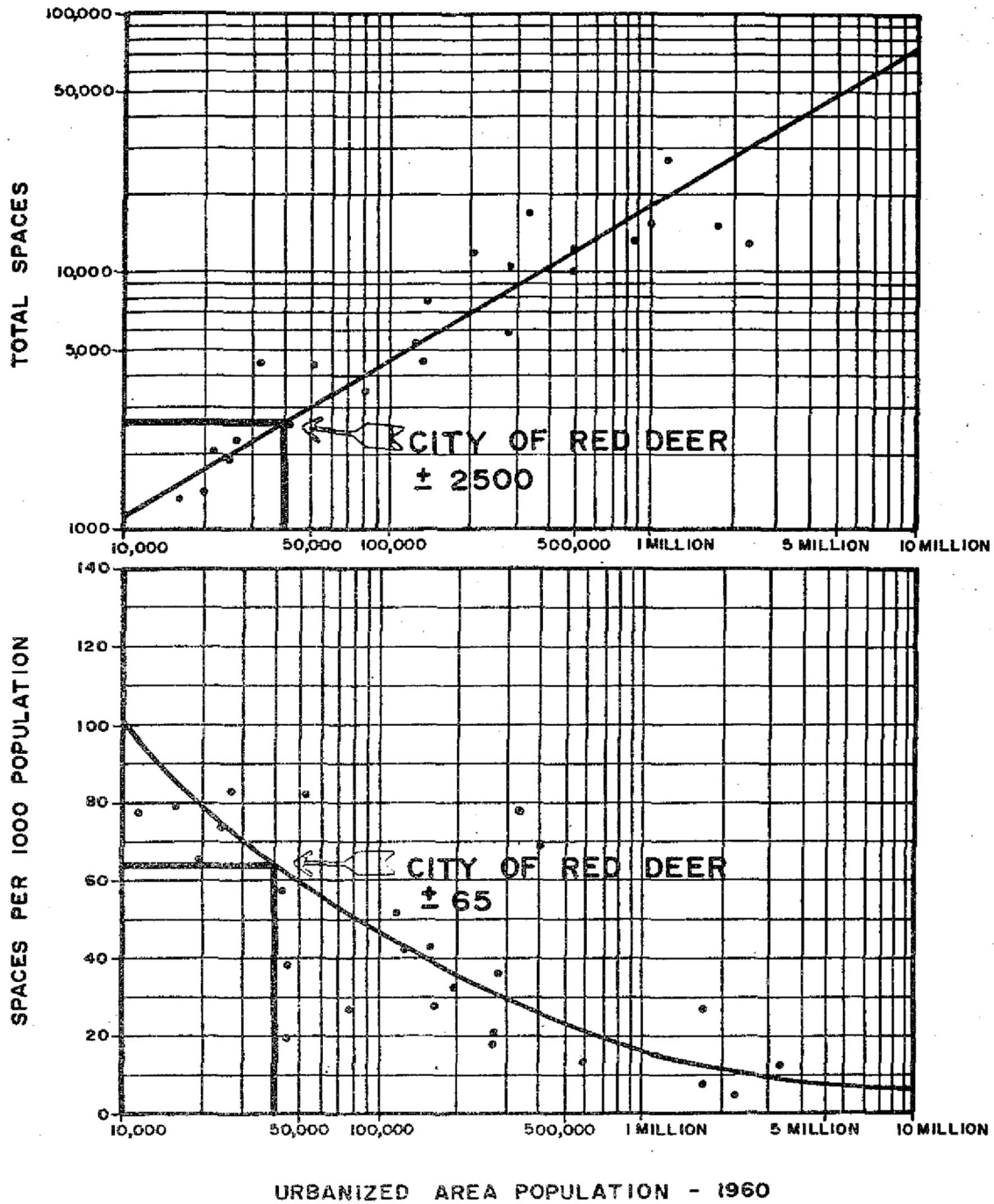
within

53.

4 BLOCKS OF THE CENTRE OF THE CITY

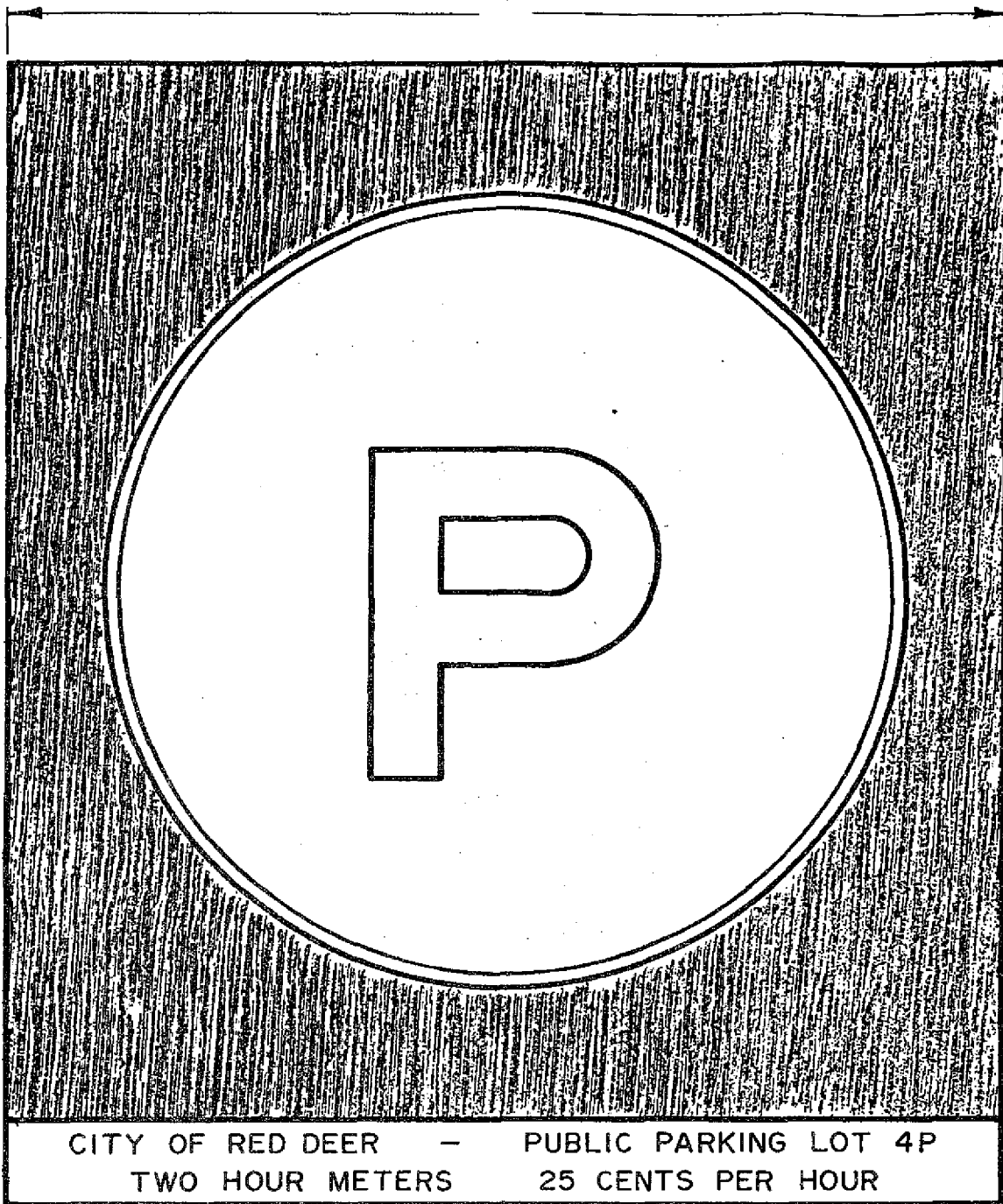


- ① TURBO PARKING LOT
 ② POST OFFICE PARKING LOT
 ③ WINDSOR HOTEL PARKING LOT
 ④ VALLEY HOTEL PARKING LOT
 ⑤ GAETZ AVE PARKING MALL
 ⑥ SUNLIFE PARKING LOT
 ⑦ SPORTSWORLD PARKING LOT
 ⑧ 48 ST EXTENSION PARKING LOT
 ⑨ ASSOCIATED CLINIC PARKING LOT

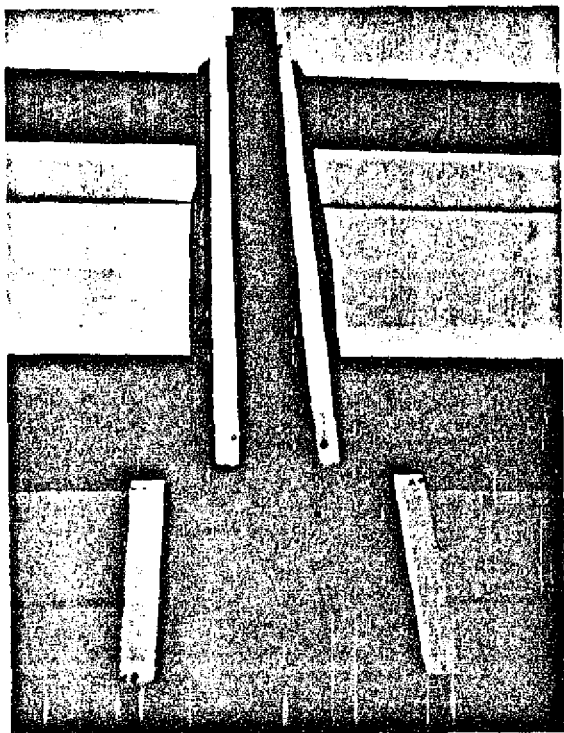


SOURCE: "PARKING IN THE CITY CENTRE" - AMERICAN AUTOMOBILE MANUFACTURER'S ASSOCIATION

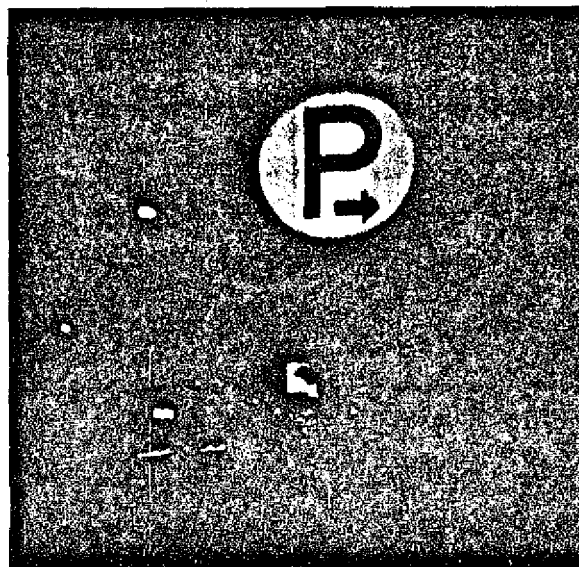
<p>CITY OF RED DEER</p> <p>ENGINEERING DEPARTMENT</p> <p>PARKING IN THE CITY CENTRE</p>						
NO.	DATE	REVISION	APP. BY	SCALE:	APPROVED BY	DRAWING NO.
				DRWN. BY		APPENDIX 'C'
				DATE:		



NO.	DATE	REVISION	DRN. BY	APP. BY
CITY ENGINEER		CITY OF RED DEER		
		ENGINEERING DEPARTMENT		
		TYPICAL PARKING LOT SIGN		
		SCALE: HOR- N.T.S.	VERT- N.T.S.	DRAWING NO.
		DESIGNED BY:	DATE:	APPENDIX 'D'
DRAWN BY:	DATE:			
CHECKED BY:	DATE:			



Side view.
Embossed pan.



ABOVE: Night View.

BELOW: Day View.



NO. 16

March 25, 1981

TO: City Clerk
FROM: City Engineer

RE: Purchase of Trench Compactor

The Engineering Department respectfully requests the approval of Council to purchase the above mentioned piece of equipment.

This compactor was placed in the 1981 Long Range Equipment Plan by Engineering Department staff but was cut by the writer to minimize the magnitude of capital outlay this year.

Through several discussions, it was acknowledged that the compactor was required. The benefit of utilizing such a machine during utility construction is very significant. By properly compacting the water and sewer trenches, we are able to minimize future trench settlements, thereby saving thousands of dollars in road and lane repairs.

The machine was deleted as we thought we could possibly lease the machine until such time as it could be inserted in the Long Range Equipment Plan. As has been explained to Council in the past the purchase of equipment is to a degree effected by the availability of such equipment on the market for rent or lease. If any particular piece of equipment is required over a long period of time, the option to buy becomes more attractive.

Attached is a letter from the City Treasurer with respect to this machine. Also attached is a summary of the "lease - option to purchase" tenders for the piece of equipment.

Tenders for most of the major pieces of equipment approved for purchase in 1981 have closed and it is now apparent that the total cost will be considerably less than the total amount approved by Council - \$826,000. The savings to date are significantly in excess of \$40,000. It is presently estimated the actual costs of equipment could be in excess of \$100,000 less than the estimate of \$826,000.

.....22

Considering this favourable situation we are seeking Council's approval to purchase the trench compactor.

We are very confident that use of this machine will realize a great savings in road repairs in future years.

B.C. JEFFERS, P. Eng.,
City Engineer

BCJ/ab

cc: City Treasurer

attachments

February 11, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: SELF-PROPELLED COMPACTOR

To increase compaction for underground services to avoid future settlements and associated costly repairs the City leased a self-propelled compactor in 1980. At the time the machine was leased it was tendered on a lease or a lease-purchase basis. The tenders received are listed on an attached sheet.

The lease period was six months because the machine was originally considered for inclusion in the 1981 Equipment Plan. It was subsequently shifted to 1983 on the basis that 1981 requirements were high and the machine could be leased.

If the City is to continue leasing the Compactor it is more economic to purchase the machine now. The original cost of \$54,488 would be reduced to \$39,548 due to lease payments made. If the City continues leasing for an additional 9 months, the rent would be \$22,410 but only \$5,000 would apply to the \$39,548 purchase price. The machine will probably be required after the nine months expires. The machine when originally leased was new and the estimated useful life is about seven years.

Council's consideration of the purchase is requested. It would be charged to the Equipment Replacement Fund and the cost recovered through rental charges.

A. Wilcock, B. Comm., C.A.
City Treasurer

AW/fjm

COMPARISON OF TENDERS RECEIVED

<u>COMPANY</u>	<u>MONTHLY LEASE COST</u>	<u>PURCHASE PRICE</u>	<u>AMOUNT OF LEASE PAYMENT APPLIED TO PURCHASE</u>
Percival Machinery & Supply Ltd.	\$ 2,490	\$54,488	100%
R. Angus Alberta Limited	2,453	60,115	100% less interest
CPC Equipment Sales	2,700	65,225	73.3%
Vulcan Machinery & Equipment Ltd.	2,700	66,769	100% less interest
Kedon Equipment Ltd.	3,800	68,750	75%
Costello Equipment Company Ltd.	4,000	78,000	80%

Commissioner's comments

The price of \$39,548.00 as referred to in the Treasurer's report has not increased to \$42,250.00 due to the time lapse. We would recommend purchase of this compactor for the sum of \$42,250.00.

"M.C. DAY"
City Commissioner.

March 6, 1981

NO. 164

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: MAC'S CENTRAL CYCLE (1980) LTD.

The above Company entered into an option agreement on July 15th, 1980, to purchase part of Lot 10E, Block 8, Plan 802-1923 in Northland Industrial Park. The option agreement was subsequently exercised, and construction was commenced on a building for the re-location of Mac's Central Cycle. The facility is now nearing completion, and is expected to be ready for occupancy within 45 days.

We are advised that the shares in Mac's Central Cycle (1980) Ltd., have been acquired by Swift Gull Enterprises Ltd. Swift Gull Enterprises is now requesting that the land sales agreement be assigned to their Company. According to the attached correspondence from Swift Gull Enterprises and a copy of the Offer to Purchase from Mac's Central Cycle, payment for the right to acquire this parcel of land and the uncompleted facility presently under construction, will be the costs incurred by Mac's Central Cycle (1980) Ltd. to date.

Clause 10 of the Land Sales Agreement states: "Unless and until the Optionee shall have completed construction of the said approved building, the Optionee shall not assign this agreement nor transfer, convey or assign the said lands or any interest herein or therein without the written consent of the City first had and obtained, which consent shall not be unreasonably or arbitrarily withheld so long as such assignee or transferee agrees to be bound by all of the covenants and agreements herein contained."

It would appear that Swift Gull Enterprises is prepared to comply with the terms of the agreement as entered into by Mac's Central Cycle (1980) Ltd. For this reason, we would recommend that Council approve the request for an assignment to Swift Gull Enterprises Ltd.

Respectfully submitted,



ALAN V. SCOTT, Director
Economic Development

AVS/gr

Attach:

March 5, 1981.

THE CITY OF RED DEER,
City Hall,
RED DEER, Alberta.

Attention: Mr. Allan Scott

Dear Sir:

Re: Option Agreement
City of Red Deer and Mac's Central Cycle (1980) Ltd.
Re: Assignment and transfer of Option Agreement
from Mac's Central Cycle (1980) Ltd.
to Swift Gull Enterprises Ltd.

We refer to the above mentioned Option Agreement between the City of Red Deer and Mac's Central Cycle (1980) Ltd. and our attendance at your office on Wednesday, March 4th. We would confirm your advice to us that in order to assign the Option Agreement from Mac's Central Cycle (1980) Ltd. to Swift Gull Enterprises Ltd. consent and approval of the council for the City of Red Deer is required. Accordingly we hereby request that you place on the agenda for the March 16th, 1981 council meeting this letter and our request to the City for their approval and consent to the assignment, of Mac's interest in the said Option Agreement and the lands pertaining thereto, from Mac's Central Cycle (1980) Ltd. to Swift Gull Enterprises Ltd.

In the event the City grants such a request we would advise that we will attend to completion of the building and improvements on the above lands in accordance with the plans and specifications which have been delivered to the City by Mac's Central Cycle (1980) Ltd. Further, we have enclosed herewith a photocopy of the Offer to Purchase Agreement entered into by Mac's Central Cycle (1980) Ltd. and Swift Gull Enterprises Ltd. We would advise that the consideration being paid by Swift Gull Enterprises Ltd. to Mac's Central Cycle (1980) Ltd. will be exactly the costs incurred by Mac's Central Cycle (1980) Ltd. to date for the land and for the building and improvements (as you are aware the building and improvements are partially finished at this date and we have agreed with Mac's Central Cycle (1980) Ltd. to pay them for all of their costs to date and we will of course attend to completion of the project).

We would further confirm our advice to you that the building when completed will be used for the purpose for which it was intended when Mac's Central Cycle (1980) Ltd. and the City signed the Option Agreement. Specifically, we would confirm that we will be making use of the building for the business of retailing and

THE CITY OF RED DEER,
PAGE TWO.

dealing in recreational vehicles.

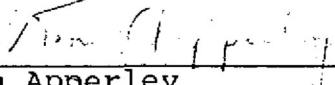
Further, we would confirm as discussed with you that Swift Gull Enterprises Ltd. now holds all of the issued shares of Mac's Central Cycle (1980) Ltd.

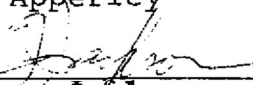
We trust you will find the foregoing satisfactory.

Yours truly,

SWIFT GULL ENTERPRISES LTD.

Per:


Ken Apperley


Thayer Jackson

C.C. Mr. Ron Correll

1. To Mac's Central Cycle (1980) Ltd. (hereinafter called the "vendor") the owners of the property legally described as follows:

"Plan Red Deer 812 0345 of record in the Land Titles Office
for the North Alberta Land Registration District
Block Eight (8)
Lot Ten-F (10-F)
(W 1/2 33 - 38 - 27 - W4th)
Excepting thereout all mines and minerals"

and municipally described as 7891 - 50 Avenue, Red Deer, Alberta.

2. a) We hereby offer to purchase the above described property, subject to the reservations and exceptions appearing in the existing certificate of title, for a sum to be determined in the following manner:

- i) An amount equal to all expenses paid by the vendor with regard to the purchase of the above described property, and all expenses incurred in the construction of the building located on the above described property as evidenced by cancelled cheques to be produced by the vendor. (It is understood and agreed that this amount is approximately \$118,000.00 and will not include wages, management fees or like payments to Donald Goulet).
- ii) An additional sum of THIRTY THOUSAND (\$30,000.00) DOLLARS.

- b) The purchase price as determined in accordance with Clause 2 a) above shall be paid as follows:

- i) \$12,000.00 by deposit receipt of which is hereby acknowledged;
- ii) Balance of purchase price to be paid when title to the property has registered in the name of the ~~Purchaser~~.

c) This Offer is made subject to the following condition precedent:

- i) That the City of Red Deer will approve and consent to the assignment of its Land Sale Agreement dated the 5th day of April A.D. 1980 together with the vendor's interest in the land, to the purchaser on or before 4:00 P.M. April 1st, 1981.

KH. THIS condition is for the benefit of the Purchaser and may be waived by the Purchaser
3-25 This Agreement shall be open for acceptance by the vendor in writing until 4:00 P.M. on the 18th day of March, A.D. 1981. *KH.*

4. Taxes, frontage, assessments, utilities (debenture and otherwise) insurance, interest and rents shall be adjusted as at 12:00 noon on the day the title registers at the North Alberta Land Titles Office in the name of the Purchaser.

5. The Purchaser shall be at liberty and have the right effective from the date of this agreement to possess and enjoy the said lands and shall have exclusive control over the management and supervision of same and the improvements being constructed thereon.

6. The said purchase price shall include the following:

- a) All permanent fixtures;

7. The Purchaser has inspected and agrees to purchase the property as it stands, and it is agreed that there is no representation, warranty, collateral agreement, zoning, municipal permit or license, or condition affecting the said property of the agreement to purchase and sell, other than is expressed here in writing.

8. The cost of discharging any existing mortgage, mortgages and/or other encumbrances (not herein to be assumed by the Purchaser) to be borne by the Vendor. The Purchaser acknowledges and agrees that as part of the consideration being paid herein that it shall assume and be liable for the

existing mortgage for ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS registered in favour of Parkland Savings and Credit Union Ltd.

9. The Agreement for Sale or transfer shall be prepared at the expense of the vendor, and executed and delivered promptly to the solicitor for the purchaser. The purchaser shall pay the expense of the new mortgage if required. Any agreement for sale or mortgage between the vendor and the purchaser shall be in a form acceptable to both, and failing such acceptance shall be determined by arbitration under The Arbitration Act, R.S.A., 1970, and amendments thereto.

10. All buildings and chattels included in the sale shall be and remain at the risk of the vendor until date of possession, and all insurance policies and the proceeds thereof will be held in trust for the parties as their interest may appear.

11. The Purchaser agrees to assume and discharge all existing unpaid liabilities and obligations properly relating to the building and improvements that have been incurred to date for construction of the said building and improvements.

12. The Purchaser shall concurrently with the registration of title in its name convey to Donald Goulet (or his nominee) the shares of the Vendor presently held by the Purchaser. The Purchaser warrants and covenants that it has not since the date of acquisition of the said shares from Donald Goulet and Diane Goulet, encumbered or charged same and will not have at the date of closing encumbered or charged same.

13. The vendor represents and warrants to the purchaser that:

- a) he is not now (nor will 60 days after possession date) a non-resident of Canada within the meaning of the Income Tax Act of Canada, and;

- b) he is not the agent or trustee for anyone with an interest in this property who is (or will be 60 days after possession date) a non-resident of Canada within the meaning of the Income Tax Act of Canada.

14. The Purchaser agrees to release whatever interest it may have in the name "Sun Wheels Recreation Ltd.".

15. The Purchaser agrees that Donald Goulet shall immediately upon the signing of this Agreement be at liberty to enter back into the business established for the vendor and to manage same. The Purchaser further warrants and covenants that it has not incurred on behalf of the vendor any debts or obligations during the time that it has owned the shares of the vendor (provided that the parties due acknowledge the obligation of the vendor and the purchaser to Parkland Savings & Credit Union Ltd. for the \$100,000.00 loan and mortgage which the purchaser has agreed to assume). Further the Purchaser shall not be responsible for any obligations of the vendor incurred for the business during the period that Donald Goulet was in control and management of same notwithstanding that the purchaser owned the shares of the vendor.

16. Donald Goulet and the Vendor agree to forthwith following the signing of this Agreement deliver to the City a letter evidencing their support and approval for the within contemplated transaction.

17. Donald Goulet and the Vendor acknowledge and agree that they will upon the closing of the transaction and simultaneously with the transfer of the shares from the purchaser to Donald Goulet, supply the purchaser with a Quit Claim and Release of all the interest, if any, of Donald Goulet and the vendor in the said lands and improvements.

If my offer is not accepted the deposit shall be forthwith refunded to me, without deduction or interest, provided however if my offer is accepted and I fail to comply with the terms as hereinbefore agreed the deposit shall

be subsequently forfeited as liquidated damages and shall thereupon apply firstly on the agent's commission and the agreement sherein shall be null and void at the vendor's option.

This agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators and assigns of the parties hereto, and where the singular is used throughout this agreement, the same shall be construed as meaning the plural where the context is so required. Time shall in every respect be of the essence.

DATED at Red Deer, this 18 day of March, A.D. 1981.

SWIFT GULL ENTERPRISES LTD.

Per: [Signature]

Per: [Signature]

ACCEPTANCE

The undersigned, the owner of the above described property, hereby accepts the above offer together with all conditions contained therein. It further agrees to and with the purchaser to duly complete the sale on the terms and conditions of the above offer and should it fail to do so, the purchaser may (at its option) cancel the agreement and withdraw his deposit, or take whatever remedies, it, the purchaser, may have at law. It authorizes the agent to deduct from the deposit the commission payable and hereby acknowledges receiving a copy of this document.

MAC'S CENTRAL CYCLE (1980) LTD.

Per: [Signature]

Per: [Signature]

The within terms and conditions are hereby approved and agreed to by the undersigned,
Donald Goulet.

[Signature]
Witness

RONALD J. CORRELL

[Signature]
DONALD GOULET

Affidavit of Execution

CANADA } I, **RONALD J. CORRELL**
 Province of Alberta } of the City of Red Deer
 TO WIT: } in the Province of Alberta, *Solicitor*, make oath and say:

1. That I was personally present and did see **Donald Goulet**
 named in the within (or annexed) Instrument who is
 personally known to me to be the person named therein, duly sign and execute the same for the purpose named
 therein.

2. That the same was executed at the City of Red Deer
 in the Province of Alberta, and that I am the subscribing witness thereto.

3. That I know the said **Donald Goulet**
 and he is in my belief of the full age of 18 years.

SWORN before me at the City
 of Red Deer
 in the Province of Alberta,
 this 18 day of March
 A.D. 19 81.

R J Correll
RONALD J. CORRELL

Barbara E. Riley
BARBARA E. RILEY

A Commissioner for Oaths in and for the Province of Alberta

(If this document is executed by any person outside the Province of Alberta, a Notary Public must take the affidavits of each person and affix his seal.)

Commissioners' comments

Concur with the recommendations of the Economic Development Director.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 17

26 March 1981

TO: COUNCIL
FROM: CITY COMMISSIONER

RE: CHANGES IN TRANSIT SYSTEM

At the budget meeting March 24th, 1981, Council agreed to certain changes in the Transit operations to be implemented April 1st, 1981.

The preliminary budget figures tentatively approved by Council were based on implementation of the changes in mid-April. It has now been determined that the earliest possible implementation of these changes is the 13th of April. However, due to the desirability of thoroughly advertising these changes, because of their significance, we would request some flexibility in the implementation to a date no later than April 27th.

"M.C. DAY"
City Commissioner

NO. 18

26 March 1981

TO: COUNCIL OF THE CITY OF RED DEER
FROM: ECONOMIC DEVELOPMENT COMMITTEE
RE: IMPACT OF PETROCHEMICAL PLANTS ON RED DEER

With regard to the attached reports from the Director of Economic Development and Red Deer Regional Planning Commission, the above referred subject received the consideration of the Economic Development Committee at a special meeting held on Thursday, March 26, 1981.

Representatives from Alberta Gas Ethylene, namely; Dave Clarke, Plant Manager, and Bill Stephenson, New Projects Manager, were present to answer questions relative to economic, pollutant and secondary industrial impact factors that may result from the addition of two new plants in the Joffre area.

In a request from Alberta Gas Ethylene officials that they receive support of their applications to the Energy Resources Conservation Board, the Economic Development Committee approved a resolution in this instance as noted hereunder.

"That the Economic Development Committee adopt the recommendations of the Director of Economic Development and recommend that City Council provide Alberta Gas Ethylene with a letter of support in their application for the construction of a third ethylene plant and the polyethylene plant at E.R.C.B. hearings commencing April 8th, 1981, providing all environmental considerations are taken into account."

A copy of the Alberta Gas Ethylene brief to the Energy Resources Conservation Board hearings was too large to reproduce on the agenda, but is available through the Economic Development Department for members of Council who may wish to examine same.

Council's consideration of support of these applications are requested.

Respectfully submitted,

P. LACEY, Chairman,
Economic Development ~~Committee~~

March 2, 1981

TO: ECONOMIC DEVELOPMENT COMMITTEE

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: IMPACT OF PETROCHEMICAL PLANTS ON RED DEER

This department has been contacted by officials of Alberta Gas Ethylene, requesting that we provide them with some form of official support in their application for the construction of Alberta Gas Ethylene Plant No. 3 and the polyethylene plant, being constructed jointly by Nova Corporation and Shell Canada Limited. We are advised that public hearings on the two plants will commence on April 8th and last for three days.

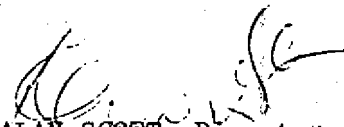
We have done a study to determine the impact of not only these two plants, but Alberta Gas Ethylene Two and the Union Carbide plant as well. It would appear from information we have gathered, that the City of Red Deer is in a much better position to cope with the anticipated growth from these plants than we were at the time of the announcement of Alberta Gas Ethylene Plant No. 1. The four plants will be constructed commencing in 1981 and lasting for approximately six years. At any one time, therefore, two plants will most likely be under construction. Personnel for the construction phase of the plants will be housed in camps at the plant sites, although officials of the construction firms will no doubt be residing in Red Deer. This however will represent approximately 70 to 100 families. Following is the anticipated impact on Red Deer from the four petrochemical plants:

- (1) Four plants are expected to create approximately 500 new jobs, of which 80% or 400 will reside in Red Deer.
- (2) Based upon historical information, the 400 employees will result in 388 new families. (A slight difference here is due to the fact that there is slightly more than one employee per family.)
- (3) The indirect impact of these new jobs will result in 333 unrelated jobs within the City of Red Deer. These will come from 283 family units. (Again the difference being, that there is more than one job per family.)
- (4) The total direct and indirect impact therefore, will be 671 family units or 2,080 persons.
- (5) This impact will be spread over approximately 48 months beginning in 1983 and lasting until 1986. Assuming the impact will be similar each year, it would result in 170 new family units per year or 527 persons.

- (6) This may well be an extraordinary growth which would be over and above the normal anticipated growth, estimated by Red Deer Regional Planning at 5.5% annually.
- (7) A survey of HUDAC and the City of Red Deer Land Department would indicate that the developers are capable of developing in excess of 1100 building lots annually, based upon our ability to provide services, etc. In addition, there would also be considerable land available for development as multiple family and apartment units.
- (8) Based upon a 5.5% growth rate plus approximately 170 families annually, our requirement for housing units would be between 950 and 1,000 units per year.
- (9) It is obvious therefore that the City and private developers are capable of meeting the housing demand.
- (10) The City is presently engaged in expanding its sewage treatment plant and water treatment plant, which will result in adequate facilities to fill the requirements of these additional people.
- (11) The City has agreed to expand the Gaetz Avenue and 49th Avenue bridges which will result in a 50% increase in their carrying capacity.
- (12) We have held discussions with the Red Deer Public School System, and they have indicated that their facility is operating at approximately 79% of capacity. They therefore are well prepared for any sudden increase in enrolment.

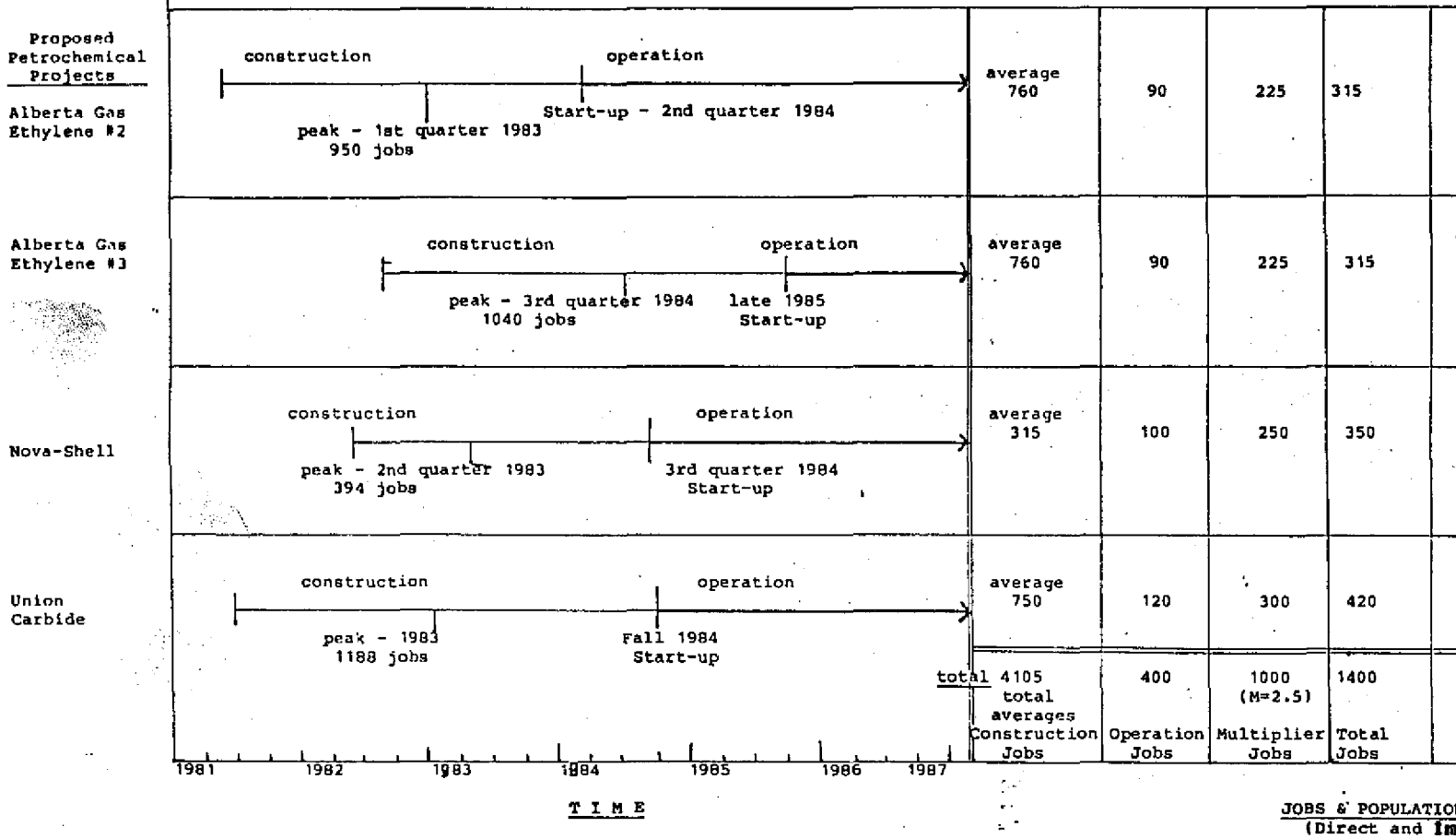
In summary, we feel confident that the City is in good shape to cope with the influx of people anticipated from the development of these new petrochemical plants. I would recommend that this committee provide a report to Red Deer City Council supporting Alberta Gas Ethylene's plans and in turn ask that Council provide Alberta Gas Ethylene with a letter of support.

Respectfully submitted,


ALAN SCOTT, Director
Economic Development

AVSS/gr

Cumulative Socio-Economic Impact of Proposed Petrochemical Projects on Red Deer Region



Proposed Residential Distribution of Jobs and Population Growth in Red Deer Region

Location	Total Number of Employees	Total Population (3.2 persons/household)	Percentage Distribution
City of Red Deer	272 (952)	870 (3046)	68
Lacombe	56 (196)	179 (627)	14
Alix	16 (56)	51 (179)	4
Blackfalds	12 (42)	38 (134)	3
Sylvan Lake	8 (28)	26 (90)	2
Delburne	8 (28)	26 (90)	2
Others	28 (98)	90 (314)	7
Total	400 (1400) operation with jobs multiplier jobs	1280 (4480) with multiplier jobs	100 (100)

Source: Table 8-2 "Residential Distribution of Employees of AGECl" in "Environmental Impact Assessment of Various Factors of Joffre Petrochemical Site" - Dec. 1980.

NO. 19

March 17, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: CITY HALL - ADDITIONAL TWO STORIES

As you are probably aware the City has constructed an additional two floors on City Hall by using a project manager. This meant that rather than contracting the total work at the beginning of the work, tenders were let as work progressed. The project manager then supervised the work as it proceeded. This method had advantages in that there were a number of unknowns in adding an additional two stories. A contractor would require a large contingency in his tender to cover these unknowns. A disadvantage was that final costs would not be known until the work was completed.

The original construction cost approved by Council for the above was \$2,550,000.

On April 28, 1980 City Council approved an increase in the budgeted cost to \$3,239,000. This increase, while providing for some cost increases, approved additional expenditures to finish a portion of the fourth floor. The original intention had been to use only the third floor but it became apparent during planning of the department floor areas that little room would be available for expansion.

There has been some concern that the increased budget approved by Council has been exceeded. Accordingly, I requested the costs spent to date be examined and a projection made of costs to be incurred to complete the project. These costs are shown on the attached Schedules "A" and "B".

Schedule "A" is a listing of costs that had not been contemplated in the original budget. Schedule "B" analyzes costs included in the approved budget. A summary of these schedules follows:

	<u>Total Estimated Cost</u>	<u>Approved Budget</u>	<u>Over Expenditure</u>
Schedule "A"	\$ 121,186	\$ ---	\$ 121,186
"B"	<u>3,676,046</u>	<u>3,239,000</u>	<u>437,046</u>
	<u>3,797,232</u>	<u>3,239,000</u>	<u>558,232</u>

Of the \$558,232, part is attributable to renovations to the existing City Hall. Funds for these expenditures were provided in the 1980 budget. An amount of \$37,000 was transferred from the 1980 budget to cover these costs. This made the overexpenditure \$521,232 (\$558,232 - \$37,000).

It now appears the City Hall expansion will require an additional \$521,232 of funding. This additional funding can be provided from funds anticipated to be received from the Alberta Municipal Housing Incentive Program. Council had agreed to use \$1,184,000 of these funds to finance the construction. Approval of Council would now be required to use an additional \$521,232 of these funds.

The Alberta Municipal Housing Incentive Program is a Provincial program that pays a municipality \$1,000 to \$2,000 for each housing unit constructed that meets certain criteria and exceeds a certain base level.

Requested Action

Council approval is respectively requested to authorize the use of an additional \$521,232 of grant funds, to be received under the Alberta Municipal Housing Incentive Program, for the City Hall project.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

cc: City Commissioner
City Engineer
Development Officer

SCHEDULE "A"

CITY HALL EXPANSION
EXPENDITURES INCURRED WITH NO
BUDGET PROVISION

	<u>Costs Incurred To Date</u>	<u>Estimated Additional Costs</u>	<u>Projected Final Costs</u>
1. Royal Visit (overtime and air conditioner for Council chambers)	\$ 8,721	\$ ---	\$ 8,721
2. Permit and fees	6,184	---	6,184
3. Insurance	12,348	---	12,348
4. Hooding parking meters	1,369	---	1,369
5. E.L. & P. Department charges	26,891	---	26,891
6. Commissionaire	7,532	---	7,532
7. Construction Coordinators salary	21,363	4,000	25,363
8. Grills in ceiling at open area on main floor	2,495	---	2,495
9. Moving of departments	2,750	2,500	5,250
10. Landscaping repairs	15,589	---	15,589
11. Miscellaneous	9,444	---	9,444
	<u>114,686</u>	<u>6,500</u>	<u>121,186</u>

CITY HALL EXPANSION
ANALYSIS OF CONTRACT EXPENDITURES

<u>Description</u>	<u>Costs Incurred To Date</u>	<u>Estimated Additional Costs</u>	<u>Projected Final Costs</u>	<u>Budget Approved Apr. 28/80</u>	<u>Over (Under) Budget</u>	<u>Explanat</u>
Engineer/Architect	280,815	--	280,815	215,673	65,142	Architect
Foundation Work	114,766	--	114,766	114,766	--	disbur
Elevator Shaft	72,950	--	72,950	70,000	2,950	To build
Reinforcing Steel	14,237	--	14,237	14,237	--	
Elevators (2)	144,115	--	144,115	128,885	15,230	Contract
Partitions, Drywall & drapes	219,805	11,659	231,464	226,219	5,245	
Carpet	48,662	--	48,662	50,000	(1,338)	
Woodwork	40,665	10,000	50,665	66,000	(15,335)	
Power	137,885	19,926	157,811	96,068	61,743	Electric
Painting	13,681	5,000	18,681	30,500	(11,819)	
Accoustical Tile	29,090	--	29,090	34,000	(4,910)	
Mechanical	507,584	28,943	536,527	446,626	89,901	Actual M
Precast Cladding	387,682	--	387,682	387,628	54	
Roofing	85,809	--	85,809	62,981	22,828	Formcret
Tile	35,278	--	35,278	18,500	16,778	Actual e
Metalwork (stair rails, etc.)	1,870	--	1,870	8,500	(6,630)	
Mirror	8,000	2,000	10,000	9,200	800	
Structural Steel	602,434	--	602,434	585,700	16,734	Addition
					design	
Concrete Finishing	12,920	--	12,920	12,920	--	
Steel Decking	97,319	--	97,319	97,319	--	
Windows	90,646	--	90,646	49,768	40,878	Design a
Project Manager - Supervision of Construction	48,000	--	48,000	48,000	--	
Basement Renovations	39,790	--	39,790	39,790	--	
Project Manager - Construction	508,315	10,000	518,315	425,720	92,595	Costs no
Insulation	16,200	--	16,200	--	16,200	
Contingency (elevator entrances, etc.)	--	30,000	30,000	--	30,000	To provi
	<u>3,558,518</u>	<u>117,528</u>	<u>3,676,046</u>	<u>3,239,000</u>	<u>437,046</u>	

March 26, 1981

TO: City Clerk
FROM: Construction Co-ordinator
RE: City Hall Expansion

The following information should be read in conjunction with the report by the City Treasurer of March 17, 1981.

Schedule "A" of the City Treasurer's Report are items not in the preliminary budget for City Hall Expansion prepared by the Project Manager and Consulting Engineers. As these are items that are for the most part internal City costs the Consultant did not consider them in his estimate.

Schedule "B" in the City Treasurer's Report indicates over and under expenditures of various sub-contracts during construction of the third and fourth floors. These are discussed in some detail below.

ENGINEER/ARCHITECT

The contract with Grimble Consulting Partnership as the prime Consultant on this project was set up as a percentage of the total estimated project plus disbursements. The City and Grimble modified the fee to account for a mathematical error in the agreement, this resulted in part for the over expenditure. Disbursements were not included, therefore, the over expenditure also includes disbursements and extra work added to the Architects contract. For your information, disbursements include travel and living allowance, printing computer time, telephone and special sub-consultants. Extra Architects work included color design and assistance in selecting carpets and drapes.

FOUNDATION WORK

This figure represents the actual contract with Franki for shoring existing concrete columns, however, associated work with this including excavation and demolition in the basement for the elevator shaft was done by Franki while they were on the job and paid to them through Bergman. This shows in the over expenditure to Bergman Construction. These costs were not allowed for in the estimate.

ELEVATOR SHAFT

The over expenditure resulted from a "blast wall" required by the Electrical

Protection Branch to shield the transformer from the windows on the south side of the City Hall. The block wall was added to Elberg contract who was on site doing the elevator shaft.

ELEVATORS

Original contract called for one (1) elevator to be supplied by Otis Elevator. In a report to City Council on March 11, 1980, approval was given to obtain a second elevator. A final quote higher than the original one and a recommended "duplexing system" by Otis accounts for the over expenditure. Duplexing allows the elevators to be controlled after hours as a security measure as to which floors it will service and also when each elevator is not in use, it will return to the main floor for better public access.

PARTITIONS, DRYWALL, DRAPES

As work proceeded and the departments involved with the relocation viewed progress, changes were made to make the department more functional and this resulted in extra walls, doors and hardware, therefore, the over expenditure.

WOODWORK

Presently, the account shows an under expenditure, however, we have not completed the cabinets for the fourth floor.

POWER

Again the Project Manager and Consultant did not budget for this internal City cost (\$15,000.00). The tenant electrical requirements on the third and fourth floor were unknown at the tender call so this additional amount was \$36,000.00.

PAINTING

Under expenditure due to painting not completed on the fourth floor.

ACCOUSTICAL TILE

Tender price less than estimated.

MECHANICAL

Extras unforeseen in this type of construction especially in the existing building caused the over expenditure. Some major items include - hoisting chiller (\$5,000.00), boiler vent (\$1,200.00) fourth floor washroom (\$11,000.00), fire dampers (\$5,000.00), over estimate to complete fourth floor mechanical (\$48,000.00) and other items.

ROOFING

In an attempt to call tenders and keep progress on the building to a maximum, an estimate for one (1) type of roofing was used, however, to conform to Fire

Department regulations of a non combustible building this "Foamcrete" (light weight concrete) was used and increased the cost which accounts for the over expenditure.

TILE

In the preliminary budget, "continuous liquid terrazzo" was to be used in the stairways to match existing, however, when prices were received the cost was too high and alternates sought. The tile reduced the cost, however, the additional tile work in the fourth floor washrooms and repairs on the main floor in combination with a low estimate resulted in an over expenditure.

METALWORK (STAIR RAILS)

Some savings shown here, however, additional costs shown in structural steel as a result of revised stair construction.

MIRROR

Additional fourth floor washroom mirrors added.

STRUCTURAL STEEL

Stairwell revisions result in this over expenditure. Original tender plans called for the stairway to match existing, however, due to the difference in height between the second floor and the third floor (crawl space) this was not possible without encroaching into the reception areas at the Mayor and Commissioners area and also in the second floor Engineering area. City Administration felt the encroachment and disruption to public service with the noise from construction could not be accommodated, therefore, new design and reconstruction occurred.

WINDOWS

In an attempt to avoid supply problems early tenders were called based on drawings supplied. Due to unforeseen problems in the camber in the steel beams, the method of window installation had to be revised resulting in the over expenditure. For your information, this building is very unique in that it has no internal columns and the resulting clear span required camber in the structure steel up to six (6) inches which resulted in special window installation procedures.

PROJECT MANAGER - CONSTRUCTION

When a job such as this project is done under a Project Manager there is no General Contractor and in this case the City is the General Contractor. With no General Contractor there were no laborers or carpenters and when Bergman volunteered to get the pertinent work done which was associated to each subcontractor the City agreed. This amount could have been in a Contingency Allowance but it was also overlooked in the City budget. It involves sidewalk construction, floor repair (crack filling) prior to carpet installation, miscellaneous concrete work in the penthouse, cleanup inside and outside the building

and demolition and construction work in the basement. The work done in this over expenditure mainly results from the method the project was handled, ie. Project Management.

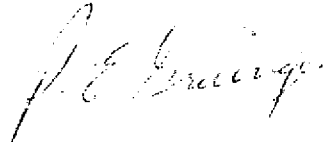
INSULATION

Original budget called for rigid insulation directly above soffit but the Architect advised that this method would not achieve the proper results, therefore, a spray on insulation directly onto the existing concrete was necessary. This method doubled the area resulting in the over expenditure.

CONTINGENCY

This \$30,000.00 amount is required to complete the moving of the Treasury Department to the fourth floor. Items include elevator door repair, moving, etc..

Submitted for your information.



P. E. Grainger
Construction Co-ordinator

PEG/emg

Commissioner's comments

Now that the City Hall project is substantially complete, the attached reports indicate the over-expenditures incurred.

Council will recall that at the time the project management method of construction was recommended and approved by Council, it was indicated that final costs could not be determined accurately until completion of the project.

In the City Treasurer's October report on over and under-expenditures on capital projects, it was indicated that the over-expenditure at that time was approximately \$100,000.00 or 3% of the project estimate.

We would concur with the recommendations of the City Treasurer and recommend Council approve the financing of this over-expenditure as outlined.

"M.C. DAY"
City ~~Committee~~ ^{Committee} A

Kelowna

87.

NO. 1

Regatta

March 4, 1981

Mr. Bob McGhee
Mayor of Red Deer
Red Deer, Alberta

Dear Mr. McGhee:

The Kelowna International Regatta Association would like to celebrate its 75th anniversary by having the city of Red Deer as the honor city for 1981 Regatta, to be held July 23 -26.

Our show will feature the only hydroplane races held in Western Canada, the RCMP Musical Ride, the Canadian Force's Parachute Team (the Skyhawks), multi-cultural folkfests, Search for Talent shows, dances, barbeques and other aquatic events.

We would appreciate your participation which will be highlighted in our parade, Saturday, July 25, as honor city parade marshall. There will be other ceremonial acts and I am sure you will enjoy the many social events.

Yours truly,

W.M. Lupul
President

cc Mayor Dale Hammill, Kelowna

wml/jb

Commissioner's comments

I hope to attend the Kelowna Regatta and would encourage Council members to accept the offer to name Red Deer the Honor City for 1981. I would also hope as many Council members as possible would be able to attend this function.

"R. J. MCGHEE"
Mayor *

NO. 2

MAR 5 1981

Mr. R. Stollings
City Clerk
Red Deer, Alberta
T4N 3T4

Dear Mr. Stollings:

Further to my recent acknowledgement, I wish to reply more fully to your letter of February 19, 1981 expressing concern over the proposed increases in the cost of RCMP municipal police services that are currently the subject of federal-provincial negotiations.

I would first of all like to assure you that I am aware of the impact the proposed increases would have on municipal budgets, particularly in view of the fact that many municipal budgets for 1981 have been set prior to January 1st of this year. A number of provincial governments have in fact raised this problem in contract discussions and I would hope that we might find some way to deal with it in the course of our negotiations.

As to the proposed increases in the municipal share of policing costs, I continue to remain convinced that these proposals are both reasonable and defensible, particularly in the light of the respective benefits derived from such arrangements.

My sense that the increase is defensible is supported partly by the following: If a municipality chose, as it can, to establish its own force, it could offer to "take over" the RCMP officers now serving it.

... 2

If they accepted, the municipality would be responsible for 100% of the costs of the service, and would probably lose some benefits of the close association of the provincial and federal detachments. Lower cost policing could only be achieved by offering pay cuts or cut-backs in strength of the detachment. This reasoning leads me to conclude that the present arrangement is beneficial and will continue to be beneficial even at the higher rate. Clearly there is a national benefit derived from a municipality choosing the Force. But to the hard-pressed national taxpayer, most of whom pay 100% of their own municipal policing costs, the Federal contribution cannot exceed the national benefit.

In closing, I would like to reassure you that the federal government remains deeply committed to offering RCMP services to Canada's municipalities.

Yours truly,


Bob Kaplan, P.C., M.P.

Commissioners' comments

The above is submitted for Council information.

"R.J. McGHEE"
Mayor

"M.C. DAV"
City Commissioner

Canadian
National
Exhibition



Exposition
Nationale
Canadienne

91.

NO. 3

ASSISTANT GENERAL MANAGER - MARKETING

Mayor K. Curle
City Hall
Red Deer, Alberta
T4N 3T4

March 2, 1981.

Your Worship:

As hosts of the world's largest Annual Exhibition, catering to millions of visitors from across Canada and the United States, the Canadian National Exhibition is anxious to represent all of Canada.

One way to make the CNE truly Canadian is by showing our visitors that we are each part of a whole. We have already named all our "streets" for the Provinces of Canada.

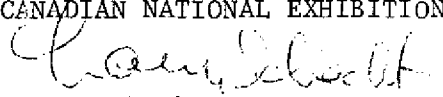
We would like to take this a step further and involve Canadian cities. We would therefore, appreciate if you and your colleagues would consider the following proposal.

We would like to identify Canadian Municipalities on our modern benches located throughout our 300 acre site. These strategically placed benches would result in welcome rest areas sponsored by the various municipalities.

While you might consider shipping your own benches to the CNE, it might be easier and more economically feasible to sponsor a number of benches at a cost of \$300.00 each. We would be responsible for their maintenance and refurbishing each year.

We hope you will join us in taking this step towards making your Municipality part of our great Canadian National Exhibition.

Yours very truly,
CANADIAN NATIONAL EXHIBITION ASSOCIATION


Larry Schachter
Assistant General Manager-Marketing

LS:ec



Commissioners' comments

In view of the restrictions on our budgets this year, we would recommend that Red Deer decline to accept this offer at this time.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

SOCIAL SERVICES
AND COMMUNITY HEALTH

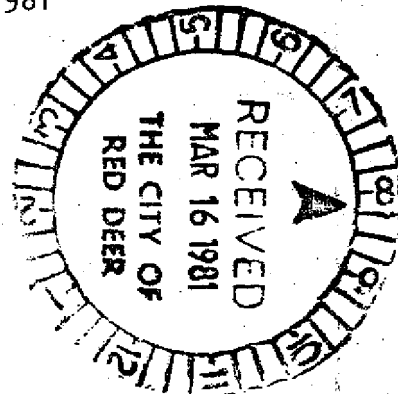
403/427-6448

Office of
the Chief Deputy Minister

Seventh Street Plaza
10030-107 Street
Edmonton, Alberta, Canada
T5J 3E4

March 12, 1981

Mr. R. Stollings, City Clerk
City of Red Deer
City Hall
Red Deer, Alberta
T4N 3T4



Dear Mr. Stollings:

In a letter from Mr. S. Mansbridge, Chief Deputy Minister, Alberta Social Services and Community Health, sent in September, 1980, municipalities participating in the Preventive Social Service Programme were advised that effective April 1, 1981, subsidized After School Care services for children would be funded by the Provincial Government through municipal PSS programs. As a point of clarification, I wish to advise you that until the time at which an agreement is reached between your municipality and the Province, the Provincial Family Subsidy Program will continue in effect for approved After School Centres in your area in order to assure continuity of service to families.

Municipalities have the right to decide whether or not to undertake a subsidized After School Care Program. You are encouraged to consider the adoption of this preventive community oriented service operating in your area.

In order to assist a municipal PSS program committed to assuming the operation of subsidized After School Care programs, the Provincial Government is prepared to provide extra cost-shared funding for 1981/82. These monies would be added into the municipality's regular provincial funding allocation for 1981/82 and continue in subsequent years.

This special assistance will be calculated as 80% of the total Provincial Family Subsidy Program payment to After School Care centres in a municipal PSS program area for the month of March, 1981, annualized for a twelve-month period, and adjusted for inflation. Since the amount for March will not be known until well into April, 1981, an interim measure for an advance payment is being offered based on the payments for January, 1981. In July, 1981, an advance quarterly payment would include a corrected amount for this special assistance based on the March, 1981 Provincial Family Subsidy Program payments.

A municipality, in addition to committing itself to continue a subsidized After School Care program, must also commit a minimum of a 20% matching share for total program operating costs.

Attached please find an application for this interim funding advance for After School Care services which your municipality is encouraged to consider. A municipality may decide to assume responsibility for only a portion of the subsidized services in its area. In order to ensure continuity of services to current users in your community, however, it would be desirable to have the municipality work with all After School Care centres.

In order for an interim advance to be issued early in April, the attached application must be returned by March 31, 1981 to:

Family and Community Support Services Branch
7th Floor, Seventh Street Plaza
10030 - 107 Street
Edmonton, Alberta
T5J 3E4

You may wish to instruct your preventive social service staff to contact their regional PSS consultant for any further information or to raise points for clarification.

Sincerely,



D. M. Stolee
Acting Chief Deputy ~~Minister~~

APPLICATION FOR FUNDING AND ADVANCE OF
AFTER SCHOOL CARE SERVICES FOR 1981/82

95.

I. Identification

Local Programme Title: Red Deer P.S.S. Programme
Municipal Unit Authority: City of Red Deer
Municipal Mailing Address (to whom cheque should be sent): City of Red Deer,
City Hall, 4914 - 48 Avenue, Red Deer, Alberta, T4N 3T4

II. Calculation of Available Provincial Funding

(1) Amount of Provincial Family Subsidy Programme payments
to centres in municipality programme area (for month
of January, 1981): \$ 1,561.00
(2) Annualization of January, 1981 Provincial Family
Subsidy Programme payment (X 12)(+9.5% inflation): \$ 20,512.00
(3) Available quarterly advance of funds (80% of (2)
divided by 4): \$ 4,102.40
This amount will be adjusted if March payments are higher.

III. Municipal Application for Funding

COMPLETE either of (A) or (B), not both.

- (A) The municipality will accept responsibility for provision of subsidized After School Care Services for those centres currently in receipt of subsidy through the Provincial Family Subsidy Programme, within the municipal programme area. The municipality, therefore, requests an advance in the amount of \$ _____ (as in II (3) above).
- (B) The municipality will accept responsibility for provision of subsidized After School Care Services only in the centres listed below (these must be centres currently in receipt of subsidy through the Provincial Family Subsidy Programme). Attach list if necessary.
- _____

DO NOT PROCEED FURTHER WITH COMPLETION OF THIS APPLICATION. PLEASE
CONTACT YOUR PROVINCIAL P.S.S. CONSULTANT FOR CALCULATION OF FUNDING
LEVEL OF CENTRES IDENTIFIED ABOVE.

The municipality therefore requests an advance in the amount of \$ _____.

IV. Declaration of the Municipality

In consideration of the Minister making payments to the municipality, the municipality agrees that:

- (a) It will provide for the establishment, administration and operation of the subsidized After School Care Programme described above.
- (b) The municipality will contribute at least 20% of the funds required to operate this After School Care Subsidized Service.

Name of Mayor or Reeve: _____

Dated at _____ this day of _____ 19 _____

Signature of Mayor or Reeve: _____

PROVINCIAL APPROVAL:

Expenditure Officer: _____ Date: _____

Accounting Officer: _____ Date: _____

March 23, 1981

TO: City Clerk
FROM: P.S.S. Director
RE: School Age Child Care Program
(After School Care)

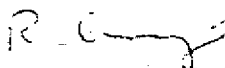
With regard to the letter you received from Mr. D.M. Stolee, Acting Chief Deputy Minister of Alberta Social Services and Community Health, Council should be aware that the "point of clarification" mentioned in the first paragraph of Mr. Stolee's letter is, in fact, a change in their policy again.

We had taken the original directive in September, 1980 regarding after school care programs as a new policy and acted accordingly. There are 28 school-age children being subsidized in the Family Day Home Program. In the 1981 budget submission to Council, the P.S.S. Board recommended that these children continue to receive the service from the Family Day Home Program after March 31, 1981 at a cost to the City of \$7,110 for April to December. In addition, permission was requested to commence with an additional school-age child care service at Piper Creek School commencing July 1, 1981 at a cost to the City of \$5,040 for the period July to December. Council had tentatively approved these programs.

This further change in policy by the Department of Social Services and Community Health makes it very difficult to plan properly. We are unaware from the letter and from further discussions with the P.S.S. Consultant for Red Deer how long the Province is prepared to continue subsidizing families using the services of the Family Day Home Program.

It is our recommendation that we accept the offer of the Province to continue subsidizing the families in the Family Day Home Program. This would reduce City costs by \$400 monthly for as long as they are prepared to continue the arrangement. We would also recommend that we proceed as planned to develop the additional services at Piper Creek School.

It is further recommended that Council express its concern to the Province for this policy changing as it complicates the budgeting and planning at the municipal level.


R. ASSINGER, P.S.S. Director

RA:sp

cc: Byran Wilson, P.S.S. Board Chairman
Donna Thompson, Red Deer Day Care Society **President**

**SOCIAL SERVICES
AND COMMUNITY HEALTH**

Office of
the Chief Deputy Minister

Seventh Street Plaza
10030-107 Street
Edmonton, Alberta, Canada
T5J 3E4

March 12, 1981

Mr. R. Stollings, City Clerk
City of Red Deer
City Hall
Red Deer, Alberta
T4N 3T4

Dear Mr. Stollings:

In a letter from Mr. S. Mansbridge, Chief Deputy Minister, Alberta Social Services and Community Health, sent in September, 1980, municipalities participating in the Preventive Social Service Programme were advised that effective April 1, 1981, subsidized After School Care services for children would be funded by the Provincial Government through municipal PSS programs. As a point of clarification, I wish to advise you that until the time at which an agreement is reached between your municipality and the Province, the Provincial Family Subsidy Program will continue in effect for approved After School Centres in your area in order to assure continuity of service to families.

Municipalities have the right to decide whether or not to undertake a subsidized After School Care Program. You are encouraged to consider the adoption of this preventive community oriented service operating in your area.

In order to assist a municipal PSS program committed to assuming the operation of subsidized After School Care programs, the Provincial Government is prepared to provide extra cost-shared funding for 1981/82. These monies would be added into the municipality's regular provincial funding allocation for 1981/82 and continue in subsequent years.

This special assistance will be calculated as 80% of the total Provincial Family Subsidy Program payment to After School Care centres in a municipal PSS program area for the month of March, 1981, annualized for a twelve-month period, and adjusted for inflation. Since the amount for March will not be known until well into April, 1981, an interim measure for an advance payment is being offered based on the payments for January, 1981. In July, 1981, an advance quarterly payment would include a corrected amount for this special assistance based on the March, 1981 Provincial Family Subsidy Program payments.

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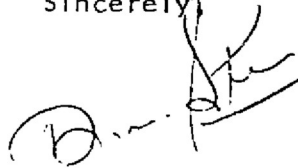
Attached please find an application for this interim funding advance for After School Care services which your municipality is encouraged to consider. A municipality may decide to assume responsibility for only a portion of the subsidized services in its area. In order to ensure continuity of services to current users in your community, however, it would be desirable to have the municipality work with all After School Care centres.

In order for an interim advance to be issued early in April, the attached application must be returned by March 31, 1981 to:

Family and Community Support Services Branch
7th Floor, Seventh Street Plaza
10030 - 107 Street
Edmonton, Alberta
T5J 3E4

You may wish to instruct your preventive social service staff to contact their regional PSS consultant for any further information or to raise points for clarification.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. M. Stolee', with a stylized flourish at the end.

D. M. Stolee
Acting Chief Deputy Minister

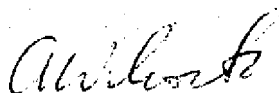
March 17, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: ALBERTA SOCIAL SERVICES & COMMUNITY HEALTH

Council has given preliminary approval to funding the existing after school care program 80 - 20 with the Province. My understanding, however, is that Council have reserved the right to review any preliminary budget approvals once they have completed their review of the total City budget.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

cc: P.S.S. Director

Commissioners' comments

We recommend Council approve the application as recommended by the P.S.S. Director and in the event that Council makes changes to these programs as a result of further budget review, we can inform the Province of same.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner A.



100.

CULTURE

403/427-4928

NO. 5

Office of
the Minister402 Legislative Building
Edmonton, Alberta, Canada
T5K 2B6

March 12, 1981

Mr. R. Stollings
City Clerk
Office of the City Clerk
The City of Red Deer
Red Deer, Alberta
T4N 3T4

Dear Mr. Stollings:

As the last major Court House constructed in the Province utilizing classical detailing within its design components, the Red Deer Court House certainly merits very serious consideration for possible designation as a Provincial Historic Resource. Accordingly, I have instructed the Director of the Historic Sites Service by copy of this letter to initiate contact with your City in order to apprise you of the designation process and to inform you of when you may expect the structure to be considered by the Historic Sites Board of Alberta for its recommendation.

The work of the Board and the Historic Sites Service in the preservation of the historical resources of the Province is proceeding under the pressure of burgeoning development, and in many instances, careful priorities have to be assigned to the sites which are taken before the Board. Nevertheless, I am fully confident that the Old Court House will be given the fullest consideration by the Department and I would like to take this opportunity to commend the City and the people of Red Deer for their support of heritage preservation in Alberta. Given such support it would be most encouraging to see the City of Red Deer seriously consider the possibility of designating the structure as the first such action by any municipality within the Province under the enabling legislation of the Historical Resources Act. The staff of the Historic Sites Service will, no doubt, be pleased to discuss this possibility with you.

Would you be kind enough to thank City Council on my behalf for the

.../2

Mr. R. Stollings
March 12, 1981

Page 2

concern they have shown for our historic resources and assure them that we will do everything in our power to expedite the processing of your request.

Yours sincerely,


Mary J. LeMessurier

cc: Dr. Frits Pannekoek
Mr. N. Magee, M.L.A.
Mr. Summers, Alberta Housing & Public Works

Commissioners' comments

The above is submitted for Council information and a further report will be brought forward when contact has been made with the Historic Sites Board.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City ~~Committee~~ Zone A

NO. 6

March 19, 1981.

THE CITY OF RED DEER,
City Hall,
RED DEER, Alberta.

Attention: Mayor and Council

Dear Sirs:

Re: Red Deer Curling Club
Ice Plant and Building

The Red Deer Curling Club has in the last few years experienced considerable difficulty in preparing and maintaining curling ice for its members. The problem is particularly serious in the Fall and Spring months of the year when the weather is warmer. The existing ice plant used by the Curling Club is located in the adjoining City Arena and is in the view of the Curling Club no longer adequate to provide service to both facilities (i.e. Arena and Curling Club). Accordingly both facilities have experienced difficulty in maintainain suitable ice and the Curling Club in particular has been unable in recent years to complete its Curling program (the opening functions and league play in the Fall have had to be cancelled together with league play in the Spring). With the warmer weather this Spring there is a severe possibility that the wind-up bonspiels (including the Red Deer Men's Open) may have to be cancelled due to a loss of ice.

The Curling Club is of the view, after having consulted with its ice making staff and those of the Arena, and after discussions with City administration, that the existing ice plant is unable to cope with the requirements for ice due largely to the following reasons:

- 1) Increased usage and demand for the Curling Club and Arena - both facilities are required to operate for longer hours and more days during the winter months and in addition have extended their season of operation to meet the demands of the citizens of Red Deer and surrounding area for these **facilities;**

Red Deer Curling Club

103.

MEMBER OF THE SOUTHERN ALBERTA CURLING ASSOCIATION

The City of Red Deer,
Attention: Mayor and Council,
Page Two.

P.O. BOX 422,

RED DEER, Alberta

2) Improvements to the Arena and Curling Club (ex. increased lighting and heating) require the existing ice plant to produce at greater capacity to maintain and replace ice;

3) Due to the age of the existing ice plant there may have been some deterioration in its capacity to make and maintain ice;

Accordingly, the Curling Club is hereby requesting the City of Red Deer to authorize and approve a Two Hundred Thousand (\$200,000.00) Dollar debenture loan for the purpose of securing an ice plant and constructing a building to house same. The ice plant and related facility would be constructed and installed to service the Curling Club with the existing ice plant being made available solely for the Arena.

We have been and are presently securing quotes and costs for the ice plant and related facilities. Based on quotes and estimates received to date the projected cost for the ice plant and improvements is Two Hundred Thousand (\$200,000.00) Dollars determined as follows:

i). Ice Plant	\$108,000.00
ii) Gas Line and Make-Up Air Unit	\$6,000.00
iii) Culligan Water Softener	\$6,000.00
iv) Building	\$40,000.00
v) Water & Sewer (City Cost)	\$1,110.00
vi) City of Red Deer Electric Light and Power	\$7,875.00
vii) Interior Plumbing for Building	\$1,000.00
viii) Exhaust Fans for Removal of Humidity	\$3,000.00
ix) Electricity (Including Two Step Down Transformers)	\$25,000.00
	<u>\$197,985.00</u>

The directors and members of the Curling Club are agreeable, should the City and other required authorities authorize and approve of the foregoing, to having the ice plant, building and improvements acquired in the name of the City. The Curling Club would then lease same and make rental installments to the City (the installments would be equivalent

The City of Red Deer,
Attention: Mayor and Council,
Page Three.

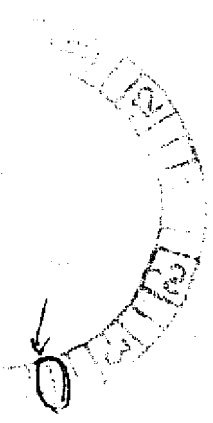
to the payments due on the loan) until the loan with interest was repaid in full. With respect to the loan we hereby request that it have the maximum possible amortization period and provide for repayment by annual instalments. Preferably the annual instalments would fall due in the Spring of each year (May 1 would be a desirable date for the Curling Club to pay its instalments).

We thank you for your consideration of the foregoing.

Respectfully submitted,

RED DEER CURLING CLUB,

Per: Ed Howell
Ed Howell,
President.



March 23, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: RED DEER CURLING CLUB

You requested comments on the above.

As you are aware, the City borrows its long term money from the Alberta Municipal Finance Corporation. The Provincial Government then provides a subsidy grant to the City to make the effective rate on the borrowings 9%. The interest subsidy program is not guaranteed to last for the full term of the debentures and can be cancelled at any time.

The Curling Club is asking the City to borrow \$200,000 to finance a new ice plant for the Club. The purpose in doing this is to obtain a lower interest rate than would be available on the open market.

The present interest rate for the maximum 10 years borrowing period available for this type of construction would be 14 1/8% based on present rates. These rates are subject to change at any time. It is quite likely the Province would provide an interest subsidy grant to make the effective interest rate 9%. As I noted previously, however, this subsidy program is subject to changes at any time. In order for the City to borrow the money the City would have to own the ice plant and building housing it.

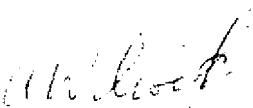
Based on the present interest rates of 14 1/8% if no subsidy was available, the annual payment required would be \$38,500. If subsidized to 9%, the annual payment would be \$31,164.

The Curling Club is requesting a May 1st date for payments. As you are aware, payments are due 1 year after the debenture is issued. The earliest date the debenture could be issued would probably be July 1st. This would make the first payment due July 1, 1982.

It is proposed the Curling Club tender the construction and the City would reimburse as required based on submission of actual billings as construction progresses.

The City would not, of course, be able to make a final commitment by signing the agreement until the necessary Provincial approvals were received for the debenture bylaw. This could take at least two months.

I have not considered the financial capability of the Curling Club to repay the loan. In the event payments were not made, the City may wish to consider some provision in the agreement that would transfer the Curling building itself to the City.


A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm
cc: Recreation Supt.

March 24th, 1981

MEMORANDUM

TO: City Clerk

FROM: Recreation Superintendent

RE: Red Deer Curling Club Proposal

It would not be possible for me to bring this report to the attention of the Recreation Board until their regular meeting of March 31st, however, I will endeavor to contact each of them by telephone so I can have their reaction to the proposal available for you.

I personally feel that it would be to the City's advantage to have the Curling Club develop their own ice plant, although it is conceivable that our utility costs could be somewhat higher as a result. We are attempting to investigate this, and may have an answer by March 30th. As far as assisting the Curling Club by financing it in the manner proposed, I believe this would be a matter for the City Treasurer and City Commissioner to comment on.

DON MOORE

DM:pw

c.c. Harold Jeske

Commissioners' comments

This facility may be considered as a public facility as the Curling Club have previously indicated same is available to the public. The existing ice plant is not capable of serving the two facilities (arena and curling rink) and some upgrading would be required.

The proposal by the Curling Club appears to be a logical solution to this problem.

Council should be aware, however, that this may set a precedent for other similar organizations to request of the Curling Club, we recommend same be referred to the City Solicitor for preparation of a draft agreement.

"R.J. McGHEE" Mayor

"M.C. DAV" City Commissioner

NO. 7

4613 46th street.,
Red Deer, Alberta
March 18th, 1981.

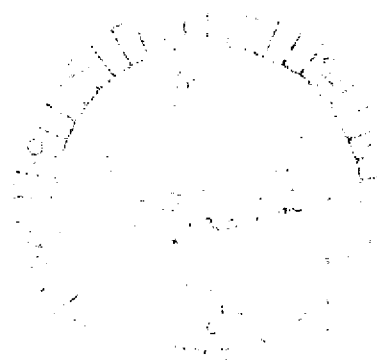
Mayor McGhee
Red Deer City Council,
City Hall,
Red Deer, Alberta.

Re; Dogs at Large.

I would like to see something done about three big dogs in ~~Parkvale~~ Parkvale .
They run at large, alltimes of day and night. The Parkvale Playground is a mess from them,
and they do their duty also on everyone elses place. They are at 4617 46th st.,.

I have called the dog catcher and I give up on them, as I am told to catch the dogs
tie them up and they will pick them up. They have also bitten some friends of mine, and I
can back this statement up. They are 1. large black Lab. 2. Red Irish Setter
3. Spotted dalmation. These are all full grown dogs.

Sincerely Yours,
Dorothy Campbell
Dorothy Campbell
347 - 3630



March 20, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: DOROTHY CAMPBELL

In response to your memo on the above subject, we have the following comments for Councils consideration.

Alberta Animal Control has advised that they they have responded to complaints from the Parkvale area regarding this complaint but have so far been unable to catch any of the animals. The reason for the statement that "catch the dogs, tie them up and they will pick them up" is that the patrol vehicle unless it is in the district cannot respond immediately. Often if the dogs can be caught by the complaint then the patrol vehicle can pick them up.

The matter of the biting is much more serious. We have no record of anyone contacting our office about it and would suggest that these people should contact us so that charges can be laid in Provincial Court. The persons involved must be willing to make an appearance in court. I have requested the contractor to put on additional patrols in all areas of the City to respond to increased complaints of this nature.

We trust this is the information required.



R. Strader
Development Officer/
Building Inspector

RSS/lg

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner



SOCIAL SERVICES
AND COMMUNITY HEALTH

Services for the Handicapped
Red Deer Region

403/343-5473

2nd Floor, Central Block
Corner of Gaetz and Ross Street
Box 5002
Red Deer, Alberta, Canada
T4N 6C2

11 March, 1981

City Council Members
City of Red Deer
City Hall 4914 - 48 Ave.
RED DEER, Alberta
T4N 3T3

Dear Council Members:

RE: Pre-sale of Residential Lots for Community Group Homes

Recent discussion, with the City of Red Deer Social Planner, has indicated you will soon be called upon to make a decision regarding the pre-sale of residential lots in new subdivisions for the establishment of group homes.


Services for the Handicapped Branch strongly supports the establishment of this process.

Our Branch is continuing its efforts to develop small community based residential facilities (group homes) for handicapped individuals. Central to this process are the concepts of normalization--providing as normal an environment as possible and involving a belief in human dignity and rights; the potential and worth of each individual; respect for individual freedom and equality; and integration of the handicapped into society.

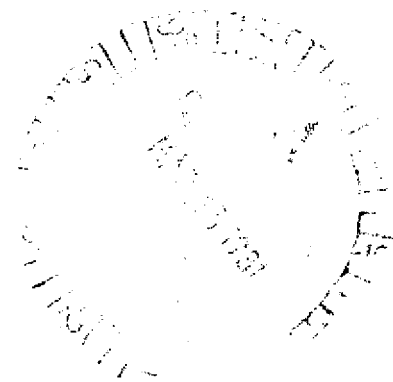
Towards these goals, our Branch budget projections allow us to realistically develop a minimum of one group home per year in Red Deer over the next three to five years. These homes are funded and monitored by our Branch but operated by local non-profit agencies experienced in direct services.

We would encourage you then to support this proposal.

Sincerely yours,


Robert A. Goodwin
Regional Coordinator

LMH:rec



Mayon

"M.C. DAY"
City Commissioner

RED DEER AND DISTRICT COUNCIL ON AGING

112A.

P.O. BOX 914, RED DEER, ALBERTA T4N 5H3

NO. 9

March 16, 1981

Members of City Council
City of Red Deer
City Hall
Red Deer, Alberta

Gentlemen:

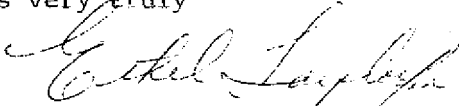
Bus Passes for Senior Citizens

We strongly urge council not to implement an initial charge of \$10.00 for lifetime bus passes for senior citizens. We feel \$10.00 is too great an outlay for seniors receiving the supplement.

As an alternate might we suggest either a free pass for seniors receiving the supplement and a charge to other seniors, or allow all seniors to receive a free lifetime pass.

Thank you for your consideration.

Yours very truly



(Mrs.) Ethel Taylor, Chairman
Board of Directors

Commissioner's comments

The above letter was received subsequent to Council's budget deliberations during which it was agreed to implement the \$10.00 charge for a lifetime pass. The letter is, therefore, brought forward for Council's information.

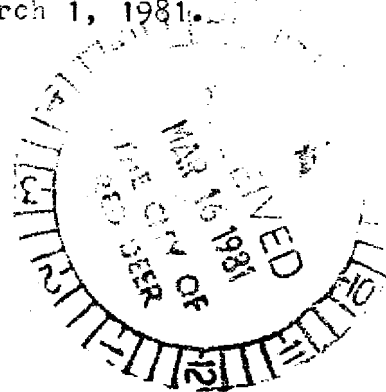
We are still receiving requests for passes under the existing system of \$2.00 per annum which will expire July 31st, 1981. In view of Council's decision to implement the lifetime pass, I would recommend Council authorize the issuance of the new passes effective immediately.

"M.C. DAV"
City Commissioner

March 1, 1981.

NO. 1

City of Red Deer
Mayor and City Council
c/o City Clerks Dept.
Red Deer City Hall



It is abundantly clear that the 24 hour parking lot North of Merit Stores on Gaetz Avenue is not being utilized to anywhere near full capacity.

The undersigned merchants strongly recommend the above parking lot be modified to accommodate hourly parking.

BUSINESS

SIGNATURE

CHARLES STONE JEWELLERY
SILVER SPARK JEWELLERY
WEI'S WESTERN WEAR LTD.
JIMMIE GUS JEWELLERY
HOME CRAFT KITCHEN
Platt Sewing Center
Missouri Book Co.
Elaine Carlson - Altan Bergman

[Handwritten signatures]

Donna Langford
DEPARTMENT OF PUBLIC WORKS & UTILITIES

[Handwritten signature]

A & W BROS. LTD.
RED DEER, ALBERTA
T4N 4S3

[Handwritten signature]
Black Bros.
Black Bros.

[Handwritten signature]
Wayne Fancher

March 1, 1981.

114.

City of Red Deer
Mayor and City Council
c/o City Clerks Dept.
Red Deer City Hall

It is abundantly clear that the 24 hour parking lot North of Merit Stores on Gaetz Avenue is not being utilized to anywhere near full capacity.

The undersigned merchants strongly recommend the above parking lot be modified to accommodate hourly parking.

BUSINESS

The Swap Shop

5207 C Z 20

R-1

34

SIGNATURE

Robert Charnault

E. Meckler

William H. Hargreaves

Ch. Crandall

James R. Hargreaves

James R. Hargreaves

James R. Hargreaves

James R. Hargreaves

James R. Hargreaves

A. F. Roth
5129-5700

Parkdale Beauty School

White Elm

STEREO SHOP

MR. MIXES

Frank P. Hargreaves

Alberta Lobster Ranches

Merit Stores Ltd.

St. Alaimo

Heritage Glass

March 24, 1981

TO: Parking Commission
City Clerk

FROM: City Engineer

RE: Turbo Parking Lot

Comments have been received relating to the method of regulating parking in the Turbo Parking lot and also the charge for parking.

The table below was prepared to provide some history on the lot.

DATE	NO. OF VEHICLES PARKING AT 2 PM	% OF REGULATED STALLS OCCUPIED
January 19, 1980	59 (33 free parking + 26 metered parking)	52
January 24, 1980	54 (34 free parking + 20 metered parking)	40
June 11, 1980	59 (35 free parking + 24 metered parking)	48
June 30, 1980	2 Hr meters at 25¢/hr. were replaced with 5 Hr. meters at 10¢/hr.	
July 30, 1980	83 (34 free parking + 49 metered parking)	98
September 13, 1980	Turbo Lot was partially closed for construction	
September 24, 1980	61 (26 free parking + 35 metered parking)	
December 9, 1980	Turbo Lot was completed. Spitter machine was in- stalled. A fee of \$2.00 per day was charged	
February 26, 1981	32 (spitter parking)	34
March 2, 1981	26 (spitter parking)	27

The above data indicates that the parking occupancy was highest when the lot was partially free and partially equipped with five (5) hour meters at ten (10) cents per hour and parking occupancy was lowest when the lot was equipped with the spitter machine with a charge of \$2.00 per day.

It is possible that the parking occupancy of the Turbo Lot could be increased by a reduction of parking fees per hour or an increase of flexibility for the number of hours that can be parked by each individual vehicle. It is suggested therefore that the parking fee of the lot be lowered to not less than ten (10) cents per hour or \$1.00 per day. If a satisfactory occupancy level is still not reached, the spitter machine could be replaced with five (5) hour meters to provide additional flexibility for parkers.

This information is provided for the consideration of the manner to be adopted for regulation of parking in the Turbo lot.

B.C. JEFFERS, P. Eng.,
City Engineer

BCJ/ab

cc: Traffic ~~Engineer~~

25 March 1981

TO: CITY COUNCIL
FROM: PARKING COMMISSION
RE: TURBO PARKING LOT

The attached petition and report from the City Engineer concerning the Turbo Parking lot, was considered by the Parking Commission at its meeting held on Wednesday March 25th, 1981 and at which meeting the following motion was passed.

"That the spitter machine in the Turbo Parking lot be lowered from \$2.00 to \$1.00 per day, subject to review in 60 days."

The decision of the Commission in this instance is submitted for Council's consideration and ratification.

Respectfully submitted,

R. BROWN, Chairman,
Parking Commission

OF THE

CITY OF RED DEER

A By-law to provide for grants to certain Associations, Societies, Institutions and Charitable Organizations.

WHEREAS Section 206 of the Municipal Government Act provides that the Council may pass bylaws providing for grants to charitable organizations, welfare societies and such other organizations or associations as the Council deems to be entitled to such grants, and

WHEREAS the charitable organizations, welfare societies and other organizations hereinafter named have applied for grants pursuant to the said section of the Municipal Government Act, and the Council deems they are acting in the promotion of the general social welfare, and have approved of the grants as shown in the Schedule below.

NOW THEREFORE THE COUNCIL OF THE CITY OF RED DEER DULY ASSEMBLED ENACTS AS FOLLOWS:

"Grants for the year 1981 as specified in the following schedule are hereby approved, said grants to be payable in lawful money of Canada, to the association of charitable organizations noted, and in the amounts shown in the said schedule."

Schedule "A"

Tourist Council	\$ 8,274
Salvation Army	1,000
Folk Festival	6,000
Community Band Society	14,500
Chamber of Commerce	8,300
C. N. I. B.	2,277
Red Deer Symphony Society	1,685
Alta. Highland Dancing Association	1,000
Marlin Swim Club	1,000
R. D. Allied Arts Council	5,200
Cdn. Mental Health Association	2,000
Federation of Community Assn.	1,500
Parkland Humane Society	10,000
Red Deer Convention Assn.	8,500
Central Alberta Refugee Comm.	4,000
National Youth Orchestra	200

Total Grants \$ 75,436

READ A FIRST TIME IN OPEN COUNCIL this _____ day of _____ A.D., 1981

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____ A.D., 1981

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____ day of

_____ A.D., 1981.

OF THE
CITY OF RED DEER

A By-law to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of construction of a cemetery building.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 311 of The Municipal Government Act that the Council shall issue a By-law to authorize the construction of a cemetery building.

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineer whereby the total cost of the said construction is estimated to be Thirty-Five Thousand Four Hundred Dollars (\$35,400.00).

AND WHEREAS in order to construct the said cemetery building, it will be necessary to borrow the sum of Thirty-Five Thousand Four Hundred Dollars (\$35,400.00) on the credit of the City of Red Deer by issuing debentures of the City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual instalments, with interest not exceeding Sixteen per centum (16%) per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$195,152,210.00.

AND WHEREAS the amount of the existing debenture debt of the City of Red Deer is \$31,669,205.95 no part of which is in arrears.

AND WHEREAS the estimated life of the project is Twenty Years.

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER is hereby empowered and authorized to enter into contracts for the purpose of construction of a cemetery building.

2. That for the purpose aforesaid, the sum of Thirty-Five Thousand Four Hundred Dollars (\$35,400.00) be borrowed by way of debenture of the credit and security of the City of Red Deer at large, of which amount the sum of \$35,400.00 is to be paid by the City at large.

3. The debentures to be issued under this By-law shall not exceed the sum of Thirty-Five Thousand Four Hundred Dollars (\$35,400.00) and may be in any denomination not exceeding the amount authorized by this By-law and shall be dated having regard to the date of the borrowing.

4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Sixteen per centum (16%) per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and made payable in, as nearly as possible, equal annual instalments over a period of Twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agent during the currency of the debentures.
7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such dates and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this By-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This By-law shall take effect on the date of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this _____ day of _____ A.D., 1981

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____ A.D., 1981

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____ day of _____ A.D., 1981

MAYOR

CITY CLERK

BY-LAW NO. 2710/81

OF THE
CITY OF RED DEER

A By-law to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of purchase of Lots 7-9, Block 26, Plan K within the limits of the Municipality for general City purposes.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 311 of the Municipal Government Act that the Council shall issue a By-law to authorize the purchase of Lots 7-9, Block 26, Plan K within the limits of the Municipality for general City purposes.

AND WHEREAS an offer to sell the said land has been made for a cost of Two Hundred and Thirty Nine Thousand Nine Hundred and Forty Dollars (\$239,940.00)

AND WHEREAS in order to purchase the said Lots 7-9, Block 26, Plan K it will be necessary to borrow the sum of Two Hundred and Thirty Nine Thousand Nine Hundred and Forty Dollars (\$239,940.00) on the credit of the City of Red Deer by issuing debentures of the City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual instalments, with interest not exceeding Sixteen per centum (16%) per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$195,152,210.00.

AND WHEREAS the amount of the existing debenture debt of the City of Red Deer is \$31,669,205.95 no part of which is in arrears.

AND WHEREAS the estimated life of the project is Twenty years.

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER IS hereby empowered and authorized to enter into contracts for the purpose of purchase of Lots 7-9, Block 26, Plan K as may be necessary for general City purposes within the limits of the Municipality.

2. That for the purpose aforesaid, the sum of Two Hundred and Thirty Nine Thousand Nine Hundred and Forty Dollars (\$239,940.00) be borrowed by way of debenture of the credit and security of the City of Red Deer at large, of which amount the sum of \$239,940.00 is to be paid by the City at large.

3. The debentures to be issued under this By-law shall not exceed the sum of Two Hundred and Thirty Nine Thousand Nine Hundred and Forty Dollars (\$239,940.00) and may be in any denomination not exceeding the amount authorized by this By-law and shall be dated having regard to the date of the borrowing.

- 2 -

4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Sixteen per centum (16%) per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agent during the currency of the debentures.
7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such dates and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this By-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This By-law shall take effect on the date of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this _____ day of _____ A.D., 1981
READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____ A.D., 1981
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____ day of
_____ A.D., 1981

MAYOR

CITY CLERK

Additional Agenda

1

**** ADDITIONAL AGENDA ****

For the meeting of RED DEER CITY COUNCIL

MONDAY, MARCH 30th, 1981

27 March 1981

TO: COUNCIL

FROM: CITY COMMISSIONERS

RE: PROPOSED SUBDIVISION N $\frac{1}{2}$, SOUTHEAST & SOUTHWEST
29/37/27/W4

At the meeting of the Municipal Planning Commission January 19th, 1981 a proposed subdivision of the above properties to create 59 light industrial parcels approximately one-half mile west of The City of Red Deer was brought forward for comment from the Commission and, as a result, a resolution was passed by Municipal Planning Commission as follows:

"RESOLVED that the Municipal Planning Commission recommend to the Subdivision Committee of the Red Deer Regional Planning Commission that the application for the above referred subdivision be denied on the basis that:

- 1) the standard of the common system of water and sewer for this area has not been established, nor approved by the Department of Environment.
- 2) the subdivision is premature at this time as there is adequate land zoned and subdivided within the County to meet their needs for a substantial number of years.
- 3) that the lots along the eastern boundary of the proposed subdivision are too small, leading to pressure for rezoning for probable highway commercial uses."

Mr. Craig Curtis of the Regional Planning Commission will speak to Council and advise as to the current status of this subdivision application and seek Council's direction as to what position the City should take with respect to an appeal which has been lodged and will be heard Thursday April 2nd, 1981.

"R. J. MCGHEE"
Mayor

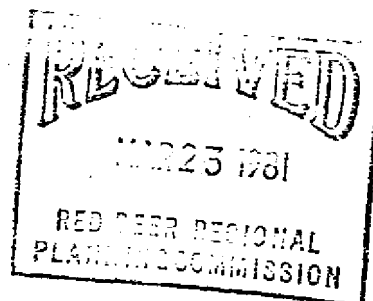
"M. C. DAY"
City Commissioner

*Copy to each
member of Council
for Information*



MUNICIPAL AFFAIRS

Office of
the Minister



403/427-3744

423 Legislative Building
Edmonton, Alberta, Canada

T5K 2B6

March 25, 1981.

TO: All Regional Planning Commissions
All Subdivision Approving Authorities
All Municipal Planning Commissions

Dear Sir:

Re: Rural Industrial Land Use Policy

In reviewing the existing regional plans, the proposed regional plans and amendments to both it has become increasingly obvious that there is an inconsistency throughout the Province as to the type of industrial development which is permitted in the rural areas by these plans in terms of land use. This situation has the result of creating an ever-deepening disharmony within planning commissions and with private enterprise.

While it is not the intent of the Government of Alberta to dictate to the municipalities what they should or should not allow in the way of land use within their respective jurisdictions, there should nevertheless be a greater accommodation in the regional plans for municipalities to exercise discretion which does not seem possible under some existing or proposal plans which appear to prohibit most types of industrial development in rural municipalities.

In an attempt to convey the Government's position in this regard, the attached guidelines have been prepared for the benefit of regional and local planning authorities in the preparation and amendment of their Plans.

Yours truly,

M. E. Moore

MARVIN E. MOORE,
Minister of Municipal Affairs.

RURAL INDUSTRIAL LAND USE
SOME POLICY GUIDELINES FOR THE 1980's

January 27, 1981

- Prepared by:

Alberta Planning Board

1.0 INTRODUCTION

1.1 In response to economic growth conditions expected to prevail in the Province during the next decade, the Government of Alberta believes it appropriate to make known to regional and local planning authorities its views concerning some of the generally preferred arrangements for the accommodations of such growth. In particular, the Government recognizes a need to identify those classes of industrial development activity which most appropriately should be accommodated within established urban communities and those that should be located within rural districts.

1.2 This latter consideration emerges, in part, as a consequence of the Government's desire to achieve a greater diversification in the Province's economic base giving rise, as it may, to a need for patterns of industrial land use not necessarily confined strictly to the urban environment.

1.3 In furtherance of this objective, it has been considered necessary and desirable to set out for the guidance of regional and municipal planning authorities, upon whose auspices the Government relies to a significant degree for the implementation of land-use and development policies, certain principles related to the preparation adoption and amendment of land use plans to the extent that they may impinge upon the location of industrial development in both urban and rural municipalities.

2.0 GENERAL PRINCIPLES

2.1 The Government of Alberta encourages the adoption through regional and municipal land use plans, policies and programs which would be designed to accommodate a wide range of human activity. This should be done in such a way that each activity is compatible with another and that all activities are in harmony with the environment in which they are situated. In this regard, the Government is mindful of the purpose statement contained in Section 2 of The Planning Act, 1977, which calls for "the orderly, economical and beneficial development of land and patterns of human settlement".

2.2

In achieving these goals, the Government recognizes the paramountcy of the Regional Plan in the hierarchy of planning documents contemplated under the Act. Since the Regional Plan is the only planning document which requires Ministerial approval, and the Act requires that all other planning actions conform to the Regional Plan, then it is apparent that the Provincial Government relies upon the Regional Plan as a primary instrument for the implementation of certain of its policy objectives in the sphere of land use and development control.

2.3

The Provincial Government recognizes that with increases in economic development activity within the Province, there will be a corresponding increase in the demand for land to accommodate a wide range of uses. Economic development activity enhances employment opportunity, which in turn, generates significant human settlement requirements, all of which manifests itself in an increasing demand for the utilization of the land resource. A response to this increasing demand under conditions of limited supply has been a trend towards the urbanization of rural areas, particularly those surrounding established urban communities. While the Government recognizes that measures must be adopted to accommodate this trend, it also is mindful that to accommodate it in an indiscriminate fashion may lead to patterns of land use and human settlement that would not be in keeping with the primary purposes of the planning legislation as expressed under No. 2.1 above.

2.4

Of primary importance in any consideration of preferred land use policies as between the urban and rural sectors is the need for the preservation of the agricultural land resource. In this regard, the Government of Alberta recognizes the principle that land having a relatively higher capability for agricultural production should be preserved for that purpose and that the fragmentation of such land for non-agricultural development purposes, whether as a result of contiguous urban expansion or otherwise, should be avoided wherever alternative courses of action are reasonably available.

3.0

GENERAL LOCATIONAL CRITERIA FOR THE ACCOMMODATION OF
INDUSTRIAL DEVELOPMENT WITHIN RURAL DISTRICTS

3.1

Historically and traditionally, it has been acknowledged that the principles of "orderly, economic and beneficial development and use of land" have best been served in the accommodation of industrial and related community growth through the contiguous expansion of existing urban centres. For many classes of industrial

development, particularly those that are labour-intensive or which have a strong dependency on other classes of development for inter-communication of one kind or another, this policy will remain valid. Yet it is evident that not all categories of industrial activity can or should be accommodated within urban communities. Certain classes of industrial development, by reason of their inherent physical or operating characteristics, either cannot always co-exist compatibly with other elements of the urban environment or survive within the constraints of that environment and should, therefore, be accommodated in rural areas.

3.2

Regional Plans and other planning

instruments must recognize the economic, environmental and other imperatives associated with the accommodation of an increasingly diversified range of industrial development in Alberta. Such planning activity will necessarily involve consideration of industrial development occurring within non-urban communities. The following general criteria are offered as guidelines for the accommodation of industrial development within rural areas.

3.2.1 In support of agricultural production operations, those industries providing products or services directly associated with the agricultural industry in rural districts which are designated primarily for agricultural use such as:

- . livestock auction marts
- . concentrated livestock feed operations
- . grain elevators
- . feed mills
- . bulk fertilizer distribution plants
- . bulk agricultural chemical distribution plants
- . bulk fuel plants
- . farm implement dealerships
- . crop spraying
- . greenhouses
- . any commercial retail sales or servicing activity reasonably incidental to the operation of such industries

3.2.2 Natural resource extractive industries the location of which is governed by natural geographic or geological features. Included in this category would be such industrial developments as:

- . cement plants
- . sand and gravel operations
- . extraction and processing of petroleum and natural gas
- . extraction and processing of coal

- . extraction and processing of mineral deposits
- . logging and forestry operations

3.2.3 Non-labour-intensive industries requiring relatively large areas of land, but which have only a minimal requirement for on-site improvements, municipal services and public amenities. This category of industrial development would include, for example, but would not be restricted to:

- . outdoor storage and handling of pipe and drilling equipment
- . outdoor storage and handling of trucks and construction equipment
- . outdoor storage and handling of bulk building materials
- . ready-mix concrete plants and yards
- . any servicing and repair operations reasonably incidental to the dominant use
- . any on-site residential accommodation reasonably necessary for the security of the primary operation

3.2.4 Industries which by reason of emissions offensive or hazardous to human health, safety and well-being cannot reasonably be expected to co-exist compatibly with other essential elements of an urban environment. Such industries generally might be classed as noxious in character and, without restricting the generality of the foregoing, would include, for example:

- . petro-chemical industries
- . petroleum refineries
- . rendering plants
- . alfalfa processing plants
- . secondary metals industries

3.2.5 Classes of industrial development not conforming with these general criteria should be regarded as generally belonging within an urban environment.

3.3

Certain classes of industrial development contemplated within the foregoing range do not readily lend themselves to inclusion within an organized siting arrangement such as found in an industrial park configuration. This would apply to those types of industrial developments, the locations of which are strictly

dependent upon a variety of site-specific considerations and would include, for example, natural resource extractive industries and perhaps certain kinds of hazardous industries.

When these types of locational constraints do not apply, it is considered that a concentrated pattern of rural industrial land use is to be preferred over one that is characterized by an indiscriminate dispersal of such development activity over a broad area. In this regard, the confinement of rural industrial development activity to designated industrial parks is considered to serve a number of valuable planning principles and is, therefore, encouraged as a useful policy direction to be incorporated within regional and local planning instruments on a selective basis.

3.4

Associated with the concept of industrial parks situated within rural districts is the question of municipal servicing requirements and the variation in standards which appropriately should distinguish these from their urban counterparts and from each other. The standard of municipal servicing which should apply in any given rural industrial park situation obviously will become a function of many inter-related variables including amongst others, the types of industry to be accommodated and their specific servicing requirements, the density of development contemplated, the proximity of the location to established urban centres, the availability of a reliable water source, the feasibility of a collective sewage treatment and disposal system, site drainage characteristics, marketability factors, etc. It is expected, therefore, that the standards of municipal servicing applicable to industrial parks in rural districts will vary in accordance with these parameters, but in any case, will not approach the standards prevailing in most urban situations where the density of industrial development will be higher and the range of industrial land uses more comprehensive. Regional and local plans, in addressing the question of industrial land use, should differentiate between urban and rural classes of industrial precincts, the use categories and densities appropriate to each and the standards of municipal servicing which will distinguish one from the other.

3.5

Of importance in the determination of rural industrial land use locations is the relationship of such locations to the existing

and future transportation network and their effect thereon. The selection of industrial locations within rural districts should be predicated upon sound transportation planning principles with due regard for such factors as:

- . energy efficiency in terms of home to work distances
- . capacity of roadway system to accommodate expected increases in traffic volumes and loads
- . improvements to the roadway system which may be necessitated by the proposed industrial development and the feasibility, cost and priority of such improvements
- ~~standards of access applicable to provincial, regional and local classes of roadways~~
- . effect of the proposed development on the level of service or basic function of any particular rural roadway

3.6 Once it has been established that an area is suitable within a particular time-frame for rural industrial development, the next level of planning should be undertaken. If the proposed industrial development lies within one-half mile of a primary highway, Alberta Transportation requires the preparation of an Area Structure Plan for the Department's approval. Depending upon the scale of the proposed development consideration should also be given to the preparation of area structure plans for industrial developments adjoining secondary roads or major regional or local roads. Consultation with Alberta Transportation should be conducted at an early stage of the planning process.

4.0 CONCLUSION

4.1 These guidelines are considered to be in the spirit and intent of The Planning Act as well as in keeping with the objectives and aspirations of the people of Alberta in the exercise of local municipal autonomy in allowing for flexibility for private industrial enterprise to diversify and develop a balanced Provincial economy.

4.2 This expression is also intended to provide for a degree of consistency throughout the Province as a guide to meet the increasing demands which are being made by development which is essential to serve the economic activity which is taking place.

4.3

Any guidelines, no matter how carefully articulated, cannot possibly address all situations particularly in a matter which is as complex and diversified as the location and successful operation of industrial enterprise however, the use of these guidelines within the context of regional and local aspirations and knowledge should be workable.

ADDITIONAL AGENDA

- (1) ~~Selection~~ of Princess Margaret Scholarship
Recipient - report from Allied Arts Council.
- (2) Associated Engineering Services - Report
on Tenders for Water Treatment and Supply
Facilities



ASSOCIATED ENGINEERING SERVICES LTD 13140 - ST. ALBERT TRAIL, EDMONTON, ALBERTA, T5L 4R8. TEL. (403) 453-8111. TELEX: 037-2333

March 30, 1981
File: T09G-1

City of Red Deer
City Hall
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4

Attention: Mr. R. Stollings
City Clerk

Dear Sirs:

Re: City of Red Deer - Water Treatment & Supply Facility

Tenders were received for the above project and opened at 2:00 p.m. on Tuesday, March 24, 1981, in your office. A summary of tenders received and the anticipated project cost analysis is attached. All tenders have been checked and the amounts shown in the summary have been found to be correct. We recommend that the Contract be awarded to PCL Construction Limited. PCL Construction Limited is a well qualified contractor who has successfully worked with Associated Engineering Services Limited on previous water and sewage projects.

In accordance with Article 21 of the Instructions to Tenderers and after receipt of approval from the Local Authorities Board, you may issue a Notice of Award to the Successful Tenderer. For your convenience we have enclosed a draft Notice of Award to be retyped on your letterhead to the Contractor with a copy to us for our files.

Yours truly,

A handwritten signature in dark ink, appearing to read 'DJBouclin', is written over the typed name.

D. J. Bouclin, P. Eng.

DJB/bem
encs.

CITY OF RED DEER

SUMMARY OF TENDERS
AND
PROJECT COST ANALYSIS
FOR
WATER TREATMENT & SUPPLY FACILITY

Respectfully Submitted,

ASSOCIATED ENGINEERING SERVICES LTD.

D. J. Bouclin, P. Eng.

TABLE I

SUMMARY OF TENDERS RECEIVED

<u>Tenderer</u>	<u>Completion Time</u>	<u>Tender</u>
PCL Construction Ltd.	May 1, 1983	17,237,800.00
Pigott Construction Ltd.	*June 1, 1983	17,397,000.00
V. K. Mason Construction Ltd.	*June 1, 1983	17,584,000.00
Matthews Group Ltd.	May 1, 1983	17,797,630.00
BACM Construction Co. Ltd.	May 1, 1983	17,853,207.00
Northern Construction Co. Ltd.	**May 1, 1983	18,736,316.00
S. J. Groves & Sons Ltd.	May 1, 1983	19,374,289.00

* Contract Completion Date May 1, 1983

** Irregularities in Tender Form

TABLE II

ANALYSIS OF TENDERS

<u>ITEM</u>	<u>PCL Const.Ltd</u>	<u>Pigott Constr.Western</u>
A. Lump Sum Price	16,987,800.00	17,147,000.00
B. Contingency Allowance	250,000.00	250,000.00
 TOTAL	 <u>17,237,800.00</u>	 <u>17,397,000.00</u>

<u>U.K.Mason</u> <u>Constr.Ltd</u>	<u>Matthews</u> <u>Group Ltd</u>	<u>B.A.C.M.</u> <u>Constr.Co.Ltd</u>
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17,334,000.00	17,547,630.00	17,603,207.00
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250,000.00	250,000.00	250,000.00
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<u>17,584,000.00</u>	<u>17,797,630.00</u>	<u>17,853,207.00</u>
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TABLE III

ANTICIPATED PROJECT COSTCONSTRUCTION COST

Low Tender	17,237,800.00	17,237,800.00
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ENGINEERING

Predesign, Design & General Engineering	944,000.00	
Resident Engineering, Redesign, Asbuilts, Manuals and Commissioning	845,000.00	1,789,000.00

MISCELLANEOUS

Subconsultants	80,000.00	<u>80,000.00</u>
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<u>TOTAL</u>	<u>19,106,800.00</u>
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Other project costs may include:

- Land Acquisition
- Financing
- Legal Fees
- Utilities
- Permits
- City Personnel