

A G E N D A

**for the ORGANIZATIONAL MEETING of RED DEER CITY
COUNCIL to be held in the Council Chambers, City Hall,
on MONDAY, OCTOBER 30, 1995, commencing at 4:30
p.m.**

- | | | | |
|----|---|---|----|
| 1. | Mayor Surkan - | Re: Councillor Appointments | 1 |
| | | Deputy Mayor Appointments | 4 |
| 2. | Assistant City Clerk - | Re: Committee Appointments | 5 |
| | | a) Citizens-at-large | |
| | | b) Representatives | |
| | | c) Societies | |
| 3. | Assistant City Clerk - | Re: a) Cancellation of Council Meetings | 8 |
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ORGANIZATIONAL MEETING

October 30, 1995

City Clerk's Address

Your Honour, Members of Council, Ladies and Gentlemen:

Welcome to all attending here this evening - Council, members of the public, media, and special guests.

I wish to begin by formally congratulating our newly elected members of Council. Your commitment to your community and your willingness to serve are appreciated, and endorsed by the support of the electorate. This year, on October the 16th, almost 26% of the electorate (over 10,000 voters) exercised their democratic duties.

Our sincere thanks to all of the unsuccessful candidates who allowed their names to be placed on the ballot. Red Deer is a great community, exemplified by people in service. It is our hope that your willingness to serve this community will be extended to other areas.

Today we will witness the "Swearing-In" of the newly elected Members of Council for the 1995 to 1998 term. During the Swearing-In Ceremony we will be taking individual pictures of Council Members as they are being sworn in. Following the Ceremony a group picture will be taken.

We have an established tradition of inviting a leading member of our community to administer the Oaths of Office, to remind us of the responsibilities entrusted upon those members elected from our midst. To assist us on this important occasion, we are privileged to have with us this afternoon His Honour Judge Pat Lawrence, for the Provincial Court of Alberta. We thank you Your Honour for taking time out of your demanding schedule to be with us.

The Municipal Government Act provides, and I quote, "A councillor, a chief elected official and a deputy and acting chief elected official may not carry out any power, duty or function until that person has taken the official oath prescribed by the Oaths of Office Act."

Therefore, I will ask the newly elected Members of Council to come forward one at a time as their names are called. It should be noted that history is always in the making whenever a new Council is elected.

It gives me great pleasure to call forward the following:

For her 2nd term	-	Her Worship Mayor Gail Surkan
For his 2nd term	-	Councillor Jason Volk
Returning to Council-		Councillor Morris Flewwelling
Returning to Council-		Councillor Dennis Moffat
For his 2nd term	-	Councillor Bob Schnell
For his 2nd term	-	Councillor Bill Hull
For his 1st term	-	Councillor Bev Hughes
For her 1st term	-	Councillor Lorna Watkinson-Zimmer
For his 1st term	-	Councillor Jeffrey Dawson

Citizens of Red Deer, your Council for the term commencing 1995 has been sworn in and their duties officially commence herewith. The format for tonight's Organizational meeting will be as follows:

1. Group Picture for archival purpose;
2. Introduction of Administration;
3. Appointment of members of Council to various Committees;

4. Deputy Mayor Appointments;
5. Establishment of Council Meeting Dates
6. Committee Appointments - During this period, Council will convene to a Committee of the Whole in order to ensure the confidentiality of those individuals who have submitted their names for consideration by Council. Following, the Committee of the Whole meeting, Council will reconvene in open to appoint the members of each committee by resolution.

The first regular Council meeting will be on Monday November 6, 1995. We will now pause for the group picture, following which Her worship Mayor Surkan will assume the Chair.

COMMITTEES 1995/1996 - COUNCIL REPRESENTATION

Mayor Surkan
 Dawson
 Flewellling
 Hughes
 Hull
 Moffat
 Schnell
 Volk
 Watkinson-
 Zimmer

STANDING COMMITTEES									
City/County Fringe Committee	X		X		X				
Red Deer Subdivision & Development Appeal Board		A		X					
Disaster Services Committee	X		A			X			A
Downtown Planning Committee							X		X
Environmental Advisory Board			A						X
F.C.S.S. Board				X				X	
Finance & Audit Committee	X	X			X				
Mayor's Recognition Awards Committee			X						
Municipal Planning Commission	X					X			
Personnel Committee	X					X	X	X	
Policing Committee/Taxi Commission		X						X	
Recreation, Parks & Culture Board		X							
Red Deer Safe Community Project									
Transportation Advisory Board		X							
OTHER COMMITTEES									
Bid Red Deer - Board of Directors		X							
Library Board						X			
Parkland Community Planning Services	X	A							
Piper Creek Foundation			X		X		X		
Queen Elizabeth II Scholarship Awards Selection Committee			X						
Towne Centre Association of Red Deer						X			A
Westerner Exposition Board				X	X				
SOCIETIES									

X = MEMBER

A = ALTERNATE

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COMMITTEES 1995/1996 - COUNCIL REPRESENTATION

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	Mayor Surkan	Dawson	Flewelling	Hughes	Hull	Moffat	Schnell	Volk	Watkinson-Zimmer
Normandeau Cultural & Natural History Society									X
Red Deer Child Care Society				X					
Red Deer Visitor & Convention Bureau								X	
River Bend Golf & Recreation Society							X		

X = MEMBER

A = ALTERNATE

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THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

October 31, 1995

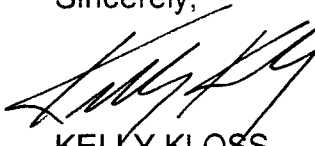
Judge Pat Lawrence
c/o Provincial Court
4909 - 48 Avenue
Red Deer, AB T4N 3T5

Dear Sir:

On behalf of City Council, thank you for attending the October 30, 1995 Organizational Meeting and conducting the Swearing-In Ceremonies.

Also, thank you for taking part in our group picture. When it is available, we will be sending a copy to you as a keepsake.

Sincerely,



KELLY KLOSS
City Clerk

/fm

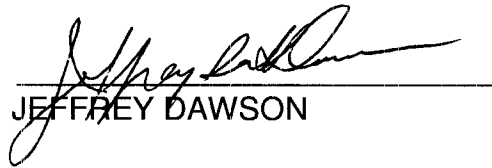


*a delight
to discover!*

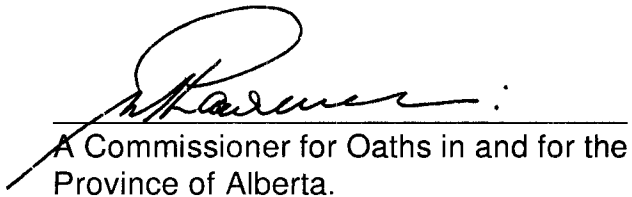
OFFICIAL OATH
(Section 2)

I, JEFFREY DAWSON, swear that I will diligently, faithfully and to the best of my ability execute according to law the office of COUNCILLOR OF THE CITY OF RED DEER.

So help me God.


JEFFREY DAWSON

Sworn before me this 30th day of October 1995.


A Commissioner for Oaths in and for the
Province of Alberta.

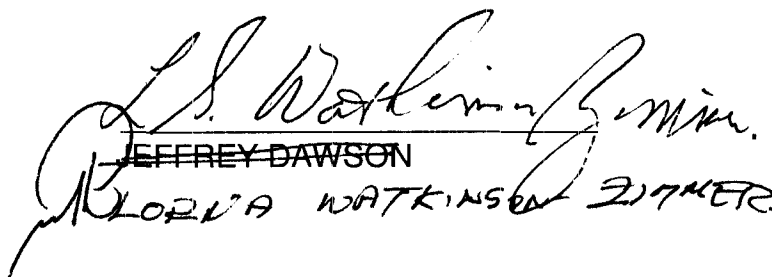
My Commission is during the pleasure of the Crown.

N.P. LAWRENCE


OFFICIAL OATH
(Section 2)

I, LORNA WATKINSON-ZIMMER, swear that I will diligently, faithfully and to the best of my ability execute according to law the office of COUNCILLOR OF THE CITY OF RED DEER.

So help me God.


JEFFREY DAWSON
LORNA WATKINSON ZIMMER

Sworn before me this 30th day of October 1995.


A Commissioner for Oaths in and for the
Province of Alberta.


My Commission is during the pleasure of the Crown.

N.P. LAWRENCE

OFFICIAL OATH
(Section 2)

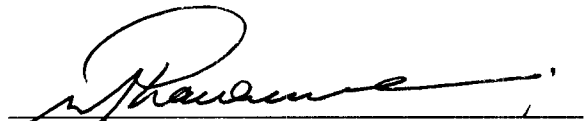
I, BEV HUGHES, swear that I will diligently, faithfully and to the best of my ability
execute according to law the office of COUNCILLOR OF THE CITY OF RED DEER.

So help me God.



BEV HUGHES

Sworn before me this 30th day of October 1995.



A Commissioner for Oaths in and for the
Province of Alberta.

My Commission is during the pleasure of the Crown.

N.P. LAWRENCE

OFFICIAL OATH
(Section 2)

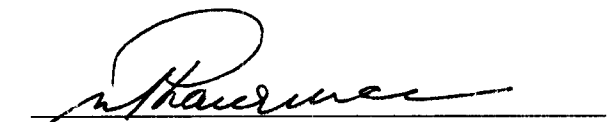
I, BILL HULL, swear that I will diligently, faithfully and to the best of my ability
execute according to law the office of COUNCILLOR OF THE CITY OF RED DEER.

So help me God.



BILL HULL

Sworn before me this 30th day of October 1995.



A Commissioner for Oaths in and for the
Province of Alberta.

My Commission is during the pleasure of the Crown.

N.P. LAWRENCE

OFFICIAL OATH
(Section 2)

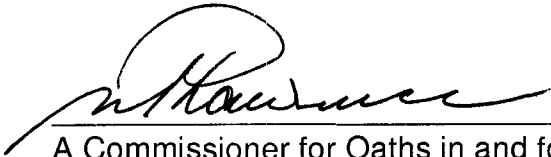
I, DENNIS MOFFAT, swear that I will diligently, faithfully and to the best of my ability
execute according to law the office of COUNCILLOR OF THE CITY OF RED DEER.

So help me God.



DENNIS MOFFAT

Sworn before me this 30th day of October 1995.



A Commissioner for Oaths in and for the
Province of Alberta.

My Commission is during the pleasure of the Crown.

N.P. LAWRENCE


OFFICIAL OATH
(Section 2)

I, BOB SCHNELL, swear that I will diligently, faithfully and to the best of my ability
execute according to law the office of COUNCILLOR OF THE CITY OF RED DEER.

So help me God.


BOB SCHNELL

Sworn before me this 30th day of October 1995.


A Commissioner for Oaths in and for the
Province of Alberta.

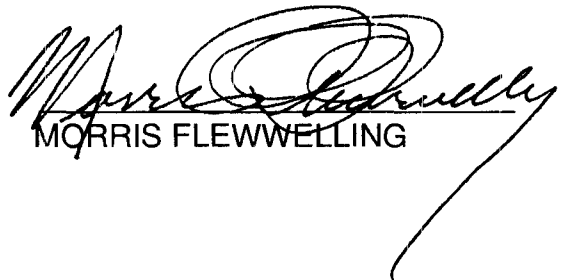
My Commission is during the pleasure of the Crown.

N.P. LAWRENCE

OFFICIAL OATH
(Section 2)

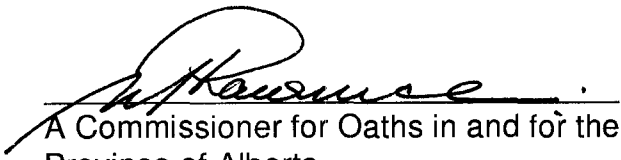
I, MORRIS FLEWWELLING, swear that I will diligently, faithfully and to the best of my ability execute according to law the office of COUNCILLOR OF THE CITY OF RED DEER.

So help me God.



MORRIS FLEWWELLING

Sworn before me this 30th day of October 1995.



A Commissioner for Oaths in and for the
Province of Alberta.

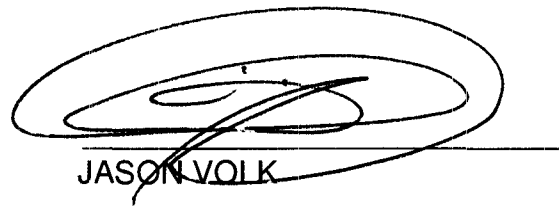
My Commission is during the pleasure of the Crown.

N.P. LAWRENCE

OFFICIAL OATH
(Section 2)

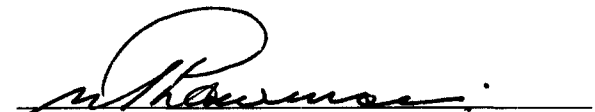
I, JASON VOLK, swear that I will diligently, faithfully and to the best of my ability
execute according to law the office of COUNCILLOR OF THE CITY OF RED DEER.

So help me God.



JASON VOLK

Sworn before me this 30th day of October 1995.



A Commissioner for Oaths in and for the
Province of Alberta.

My Commission is during the pleasure of the Crown.

N.P. LAWRENCE

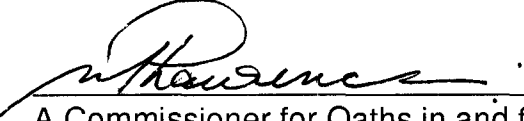
OFFICIAL OATH
(Section 2)

I, GAIL SURKAN, swear that I will diligently, faithfully and to the best of my ability execute according to law the office of MAYOR OF THE CITY OF RED DEER.

So help me God.


GAIL SURKAN

Sworn before me this 30th day of October 1995.


A Commissioner for Oaths in and for the
Province of Alberta.

My Commission is during the pleasure of the Crown.

N.P. LAWRENCE

DATE: October 25, 1995

TO: Council Members

FROM: City Clerk

RE: 1995 STATUTORY MEETING OF COUNCIL

This is to advise that the 1995 Organizational Meeting for the Council of The City of Red Deer will be held on Monday, October 30, 1995 at 4:30 p.m., in the Council Chambers of City Hall.

The following in general is a list of business to be transacted at the said meeting:

- Oath of Office
- Group Picture
- Introduction of Administration
- Deputy Mayor Appointments
- Committee Appointments (Council Members/Citizens-at-Large)
- Establishment of Meeting Dates

For the information of Council Members, time guidelines for the Organizational Meeting are as follows:

- Commence at 4:30 p.m.
- Committee of the Whole 5:15 - 6:00 p.m.
- Recess for supper from 6:00 - 7:00 p.m.
- Reconvene Committee of the Whole 7:00 - 8:00 p.m.
- Reconvene Open Council at 8:00 p.m.

Also, for Council's information, the following is the seating arrangement for Council members. Please note that the order was selected by placing the names of all the Councillors in a box with the first name drawn being assigned the seat next to the North podium, the next drawn assigned the seat adjacent thereto, and so on.

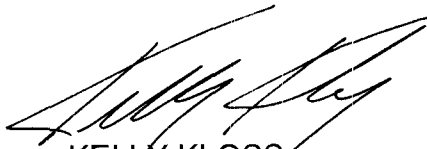
Next to North Podium -	Councillor Moffat
	Councillor Schnell
	Councillor Watkinson-Zimmer
	Councillor Dawson
	Councillor Flewwelling
	Councillor Volk
	Councillor Hull
	Councillor Hughes

Council Members
October 25, 1995
Page 2

The above noted seating arrangement has been pre-established for the convenience of Council and to expedite the first meeting, however, is subject to change if Council so desires.

I trust you will find this satisfactory. Should you have any questions or require additional information, please do not hesitate to call.

I wish all members a rewarding term on Council.



KELLY KLOSS
City Clerk

/fm

DATE: October 25, 1995
TO: Members of Council
FROM: Mayor Surkan
RE: STATUTORY MEETING OF OCTOBER 30, 1995

Please find attached for your consideration a suggested summary of Councillor appointments to the various boards, committees and commissions. Also attached is a proposed sequence of Deputy Mayor appointments.

The following guidelines were used in reaching these recommendations:

- 1) Your requests and suggestions;
- 2) Restraints that Councillors may have;
- 3) To even out the workload;
- 4) To provide you with experience on as many committees during your term as possible;
- 5) To provide, as much as possible, variety for you during your term.

We anticipate that all the appointments may not be satisfactory and welcome your suggestions for change, where necessary. The final decision is yours.



GAIL SURKAN
Mayor

/fm

encls



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

FILE No.

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

October 31, 1995

Westerner Exposition Association
Attention: Larry Johnstone
Box 176
Red Deer, AB T4N 5E8

Dear Sir:

At the Organizational Meeting of Red Deer City Council held on October 30, 1995, the following Councillors were appointed as The City representatives to the Westerner Exposition Board:

Councillor Bev Hughes

16 Allsop Close
Red Deer, AB T4R 1A3
343-1881

Councillor Bill Hull

60 Parsons Close
Red Deer, AB T4P 2C8
342-4518 (home) 347-5838 (work)

This is submitted for your information. I trust that you will be advising them of the next meeting date and forwarding to them the appropriate agendas.

If you have any questions please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS
City Clerk

/fm



*a delight
to discover!*



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

FILE No.

October 31, 1995

Piper Creek Foundation
Attention: Vern Reeves
4277 - 46A Avenue
Red Deer, AB T4N 6T6

Dear Sir:


At the Organizational Meeting of Red Deer City Council held on October 30, 1995, the following members of Council were appointed to the Piper Creek Foundation:

Councillor Morris Flewwelling	4126 - 35 Street Red Deer, AB T4N 0P8 346-6317 (home)	343-6844 (work)
Councillor Bill Hull	60 Parsons Close Red Deer, AB T4P 2C8 342-4518 (home)	347-5838 (work)
Councillor Bob Schnell	11 Sunnyside Crescent Red Deer, AB T4N 0E8 347-2356 (home)	342-7400 (work)

I trust you will now be advising these individuals of the next meeting date and forwarding the appropriate agendas.

If you have any questions please do not hesitate to contact the undersigned.

Sincerely,


KELLY KLOSS
City Clerk

/fm



*a delight
to discover!*

FILE

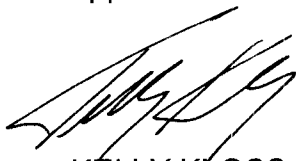
DATE: October 31, 1995
TO: Directors
Department Heads
FROM: City Clerk
RE: 1995/96 COUNCIL APPOINTMENTS

At the Council Organizational Meeting held on October 30, 1995, Council passed the following motion approving the Council Appointments to the various boards, committees and commissions:

"RESOLVED that Council of The City of Red Deer hereby approves the Councillor appointments for the 1995 - 1996 to various Boards, Committees, Commissions and Societies, as per Appendix "A" as amended, and as presented to Council October 30, 1995."

(Appendix "A" of this resolution is attached)

This office will be preparing the 1995/96 Committee Directory, which will include Council appointments and representatives, and Citizens-at-Large appointments. This Directory will be completed in the near future. Should you require information pertaining to other appointments in the interim, please do not hesitate to contact this office.



KELLY KLOSS
City Clerk

/fm

attch.

cc. Council & Committee Secretaries
Mayor's Office
Parkland Community Planning Services
Library Director
Visitor & Convention Bureau
Towne Centre Association
Normandeau Cultural & Natural History Society
Red Deer Child Care Society

APPENDIX "A"

COMMITTEES 1995/1996 - COUNCIL REPRESENTATION

Mayor Surkan
Dawson
Flewelling
Hughes
Hull
Moffat
Schnell
Volk
Watkinson-
Zimmer

STANDING COMMITTEES									
City/County Fringe Committee	X		X		X				
Red Deer Subdivision & Development Appeal Board		A		X					
Disaster Services Committee	X	A	A	A	A	X	A	X	A
Downtown Planning Committee							X		X
Environmental Advisory Board			A						X
F.C.S.S. Board				X				X	
Finance & Audit Committee	X	X			X				
Mayor's Recognition Awards Committee			X						
Municipal Planning Commission	X					X			
Personnel Committee	X					X	X	X	
Policing Committee/Taxi Commission								X	
Recreation, Parks & Culture Board		X							
Red Deer Safe Community Project	X								
Transportation Advisory Board		X							
OTHER COMMITTEES									
Bid Red Deer - Board of Directors		X							
Library Board						X			
Parkland Community Planning Services	X	A							
Piper Creek Foundation			X		X		X		
Queen Elizabeth II Scholarship Awards Selection Committee			X						
Towne Centre Association of Red Deer						X			A
Westerner Exposition Board				X	X				

X = MEMBER
A = ALTERNATE

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COMMITTEES 1995/1996 - COUNCIL REPRESENTATION

PAGE 2

Mayor Surkan
 Dawson
 Flewelling
 Hughes
 Hull
 Moffat
 Schnell
 Volk
 Watkinson-
 Zimmer

SOCIETIES									
Normandeau Cultural & Natural History Society									X
Red Deer Child Care Society				X					
Red Deer Visitor & Convention Bureau								X	
River Bend Golf & Recreation Society							X		

X = MEMBER

A = ALTERNATE

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DEPUTY MAYORS	
NOVEMBER 1995	COUNCILLOR MOFFAT
DECEMBER 1995	COUNCILLOR VOLK
JANUARY 1996	COUNCILLOR SCHNELL
FEBRUARY 1996	COUNCILLOR HULL
MARCH 1996	COUNCILLOR HUGHES
APRIL 1996	COUNCILLOR WATKINSON-ZIMMER
MAY 1996	COUNCILLOR DAWSON
JUNE 1996	COUNCILLOR FLEWWELLING
JULY 1996	COUNCILLOR MOFFAT
AUGUST 1996	COUNCILLOR VOLK
SEPTEMBER 1996	COUNCILLOR SCHNELL
OCTOBER 1996	COUNCILLOR HULL

DATE: October 31, 1995
TO: Mayor's Office
FROM: City Clerk
RE: DEPUTY MAYOR APPOINTMENTS

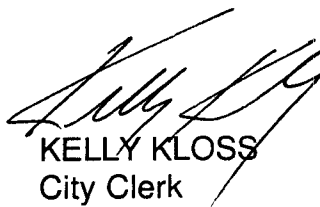
FILE

At the Organizational Meeting of October 30, 1995 Council passed the following motion approving the Deputy Mayor Appointments for the term November 1995 to October 1996:

"RESOLVED that Council of The City of Red Deer hereby approves the following Deputy Mayor appointments for November 1995 to October 1996:

NOVEMBER 1995
DECEMBER 1995
JANUARY 1996
FEBRUARY 1996
MARCH 1996
APRIL 1996
MAY 1996
JUNE 1996
JULY 1996
AUGUST 1996
SEPTEMBER 1996
OCTOBER 1996

COUNCILLOR MOFFAT
COUNCILLOR SCHNELL
COUNCILLOR VOLK
COUNCILLOR HULL
COUNCILLOR HUGHES
COUNCILLOR WATKINSON-ZIMMER
COUNCILLOR DAWSON
COUNCILLOR FLEWWELLING
COUNCILLOR MOFFAT
COUNCILLOR SCHNELL
COUNCILLOR VOLK
COUNCILLOR HULL."


KELLY KLOSS
City Clerk

/fm

DATE: October 23, 1995

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

RE: COMMITTEE APPOINTMENTS 1995/1996

The following summary indicates the committees, boards, commissions and societies to which appointments are to be made. These appointments do not include councillor appointments. Please note that the representatives for the County, School Boards and the Towne Centre Association will have to be appointed at a subsequent meeting of Council when this Department has received the designated names.

STANDING COMMITTEES

Archives Committee (Red Deer and District Archives Committee)

4 Citizens-At-Large (2 year terms)

Red Deer Development & Subdivision Appeal Board

2 Citizens-At-Large (2 year terms)

Downtown Planning Committee

2 Citizens-At-Large (2 year terms)

1 Towne Centre Association Representative (2 year term)

Environmental Advisory Board

2 Citizens-At-Large (2 year terms)

1 Chamber of Commerce Representative (2 year term)

Family and Community Support Services Board

2 Citizens-At-Large (2 year terms)

2 County of Red Deer Representatives (1 year terms)

City Council
Page 2

STANDING COMMITTEES - CONTINUED

Landlord & Tenant Advisory Board

4 Citizens-At-Large (2 year terms)

Mayor's Recognition Awards Committee

3 Citizens-At-Large (2 year terms)

Municipal Planning Commission

2 Citizens-At-Large (1 year terms)

Policing Committee/Taxi Commission

1 Citizen-At-Large (2 year term)

1 Citizen-At-Large (1 year term)

Recreation, Parks & Culture Board

2 Citizens-At-Large (2 year terms)

1 Public School District Representative (2 year term)

1 Separate School Representative (2 year term)

1 County of Red Deer Representative (2 year term)

1 Red Deer College Representative (2 year term)

Transportation Advisory Board

2 Citizens-At-Large (1 year term)

4 Citizens-At-Large (2 year terms)

1 County of Red Deer Representatives (1 year term)

1 Public School Board Representative (2 year term)

1 Red Deer College Representative (2 year term)

1 Red Deer Action Group for the Physically Disabled Representative (2 year term)

1 Council on Aging Representative (2 year term)

City Council
Page 3

OTHER COMMITTEES

Library Board

- 3 Citizens-At-Large (3 year terms)
- 1 Citizen-At-Large (1 year term)

SOCIETIES

Normandeau Cultural & Natural History Society

- 2 Citizens-At-Large (2 year terms)
- 1 Kerrywood Nature Centre Association Representative (2 year term)
- 1 Archives Committee Representative (2 year term)

River Bend Golf & Recreation Society

- 4 Citizens-At-Large (2 year terms)

As in the past, the names of those persons nominated are submitted to Members of Council in confidence.



JEFF GRAVES
Assistant City Clerk

JG/ds

DATE: OCTOBER 24, 1995

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

RE: 1. CANCELLATION OF JANUARY 2, 1996, COUNCIL MEETING
2. 1996 BUDGET MEETINGS

1. CANCELLATION OF TUESDAY, JANUARY 2, 1996 COUNCIL MEETING

The first scheduled regular meeting of Council in 1996 is Tuesday, January 2nd. It is recommended that this meeting be cancelled for the following reasons:

1. During the week of December 27, 1995, Monday and Tuesday are holidays, which makes preparation of the agenda difficult due to time restrictions;
2. This period is generally very quiet with few items coming forward for the Council agenda.

2. 1996 BUDGET MEETINGS

Upon consultation with the Mayor and City Manager and the Director of Corporate Services, the following dates are being recommended for the 1996 Budget deliberations:

Tuesday, January 16, 1996
Wednesday, January 17, 1996
Monday, January 22, 1996
Tuesday, January 23, 1996
Wednesday, January 24, 1996
Thursday, January 25, 1996

The above meetings would begin at 4:30 p.m. in the Council Chambers.

For Council's information, the proposed schedule for Council Meetings, up to and including the 1995 Organizational Meeting, is attached hereto.

Council
Page 2

RECOMMENDATION

1. That the **Tuesday, January 2, 1996** regular meeting of Red Deer City Council be cancelled.
2. That Council set the 1996 Budget Meeting dates as noted above.



Jeff Graves
Assistant City Clerk

JG/ds

c:\data\council\orgmtg\forms\1995\meeting.dat

COMMENTS:

We concur with the recommendation of the Assistant City Clerk.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

COUNCIL MEETINGS
NOVEMBER 1995 - OCTOBER 1996

Monday, November 6, 1995
Monday, November 20, 1995
Monday, December 4, 1995
Monday, December 18, 1995
Monday, January 15, 1996
Tuesday, January 16, 1996 (Budget)
Wednesday, January 17, 1996 (Budget)
Monday, January 22, 1996 (Budget)
Tuesday, January 23, 1996 (Budget)
Wednesday, January 24, 1996 (Budget)
Thursday, January 25, 1996 (Budget)
Monday, January 29, 1996
Monday, February 12, 1996
Monday, February 26, 1996
Monday, March 11, 1996
Monday, March 25, 1996
Tuesday, April 9, 1996
Monday, April 22, 1996
Monday, May 6, 1996
Tuesday, May 21, 1996
Monday, June 3, 1996
Monday, June 17, 1996
Tuesday, July 2, 1996
Monday, July 15, 1996
Monday, July 29, 1996
Monday, August 12, 1996
Monday, August 26, 1996
Monday, September 9, 1996
Monday, September 23, 1995
Monday, October 7, 1996
Monday, October 21, 1996 (Organizational Meeting)



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FILE No.
FILE
FAX: (403) 346-6195

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

November 1, 1995

Red Deer Morning News
Suite 202, 4734 Ross Street
Red Deer, AB T4N 1X2

Dear Sirs:

RE: CITY COUNCIL - ESTABLISHMENT OF MEETING DATES

At the Organizational Meeting of Red Deer City Council held on October 30, 1995 the following motions were passed agreeing to the establishment of Council Meeting dates:

"RESOLVED that Council of The City of Red Deer hereby agrees to hold regular meetings of Council every second Monday commencing at 4:30 p.m. with the first regular meeting beginning Monday, November 6, 1995;

Council further agrees that where said meeting falls on a Statutory Holiday, said meeting be held on the first day following which is a non holiday, said meeting to commence at the same time as noted above."

"RESOLVED that Council of The City of Red Deer hereby approves the following dates for the 1996 Budget deliberations:

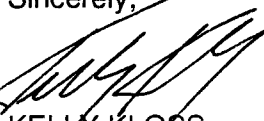
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Monday, January 22, 1996
Tuesday, January 23, 1996
Wednesday, January 24, 1996
Thursday, January 25, 1996."

"RESOLVED that Council of The City of Red Deer hereby agrees that the regular Council Meeting of January 2, 1996 be cancelled."

Attached is a list of the Council Meeting dates from November 1995 to October 1996.

This is submitted for your information.

Sincerely,


KELLY KLOSS
City Clerk

/fm
attch.



*a delight
to discover!*

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

November 1, 1995

Shaw Cable
6123 - 48 Avenue
Red Deer, AB T4N 5Z9

Dear Sirs:

RE: CITY COUNCIL - ESTABLISHMENT OF MEETING DATES

At the Organizational Meeting of Red Deer City Council held on October 30, 1995 the following motions were passed agreeing to the establishment of Council Meeting dates:

"RESOLVED that Council of The City of Red Deer hereby agrees to hold regular meetings of Council every second Monday commencing at 4:30 p.m. with the first regular meeting beginning Monday, November 6, 1995;

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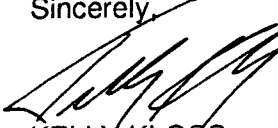
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This is submitted for your information.

Sincerely,



KELLY KLOSS
City Clerk

/fm
attch.

*a delight
to discover!*

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FILE
FAX: (403) 346-6195

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

November 1, 1995

CFRN TV
#8, 4836 Ross Street
Red Deer, AB T4N 1X4

Dear Sirs:

RE: CITY COUNCIL - ESTABLISHMENT OF MEETING DATES

At the Organizational Meeting of Red Deer City Council held on October 30, 1995 the following motions were passed agreeing to the establishment of Council Meeting dates:

"RESOLVED that Council of The City of Red Deer hereby agrees to hold regular meetings of Council every second Monday commencing at 4:30 p.m. with the first regular meeting beginning Monday, November 6, 1995;

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This is submitted for your information.

Sincerely,

KELLY KLOSS
City Clerk

/fm
attch.



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THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FILE
FAX: (403) 346-6195

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

November 1, 1995

RDTV
P.O. Box 5555
Red Deer, AB T4N 5H6

Dear Sirs:

RE: CITY COUNCIL - ESTABLISHMENT OF MEETING DATES

At the Organizational Meeting of Red Deer City Council held on October 30, 1995 the following motions were passed agreeing to the establishment of Council Meeting dates:

"RESOLVED that Council of The City of Red Deer hereby agrees to hold regular meetings of Council every second Monday commencing at 4:30 p.m. with the first regular meeting beginning Monday, November 6, 1995;

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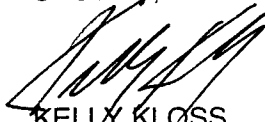
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This is submitted for your information.

Sincerely,


KELLY KLOSS
City Clerk

/fm
attch.



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THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

FILE No.

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

November 1, 1995

Radio 7/CKRD
P.O. Bag 5700
Red Deer, AB T4N 6V5

Dear Sirs:

RE: CITY COUNCIL - ESTABLISHMENT OF MEETING DATES

At the Organizational Meeting of Red Deer City Council held on October 30, 1995 the following motions were passed agreeing to the establishment of Council Meeting dates:

"RESOLVED that Council of The City of Red Deer hereby agrees to hold regular meetings of Council every second Monday commencing at 4:30 p.m. with the first regular meeting beginning Monday, November 6, 1995;

Council further agrees that where said meeting falls on a Statutory Holiday, said meeting be held on the first day following which is a non holiday, said meeting to commence at the same time as noted above."

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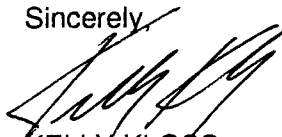
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Attached is a list of the Council Meeting dates from November 1995 to October 1996.

This is submitted for your information.

Sincerely,


KELLY KLOSS
City Clerk

/fm
attch.



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THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FILE
FAX: (403) 346-6195

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

November 1, 1995

CKGY/CIZZ
Bag 5339
Red Deer, AB T4N 6W1

Dear Sirs:

RE: CITY COUNCIL - ESTABLISHMENT OF MEETING DATES

At the Organizational Meeting of Red Deer City Council held on October 30, 1995 the following motions were passed agreeing to the establishment of Council Meeting dates:

"RESOLVED that Council of The City of Red Deer hereby agrees to hold regular meetings of Council every second Monday commencing at 4:30 p.m. with the first regular meeting beginning Monday, November 6, 1995;

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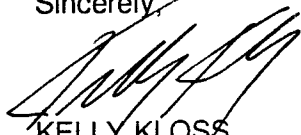
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Attached is a list of the Council Meeting dates from November 1995 to October 1996.

This is submitted for your information.

Sincerely,


KELLY KLOSS
City Clerk

/fm
attch.



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to discover!*



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

FILE No.

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

November 1, 1995

Sunday Express
Bag 5012, Main Post Office
Red Deer, AB T4N 6R4

Dear Sirs:

RE: CITY COUNCIL - ESTABLISHMENT OF MEETING DATES

At the Organizational Meeting of Red Deer City Council held on October 30, 1995 the following motions were passed agreeing to the establishment of Council Meeting dates:

"RESOLVED that Council of The City of Red Deer hereby agrees to hold regular meetings of Council every second Monday commencing at 4:30 p.m. with the first regular meeting beginning Monday, November 6, 1995;

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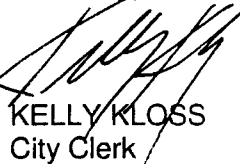
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Attached is a list of the Council Meeting dates from November 1995 to October 1996.

This is submitted for your information.

Sincerely,



KELLY KLOSS
City Clerk

/fm
attch.



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to discover!*



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

FILE No.
FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

November 1, 1995

Red Deer Advocate
Postal Bag 5200
Red Deer, AB T4N 5G3

Dear Sirs:

RE: CITY COUNCIL - ESTABLISHMENT OF MEETING DATES

At the Organizational Meeting of Red Deer City Council held on October 30, 1995 the following motions were passed agreeing to the establishment of Council Meeting dates:

"RESOLVED that Council of The City of Red Deer hereby agrees to hold regular meetings of Council every second Monday commencing at 4:30 p.m. with the first regular meeting beginning Monday, November 6, 1995;

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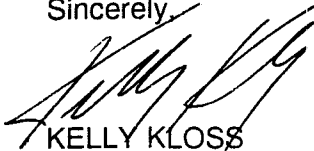
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Attached is a list of the Council Meeting dates from November 1995 to October 1996.

This is submitted for your information.

Sincerely,


KELLY KLOSS
City Clerk

/fm
attch.




*a delight
to discover!*

FILE

DATE: October 31, 1995
TO: Councillors
FROM: City Clerk
RE: CITY COUNCIL - ESTABLISHMENT OF MEETING DATES

Attached is a list of Council Meeting dates from November 1995 to October 1996 which is submitted for your information.

If you have any questions please do not hesitate to call me.



KELLY KLOSS
City Clerk

/fm

attch.

FILE

DATE: **October 31, 1995**

TO: **Mayor's Office**
 Directors
 Department Heads

FROM: **City Clerk**

RE: **CITY COUNCIL - ESTABLISHMENT OF MEETING DATES**

At the Organizational Meeting of Red Deer's City Council held on October 30, 1995, the following motions were passed relative to Council Meeting dates:

"RESOLVED that Council of The City of Red Deer hereby agrees to hold regular meetings of Council every second Monday commencing at 4:30 p.m. with the first regular meeting beginning Monday, November 6, 1995;

Council further agrees that where said meeting falls on a Statutory Holiday, said meeting be held on the first day following which is a non holiday, said meeting to commence at the same time as noted above."

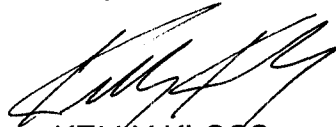
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"RESOLVED that Council of The City of Red Deer hereby agrees that the regular Council Meeting of January 2, 1996 be cancelled."

Attached is a list of Council Meeting dates from November 1995 to October 1996.

This is submitted for your information.



KELLY KLOSS
City Clerk

/fm
attch.

COUNCIL MEETINGS
NOVEMBER 1995 - OCTOBER 1996

Monday, November 6, 1995
Monday, November 20, 1995
Monday, December 4, 1995
Monday, December 18, 1995
Monday, January 2, 1996 - **Cancelled**
Monday, January 15, 1996
Tuesday, January 16, 1996 (Budget)
Wednesday, January 17, 1996 (Budget)
Monday, January 22, 1996 (Budget)
Tuesday, January 23, 1996 (Budget)
Wednesday, January 24, 1996 (Budget)
Thursday, January 25, 1996 (Budget)
Monday, January 29, 1996
Monday, February 12, 1996
Monday, February 26, 1996
Monday, March 11, 1996
Monday, March 25, 1996
Tuesday, April 9, 1996
Monday, April 22, 1996
Monday, May 6, 1996
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Monday, July 29, 1996
Monday, August 12, 1996
Monday, August 26, 1995
Monday, September 9, 1996
Monday, September 23, 1996
Monday, October 7, 1996
Monday, October 21, 1996

11

To Kelly Kloss



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 348-1570

MEMORANDUM

DATE: 17 October 1995

TO: Municipal Administrators of all municipalities that have membership in Parkland Community Planning Services (see attached list)

FROM: Bill Shaw, Director

SUBJECT: Appointment of Member to PCPS

This is to remind you that at its annual Organizational Meeting, your Council should appoint a person by resolution of Council to be its representative member to Parkland Community Planning Services for 1995/96. Council may also choose to appoint an alternate member.

At your earliest possible convenience, would you kindly advise us of the name of the appointed member, the name of any alternate, if applicable, and their mailing address as well as home and work phone numbers of the appointed person(s).

The annual meeting of Parkland Community Planning Services will be held in November, likely in the morning of the 20 or 27th. The notice, agenda, and associated information for the annual general meeting will be mailed by November 3, 1995.

Bill Shaw, ACP MCIP
Director

WGAS/edd

MEMBERS
PARKLAND COMMUNITY PLANNING SERVICES

City of Red Deer
Town of Blackfalds
Town of Bowden
Town of Carstairs
Town of Didsbury
Town of Eckville
Town of Innisfail
Town of Lacombe
Town of Olds
Town of Penhold
Town of Rocky Mountain House
Town of Sundre
Village of Alix
Village of Bentley
Village of Caroline
Village of Clive
Village of Delburne
Village of Mirror
Summer Village of Birchcliff
Summer Village of Jarvis Bay
Summer Village of Norglenwold
Summer Village of Sunbreaker Cove

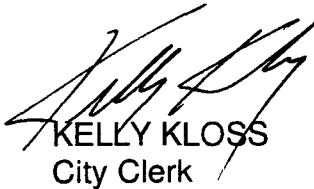
FILE

DATE: October 31, 1995
TO: Parkland Community Planning Services
FROM: City Clerk
RE: CITY REPRESENTATION

At The City of Red Deer Organizational Meeting held on October 30, 1995, representatives were appointed to Parkland Community Planning Services:

Mayor Surkan	The City of Red Deer Box 5008 Red Deer, AB T4N 3T4 342-5172 (home)	342-8155 (work)
Councillor Dawson Alternate	43 Nichols Crescent Red Deer, AB T4P 1P5 347-8603 (home)	343-8123 (work)

Also attached is a certified copy of the resolution appointing the above noted members.


KELLY KLOSS
City Clerk

/fm

attch.

"RESOLVED that Council of The City of Red Deer hereby appoints Mayor Surkan, as Council's representative, and Councillor Dawson as Alternate, to the Parkland Community Planning Services for a term to expire October 1996."

Certified to be a copy of the resolution passed at the Organizational Meeting of Red Deer City Council on Monday, October 30, 1995.



CITY CLERK

FILE

DATE: November 1, 1995
TO: Councillors
FROM: City Clerk
RE: PROVINCIAL STATUTES OF ALBERTA

For Council's information, our department has a full set of all Provincial Statutes of Alberta, both on computer and hard copy. If for some reason you require to reference a particular Act feel free to access this information. In the near future, we will also have all the Provincial Regulations relative to the Statutes available to us on computer.

This is submitted for your information.



KELLY KLOSS
City Clerk

/fm

DATE: October 31, 1995

TO: Land & Economic Development Department
Engineering Department

FROM: City Clerk

RE: SIGNING OF DOCUMENTS

During the week of November 7th to 10th, 1995, all members of Council and myself will be at the Alberta Municipalities Association Conference in Edmonton. As such, there will be no signing officials available during this period of time.

This is submitted for your information.



KELLY KLOSS
City Clerk

/fm

CONFIDENTIAL

ADDITIONAL AGENDA

for the ORGANIZATIONAL COMMITTEE OF THE WHOLE
MEETING OF RED DEER CITY COUNCIL to be held in the
Council Chambers, City Hall, on MONDAY, OCTOBER 30,
1995

1. Assistant City Clerk -

Re: College Fine Arts Centre Advisory Committee 1

2. Assistant City Clerk -

Re: Red Deer College/Transportation Advisory Board Representative . . 2

3. *Saetz Plaza Commercial Site*

4. *1995 Census*

DATE: October 26, 1995
TO: City Clerk
FROM: Assistant City Clerk
RE: COLLEGE FINE ARTS CENTRE ADVISORY COMMITTEE

An agreement between The City of Red Deer and the Red Deer College was entered into in June of 1983 for the establishment of a committee known as the "College Fine Arts Centre Advisory Committee". This committee consists of ten members, two of which are appointed by City Council every two years.

The current City representatives, whose terms expire in October 1995 are:

Dan Johnson (recommended by Recreation, Parks & Culture Board)
Director of Community Services
Lesia Davis (alternate to Dan Johnson)

Both the Director of Community Services and Lesia Davis (alternate), could now be appointed for further two year terms. Dan Johnson is currently filling a position that is normally filled by a Recreation, Parks & Culture Board representative. As such, we would recommend that Council hold any appointment until a recommendation is received from the Board, which will be done in November, following the Board's first meeting.

RECOMMENDATION:

That the following persons be appointed as City representatives to the College Fine Arts Centre Advisory Committee for terms to expire October 1997:

- 1) Director of Community Services
- 2) Lesia Davis (alternate to Recreation, Parks & Culture Board representative)



Jeff Graves
Assistant City Clerk

JG/ds



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

November 1, 1995

College Fine Arts Centre Advisory Committee
Red Deer College
Box 5005
Red Deer, AB T4N 5H5

Dear Sir:

At the Organizational Meeting of Red Deer City Council held on October 30, 1995, the following members of Council were appointed to the College Fine Arts Centre Advisory Committee for terms to expire October 1997:

Lowell Hodgson
Director of Community Services

The City of Red Deer
P.O. Box 5008
Red Deer, AB T4N 3T4
342-8323

Lesia Davis, Alternate
Recreation, Parks & Culture Board 347-8262

I trust you will now be advising Mr. Hodgson of the next meeting date and forwarding the appropriate agendas.

If you have any questions please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS
City Clerk

/fm



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to discover!*

DATE: October 26, 1995
TO: Council
FROM: Assistant City Clerk
RE: RED DEER COLLEGE/TRANSPORTATION ADVISORY BOARD
REPRESENTATIVE

The College Representative Appointment to the Transportation Advisory Board was not received in time for inclusion with the Committee of the Whole of Council Agenda. Please replace Page 29, and also add the nomination papers following page 37, in your Committee of the Whole Agenda.



Jeff Graves
Assistant City Clerk

JG/ds

REPRESENTATION ON BOARDS - 1995 ORGANIZATIONAL MEETING

	RECOMMENDED	PAGE
DOWNTOWN PLANNING COMMITTEE		
1 Towne Centre Assoc. Representative (2 Year Term)	<u>Tim MacNeill</u>	30
ENVIRONMENTAL ADVISORY BOARD		
1 Chamber of Commerce Representative (2 Year Term)	<u>Fred Lebedoff</u>	31
RECREATION, PARKS & CULTURE BOARD		
1 County of Red Deer Representative (1 Year Term)	<u>Sandy Stobert</u>	
1 Public School District Representative (2 Year Term)	<u>Dan Johnson</u>	32
1 Separate School Representative (2 Year Term)	<u>James McNamara</u>	33
1 Red Deer College Representative (2 Year Term)	<u>Tom Berekoff</u>	34
TRANSPORTATION ADVISORY BOARD		
1 County of Red Deer Representative (1 Year Term)	<u>G.E. Finch</u>	
1 Council on Aging Representative (2 Year Term)	<u>John Currie</u>	36
1 Public School District Representative (2 Year Term)	<u>Ray Congdon</u>	37
1 Red Deer College Representative (2 Year Term)	<u>Dale Wood</u>	
1 Red Deer Action Group for the Physically Disabled (2 Year Term)	<u>Rene Buchholz</u>	38

CITY OF RED DEER ORGANIZATIONAL MEETING

REPRESENTATION ON COUNCIL COMMITTEES

COMMITTEE: Transportation Advisory CommitteeRECOMMENDED BY: Students' Association of Red Deer College
(Name of Organization/Committee/Commission/Board)

NAME OF REPRESENTATIVE (PLEASE PRINT FULL NAME):

Mr. ☒ Mrs. ☐ Miss. ☐ : Dale WoodResidence Address: 3426 Box 5111Postal Code: T4N 6P6Telephone: Res. 350-3944

Bus.

GENERAL INFORMATION OF REPRESENTATIVE:

Place of Employment: RDC STUDENT COUNCILNature of Employment: STUDENT / STUDENT COUNCILLength of Residence in Red Deer: 6 MONTHS

Other:

RESUME REQUIREMENT:

For each committee, a resume must be submitted by the representative and must be submitted to the City of Red Deer, 1000 - 10th Avenue, N.E., Red Deer, Alberta, T4N 6P6. The resume must be submitted along with this form.

In submitting this form, I would advise that the person named above has been contacted and advised of this recommendation and agrees to serve on the aforementioned Committee.

D. J. Grish
AUTHORIZED SIGNATURED. J. GRISH
PRINTED NAMEOct 19/95
DATE

NOTE: All nominees must be submitted to Council for approval.

DALE WOOD

3A26 BOX#5111
Red Deer, AB
T4N 6P6
(403) 350-3944

CAREER OBJECTIVES

To secure a position in the armed forces in the ROTC training program to become an officer.

EDUCATIONAL BACKGROUND

College Preparatory Program
Red Deer College (graduating 1997)

May 1995 to present
Red Deer, AB

WORK EXPERIENCE

Student Government
Education and developmental studies rep RDC

May 1995 to present
Red Deer, AB

- Made float for parade and sat on it
- RDC Rock climbing club
- RDC Sci-Fi club
- S.A.F.E. committee
- Peer Support
- Work on college newspaper

Labourer
Lakeside Packers

Mar to Nov 1993
Brooks, AB

- Cleaning and sterilisation of plant
- sat on the Disciplinary review committee

Cook
Dairy Queen

Nov 1991 to Jul 1993
Brooks, AB

- Supervising cook
- Cashier
- Training new personal
- general clean up

DALEWOOD

VOLUNTEER WORK

- Medicine Hat Food Bank ; making food hampers and giving them to people
- Coached Soccer for children ages ten to twelve
- RDC One Step /One Stop program

REFERENCES AVAILABLE ON REQUEST

CONFIDENTIAL

CONFIDENTIAL

DATE: **October 25,1995**
TO: **City Council**
FROM: **Mayor Surkan**
RE: **GAETZ PLAZA COMMERCIAL SITE**

Attached is a confidential briefing from Al Scott, Land and Economic Development Manager, regarding the status of the Gaetz Plaza Commercial Site located adjacent south to the Chrysler Plant. Should you have any questions or concerns regarding this matter we can address them during the Committee of The Whole Meeting on Monday, October 30, 1995. The Land and Economic Development Manager will be in attendance to answer any questions.

This information is provided in the event that this matter is elevated to a public level. As Council is aware, this piece of property is regarded as being in direct competition to the county lands owned by Mr. Idings on which Costco is located.

GAIL SURKAN
Mayor

/fm

DATE: October 23, 1995

TO: Mayor Surkan

FROM: Alan Scott, Land and Economic Development Manager

RE: **GAETZ PLAZA COMMERCIAL SITE -
SOUTH OF CHRYSLER CORPORATION**

I feel it would be timely to brief you on our discussions and involvement in the potential development of the Gaetz Plaza site, located south of Chrysler Corporation. As you will recall, this site was very controversial a couple of years ago when a Winnipeg developer attempted to put together a retail/commercial project. During the interim period, a number of financial difficulties were encountered and in the end, the developer went into receivership. The site was tied up through the Courts for a number of months, and has just recently had all legal caveats removed and the site made available for development.

Subsequent to the original proposal and prior to the site being cleared for future development, the Costco development got underway on land situated in the County south of Red Deer. As a result of this development, a very aggressive attempt is being made to expand the whole project adjacent to Costco, into a major retail complex. At the same time, an Edmonton developer - JCA Financial/Camtina Developments Ltd., headed up by Mr. Cam Allard - has obtained an option on the former Gaetz Plaza site, and is also aggressively trying to market the project.

We have been in close contact with Mr. Allard since he assumed control of the site, and offered to lend our support, where possible, in getting this project underway. We recently had a meeting with Mr. Allard and the landowner, Jim Bower, to discuss a number of issues surrounding the potential development.

From what we are able to determine, the circumstances relating to potential new development in the south end of the city and/or the county are as follows:

1. The Costco project is well underway on County lands at the north end of Gasoline Alley. The landowner is aggressively marketing the remainder of the site, which could consist of up to 110 acres, to other retail and commercial users. To our knowledge, although a number of rumours are circulating, no other users have been confirmed. In an effort to get the development underway, it is our understanding that the Costco site was obtained at an extremely attractive price.
2. The next big player to appear, and the one that is endeavouring to pin down a site, is Revelstoke Home Centres Ltd. who wish to acquire approximately 12 acres for the development of an extremely large 130,000 sq. ft. home centre depot. Revy has been courted aggressively by representatives of the County land, and equally aggressively by the Allard Group to locate on the former Gaetz Plaza site. At this point, Revy has not made an offer, but we have reason to believe that could change, as they apparently wish to be underway early in the spring of 1996.

3. The third player is Save On Foods of Vancouver. They presently operate a grocery store on 67 Street at the former Food City location. They have a short term lease and, until recently, have not been pleased with the performance of the store. As a result, they have been very interested in going south, and have indeed had that as their first choice for a location dating back to 1992.

Recently, however, Save On Foods has noticed a significant increase in volume on the north, and are now of the opinion they may continue to operate that store and wish to develop a second store at the south end of the city. Save On has no desire to go into the County as, in their opinion, the site is not viable. They are however, extremely interested in the former Gaetz Plaza site.

4. Several smaller but significant retailers, such as Future Shops, Winners, Staples, and two or three restaurant chains are sitting on the wings holding off on making a decision with respect to a location, pending the outcome of the battle between the County property and the Gaetz Plaza site. In the end, these users will probably follow the critical mass.

The key player appears to be Revelstoke Home Centres. Should they chose to acquire land in the County and develop adjacent to Costco, the major retail development will likely occur on this site and the Gaetz Plaza site will be, to all intents, sterilized for future development for a number of years. If on the other hand, Revelstoke chooses the Gaetz Plaza site, they will likely be joined by Save On Foods, perhaps K-Mart, and the majority of the other smaller users. This would result in the Gaetz Plaza site being the dominant development to the south, and Costco ending up isolated in the County. Save On will not occupy the Gaetz Plaza site without a second large user, ideally Revy.

As you might expect, there is a significant difference being quoted for land prices. The County properties are being listed in the \$120,000 to \$150,000 per acre range. However, in an effort to market the site, we believe Revy is being offered land for something nearer \$45,000 to \$60,000 per acre. The developers, of course, would hope by attracting Revy, they could market the remainder of the site at significantly higher prices in the future.

On the surface, the former Gaetz Plaza site would not appear to be competitive. The Allard Group has an option with the landowner to acquire a 40 acre site at a price of \$150,000 per acre. This includes nothing more than servicing of the site, and the developer would then be responsible for paying any levies which are applied by the City of Red Deer. In the event of subdivision of the 40 acre site, municipal reserve dedication would have to be made and this too, would be the responsibility of the developer. Allard is dealing with land values, including levies, of something approaching \$175,000 per acre before he calculates in any marketing, financing or profit.

Mr. Allard recognizes this and has therefore held further discussions respecting the land price with Mr. Bower, the landowner, and has held one meeting with the City to see what, if anything, can be done with respect to the off-site levy charges. Mr. Allard has expressed a willingness to accommodate Revy on a 12 acre site at his cost, but it would appear that a significant amount of "give" must occur in order for his cost to be remotely close to prices being quoted in the County.

We believe, from conversations we have held with both Revy and Save On Foods, that Revy's first choice is the Gaetz Plaza site, and they are likely prepared to pay a premium to occupy it. However, the deal must still be realistic, and they would probably not pay over \$100,000 an acre.

On October 6, the City Manager, Director of Development Services and myself met with Mr. Cam Allard and Brad Clough of JCA Financial, and Jim Bower, the landowner of the former Gaetz Plaza site. The purpose of the meeting was to review City off-site levies and determine if there was room for any adjustments to these charges. As a result of that meeting, we provided the developer with a proposal that would result in a reduction of some \$80,000 in off-site levy fees. We felt justified in making this adjustment from the current requirements, based on commitments that were made to the original development, some changes that had been made in the structure of our off-site levy service basins, and inflation as it applies to the off-site levy fund. In addition, we expressed a willingness to recommend a deferment in the dedication of municipal reserve, resulting from the subdivision of a site for Revy, against a future subdivision. Our offer was subject to Council approval.

The result of these concessions was to reduce the off-site levies by some \$3,000 or 20% per acre, and to reduce the costs associated with subdivision by an additional \$15,000 per acre. In the end, we believe the position we have taken is consistent with existing policy, but that any further adjustment could not be made without further approval of City Council. Clearly, there is a need for significant reductions in the land price by the landowner, in order to bring the bottom line anywhere remotely close to what we believe Revelstoke is prepared to pay.

Subsequent to our meeting with Mr. Allard and Mr. Bower, we have held discussions with officials of Revelstoke. They are aware of the City's position, but have yet to make an offer. Throughout all of this, the representatives of the County project continue to make aggressive approaches to Revy and other potential retail users.

On October 16, 1995, we received a letter from the Allard Group indicating that they felt a further reduction in the City's off-site levies was required in order to put together a proposal for Revy. In effect, their request was for total levies of some \$120,000 less than what had been originally offered, and approximately \$200,000 less than the initial off-site levy estimate. I spoke with Brad Clough of the Allard Group subsequent to receiving the letter, and indicated that we could go no further without approvals from City Council.

Mr. Clough expressed some concern that there would be a very narrow window of response time available once an offer was received from Revy, and he felt that if Council approval was required, we would not be able to respond. He indicated that they expected an offer from Revy on October 20, 1995.

I indicated to Mr. Clough that once an offer was received, we would have an opportunity of reviewing our numbers to determine if there was some way we could make further adjustments. That appeared to be acceptable to Mr. Clough.

On October 20, 1995, I had a telephone conversation with Mr. Cockrill, Vice President Revelstoke Home Centres Ltd. At that time, Mr. Cockrill stated that:

- a) He was busy with a number of projects and given the lateness in the year, Revy would likely not start on a Red Deer development until spring.
- b) In view of this, there was no urgency for an offer.
- c) The City would have ample time to review the Revy offer, if and when it was made. I asked for Mr. Cockrill to give me assurance that before they made any commitment to a project outside of the city, he would advise us. His response to this request was somewhat vague, and I have since confirmed our telephone conversation to him in writing, asking again for that assurance.

I believe there are a number of issues which makes this whole negotiation somewhat confusing. Initially, Revelstoke was urging the City to proceed as quickly as possible in order to get them on side, and allow the Gaetz Plaza proposal to proceed.

At that time, the Allard Group expressed no interest in meeting with the City, and finally agreed to meet with the City at the urging of Save On and Revy.

Now, the whole equation seems to have been reversed. The Allard Group is anxious to obtain commitments from the City, as they feel there is some urgency to putting the project together, while Revelstoke, on the other hand, is dragging its heels. They're now indicating that there's no rush. Probably the Allard Group has an option which is nearing expiration, and wish to have something pinned down as quickly as possible, in order that they can market the remainder of the site and exercise their option. Revelstoke, on the other hand, has seen the opportunity for getting into the ground late this year evaporate as winter approaches, and are therefore inclined to put the project off until spring.

That is my reading of the situation, and may not be accurate. Perhaps neither one of the players are being completely honest with us, and the fear that we still have is that we will wake up one morning to discover that Revelstoke has signed up on land in the County and the deal lost, without us having an opportunity of having a run at it.

In the end, even a complete concession by the City on off-site levies, which is probably not politically acceptable, would not guarantee that Revelstoke would locate on the Gaetz Plaza site. The landowner must still make a major concession in his land price in order to bring the bottom line cost of the land to a point where Revelstoke is willing to proceed. Negotiations continue with Revelstoke, Save On Foods, the Allard Group and Mr. Bower.

Unfortunately, the land does not belong to the City and based on the prices that we are seeing for serviced commercial site, Mr. Bower has placed an extremely high value on his property. Fortunately for him, he has found a developer who is willing, at least to enter into an option with him at that price. For the deal to fly, Mr. Bower must reduce his price significantly, at least on the 12 acre parcel required by Revelstoke.

I would be willing to provide you any further information available to me, upon your request.



Alan V. Scott

AVS/mm

CONFIDENTIAL

FILE

DATE: October 31, 1995
TO: Land & Economic Development Manager
FROM: City Clerk
RE: GAETZ PLAZA COMMERCIAL SITE - SOUTH OF CHRYSLER CORPORATION

At the Committee of the Whole meeting of Council held on October 30, 1995, consideration was given to your report dated October 23, 1995 concerning the above topic, and at which meeting it was agreed to receive same as information.

Thank you for keeping Council up to date on this issue.


KELLY KLOSS
City Clerk

/fm

DATE: October 30, 1995

TO: City Council

FROM: City Clerk

RE: 1995 CENSUS

Submitted To City Council

Date: CofW Oct 30/95

As you may recall, The City conducted a Census this past April. The results of the Census showed a population of 60,023.

Recently, Social Planning Department and the Parkland Planning Community Services have been working on growth projections for The City of Red Deer. During this process, the Community Worker in the Social Planning Department, who has a close working liaison with Michener Centre, found a discrepancy between what we had reported as being the Michener Centre population and what her research revealed.

Each time we conduct a Census we ask Michener Centre to provide us with the number of persons who reside there. Attached is the 1995 response we received from them. As shown, there is the Michener Centre stat sheet which shows a total of 666 residents, and the Michener Centre South Field which shows 189 clients. Our staff took those two totals and combined them for a total of 855. We have now confirmed that this is inaccurate as the Michener Centre stat sheet showing 666 residents includes the 189 shown on the Michener Centre South Field sheet.


With this information, our actual population as of April 1995 is 59,834, an increase of 8 people over our 1993 Census of 59,826.

Although we could consider that there is a margin of error with the Census, and leave the population as 60,023, this would not be consistent with our past practise. As such we believe it is necessary to readjust our 1995 population to 59,834. Using the correct figure is very important in future projections of population within The City, especially that of Michener Centre. In addition, Michener Centre has requested that their figure in our population summary booklets be corrected.

My thanks go the Social Planning Department for bringing this matter to our attention and I apologize for the error.

RECOMMENDATION

This is submitted for Council's information. I will be issuing a news release immediately reflecting the adjusted population and outlining the reasoning for same.


KELLY KLOSS
City Clerk
/fm

cc. Social Planning Manager
Parkland Community Planning Services

April 5th, 1995

Kelly KLOSS
City Clerk
City of Red Deer
PO Box 5008
RED DEER AB T4N 3T4

Dear Sir:

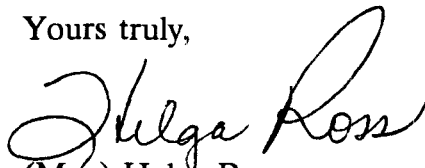
RE: MICHENER CENTRE CENSUS

As per your request please find enclosed the Michener Centre Population Count as of March 31, 1995. Also, as requested we have broken down the Southfield Group Homes separately.

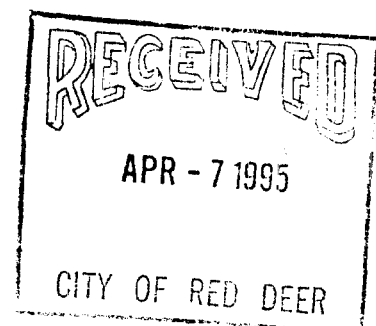
I trust this meets with your satisfaction.

Thank you.

Yours truly,


(Mrs.) Helga Ross
Supervisor
Central Client Records

/hr
encl.



Total Males: 407
Total Females: 259
Total Clients: 666

AGE & SEX

YEARS	MALE	FEMALE	TOTAL
00-04	0	0	0
05-14	0	0	0
15-19	0	1	1
20-24	5	2	7
25-44	207	118	325
45-54	78	54	132
55-64	53	28	81
65-74	39	31	70
75-84	22	18	40
85+	3	7	10

Total Males: 113
Total Females: 76
Total Clients: 189

AGE & SEX

YEARS	MALE	FEMALE	TOTAL
00-04	0	0	0
05-14	0	0	0
15-19	0	1	1
20-24	1	1	2
25-44	65	47	112
45-54	20	15	35
55-64	18	7	25
65-74	8	3	11
75-84	1	1	2
85+	0	1	1
