

A G E N D A

For the meeting of City Council to be held in the Council
Chambers on Monday, January 26th, 1959, at 5.00 p.m.

1. Present:

Confirmation of minutes of Regular meeting held January 19/59.

2. Unfinished Business:

Re: Proposed Truck By-pass.

3. Correspondence:

Canadian Investments Ltd. Re: Shopping Centre Site, North
Red Deer.

4. Aldermen's New Business:

5. By-Laws:

By-Law No. 1941 - repealing By-Law No.1941.

6. Reports:

1. Re: 1958 Budget Review.

7. New Business.

Unfinished Business:

Proposed Truck By-Pass

Commissioners would like to discuss truck by-pass as per Stanley, Grumble, Robbin traffic survey report, and seek Council's instructions regarding further steps in this direction.

COMMISSIONERS.

Correspondence:

2.

Letter 1.

January 21, 1959.

Mayor & Council,
City of Red Deer,
Red Deer, Alberta.

Gentlemen:

We were informed by our Agent that you wished us to submit a brief resume of our activities in the field of property development and management in support of our offer to purchase the City-owned shopping centre site in Red Deer.

Canadian Investments Limited and its associated companies are the operators of the following property developments:

- i) Red Deer East Hill Shopping Centre;
- ii) Meadowlark Park Shopping Centre, Edmonton. To commence construction this Summer with an estimated initial cost of \$3,000,000.00;
- iii) Youngstown Subdivision, Edmonton, Alberta, comprising three hundred homes;
- iv) South Meadowlark Park Subdivision, Edmonton, Alberta, comprising three hundred and fifty homes. Development to commence April 1, 1959;
- v) West Meadowlark Park Subdivision, Edmonton, comprising six hundred homes. Stage 1 of development to commence August, 1959;
- vi) Management and operation of the McLeod Building the recently completed Clinton Building, and the Mortlake Block, all in Edmonton;
- vii) The construction, on lease-back arrangement of several food markets for the Horne & Pitfield chain.

As banking references, we give:

The Toronto-Dominion Bank, Bentall Building; and the
McLeod Building Branch of the Canadian Bank of
Commerce, both of Edmonton, Alberta.

Trusting this information will be of value to you,
we remain,

Very truly yours,

CANADIAN INVESTMENTS LIMITED.

Per: IRA YOUNG.

January 21st, 1959.

To the Mayor and Council,
City of Red Deer,
Red Deer, Alberta.

Gentlemen:

Re: City-Owned Shopping Centre Site North
of Red Deer River, Red Deer, Alberta.

We hereby offer to purchase the above lands for a total purchase price of \$58,400.00, subject to the following terms:

- a) The said price shall include the cost of all local improvements;
 - b) You will now grant us an option to purchase said lands to extend for a period of ninety (90) days, upon payment to you of \$2,500.00. We enclose our cheque in said amount;
 - c) This option to purchase may be extended for a further period of six (6) months from April 21, 1959, upon a payment to you before that date of a further sum of \$5,000.00;
 - d) If extended as above provided, we undertake, during this six month period to commence the planning for the proposed shopping centre development and to submit to you plans for the first step of an orderly development program;
 - e) At or before the end of such six month period, we shall, upon payment to you of an additional sum of \$10,000.00 be entitled to a formal agreement for sale covering these lands, which shall contain our undertaking to commence construction within the six month period following the execution of such agreement;
- All payments paid hereunder shall be applied against the total purchase price, the balance of which would be payable, together with interest at six (6) per centum per annum, six months from the date such agreement is signed:
- f) Such agreement for sale shall contain a special provision whereby by mutual assent our building commitments may be deferred in the event of unforeseen difficulties arising in the nature of re-imposition of bank credit restrictions, unavailability of mortgage funds, inclement weather conditions, or other causes beyond our control.

We trust that this offer will receive your consideration at an early date, and that we may be favored with a reply at your convenience.

Very truly yours,
CANADIAN INVESTMENTS LIMITED.
Per IRA YOUNG

NOTE:

We recommend the above offer be accepted with a legal agreement prepared, with the exception of para. "F" and subject to the penalty clause being incorporated with request to the first 2 payments, and the building commitment being satisfactory to Council.

COMMISSIONERS.

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BY-LAW NO.1982

A By-Law of the City of Red Deer to repeal By-Law No.1941.

WHEREAS it is deemed expedient to repeal By-law No.1941 being a by-law closing certain portions of 43rd Avenue in the City of Red Deer during Winter months as set out therein;

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

City of Red Deer By-Law No.1941 is hereby repealed.

Read a first time in Open Council this _____ day of _____, A.D.1959

Read a second time in Open Council this _____ day of _____, A.D.1959

Read a third time in Open Council and finally passed this _____ day of _____, A.D.1959.

Mayor

City Clerk

January 23rd, 1959.

To His Worship the Mayor
and Members of City Council.

Gentlemen,

The attached Budgetary Performance Statement for the Year 1958, while preliminary in nature, indicates a rather good financial picture.

Explanatory notes and analysis of accounts are included in order that some of the larger deviations from budget figures may be more fully understood. It is interesting to note that over-expenditures are offset by greater revenues. This, of course, is the case where the over-all picture is considered. Before net profit (or loss) is determined, adjustments may be made to the operating profit as shown.

I shall be happy to give any further explanation Council may desire concerning any of the accounts listed.

R.N. McGregor,
City Treasurer.

Summary of Over Expended Accounts as noted on Budgetary
Statement dated December 31, 1958.

Salaries of Commissioners, Treasurer & Clerk's Depts.

Commissioners: Are accounted for by change of staff at higher rate of pay.

Treasurer's Dept: Considerable overtime was required as well as additional assistance from Audit Staff during heavy Tax period and change-over of Utility Billing system.

City Clerk: Addition of male clerk not provided for in budget.

Stationery Supplies of Treasurer & Clerk: It is anticipated in 1959 to establish stationery stores and accurate costing to departments established.

Assessor Salaries: Additional clerk to staff plus assistance of part-time clerk in assessing not provided in Budget.

Insurance: Due mainly to an adjustment of Comprehensive Liability policy for years 1955 to 1958 also additional costs of bringing expiry date of all policies to January 1st.

Surveys: This account was in my opinion under estimated, as it was considered most of these costs would be recoverable. In addition billings from Land Surveyor were received during the current year for prior year's work.

Grants & Subsidies: Additional Tax write offs favour of Kiwanis Twilight Homes approved by Council May 5/1958 and not included in Budget.

Medical Insurance for Employees: This account is incorrectly stated on this statement and should read \$4863.96 - over expended by \$288.96. which is accounted for mainly by additional staff utilizing this coverage.

Purchasing Agent Supplies: Due to inventory adjustment at year end.

Cash Over & Short: Shortages occurring throughout the current year and not budgeted.

Fire Dept: For the most part budget well administered.

R.C.M.P. Protection - Contract: In excess due to additional manpower.

Mileage - no control on the account and this year's budget was the first to segregate this cost from contract. (additional car)

Custody of Prisoners: This also appears to be uncontrollable and is subject to conditions of each criminal case as indicated on report attached. This over expenditure is more than taken care of by increased revenue of Law Enforcement Fines which is a direct result of this cost.

Stationery & Supplies: This account will be controlled by Stores issues in 1959.

Commissionaires & Admin. Salaries: Due to increased cost of traffic ticket clerk for approximately two months not provided for in Budget.

Dog Control: Costing of gas and oil direct to account rather than to Public Works account would account for a portion of this overage. Budget was not established on this basis.

Traffic Light Mtce: This also includes Consumption which was previously charged to Street Lighting and not allowed in Budget.

Street & Traffic Signs: See attached Report.

PUBLIC WORKS:

Salaries: Additional clerk not accounted for in Budget.

Office Supplies: This account also will be properly costed with addition of Stationery Stores.

Road & Lane Mtce: Additional maintenance required during year.

Garage, Yards & Stores Mtce: This account includes Heat, Light & Water; Minor Bldg Mtce., Janitor Services and sundry clean-up costs of yards in general.

Equipment Mtce: Major overhaul on Road Grader not anticipated.

Creek Improvements: This account was opened at the request of the Engineering Dept., in order that they may account for this work separately in future years. No Budget provided.

Snow & Ice Removal: Subject to weather conditions - mainly due to rains in December creating considerable Sanding operations.

Two-Way Radio Mtce: First year budget estimate on the account and apparently repairs and maintenance are heavier than contemplated.

Street & Dust Laying: Due to increased paved residential streets. Dry weather resulted in increased sprinkling.

Garbage Collection: Increased costs due to annexed area creating additional pick-ups.

Nuisance Grounds: Major clean-up and start of sanitary fill plus additional costs full time caretaker as sanctioned by Council.

PUBLIC WELFARE:

Child Welfare: This account budgeted in accordance with information received from Prov. Authorities on the basis that this would be 100% responsibility of the Province, this however, is not the case and costs of Govt. Wards only are 100% Provincial Government. This together with a backlog of prior year billings, inflated this account.

Hospitalization: This account could very easily have reached higher proportions, this was budgeted when a clear understanding of the Hospital Scheme was not known. We are now advised that this procedure will not be practised in 1959.

Home For Aged: This account is overspent approximately \$1000.00, however, revenue for the same account is correspondingly over earned.

Library Requisition: This is in accordance with Council's instructions to enable the Library to obtain full Provincial grants.

Fairgrounds Mtce: This account was opened for costing of Fairgrounds staff during Summer months which in prior years was charged to Recreation. This year additional help was hired to replace regular employee due to sickness.

Spur Track Rental: Includes cost of Spur Track Mtce., not provided for in budget - correspondingly Railway Crossing Mtce., is under expended.

RECREATION:

Rinks Mtce: Includes cost of lighting for Grandview Rink.

Swimming Pool: Wages & salaries - due to warmer weather and need of additional life-guard on part time basis. Revenue correspondingly over earned. There is a typing error in this section of the Statement and the last 3 lines of Recreation Services should read as follows:-

Swimming Pool Wages & Salaries	φ8000.00	8625.93	625.93	cr.
Swimming Pool Fuel, Light & Water	1700.00	2034.15	334.15	cr.
Paddling Pool Mtce.	200.00	175.11	24.89	

DEBT CHARGES:

Bank Charges: Increased cost of interest due to money requirements prior to Debenture sale.

Tax Rebates: Report attached.

SPECIAL EXPENDITURES:

Arena: Budget originally established for P.A. system repairs and front entrance improvements. P.A. system repairs totalled φ731.00 and front entrance totalled φ1844.69. Over and above these costs the purchase of Hockey Jackets in amount of φ400.00 as approved, were charged to this account.

Parking Meters: This account represents Parking Meters purchased during 1958 as approved by Council.

Parking Lots: Additional parking lot improvements as approved by Council.

Ornamental Street Lighting: This account requires an adjustment due to incorrect costing of Street Lighting construction.

Eastview subdivision	- φ938.92	- Prepaid Area
Spruce Drive	- <u>5082.07</u>	- Debentured Area
	φ6020.99	

Adjusted expended Balance of this account should now read φ13826.16.

Boulevard Construction: This over-expenditure resulted in completion of certain works after Budget appropriation was reached.

Land Purchases: Purchases of land for year as follows:

Waskasoo Press Property	-	φ7153.54
Dodds Property (Inc. Taxes, Regn.)		34406.75
* Bunn Property (Taxes & Regn. & Cleaning)		2693.40
R.C. Sacred Heart Church Property		5700.00

Lots 13 & 14/29/7604S "Comis" - agreed to purchase in 1957 for retaining wall on Gaetz Ave. North of River Bridge, however, payment issued in 1958. 450.00

* * (Banting Property - West Park		39440.00
(Gehkre " " " "		2000.00
(Block "X" " "		<u>10500.00</u>

φ102343.69

* Land Purchase price of Bunn Property has been charged to Parking Lot account. Purchase Price φ15020.00

** Purchases of West Park properties totalling φ51940.00 will be adjusted to West Park Subdivision Costs prior to Audited Statement.

C.M.H.C. Capital Repayments: This is a new account and represents our payment with respect to Agreement with C.M.H.C. dated 1954, in prior years this payment was deducted from their Tax payment on all properties covered by the Agreement and is accounted for in excess revenues of Dom. Govt. Grants.

REVENUE.

Taxes: Self explanatory. I am pleased to report percentage collected as shown on this statement.

City Owned Properties - Robinwold Apts: New account representing net revenue for five months of 1958.

Gas Franchise: You will note this is not quite as high as estimated, however, the figure was given to us prior to their audited statement and may or may not be changed.

Sewer Revenue: Represents 40% of net revenue derived from Sewer & Water Connections during the year.

GRANTS & SUBSIDIES.

Provincial Grants: This account includes the following grants received during 1958.

Highway Grant	\$850.00	
Mun. Assistance Grant	178115.31	
Grant in lieu of Taxes	3877.20	
<u>Federal & Prov. Civil Defence portion of Budget</u>	<u>2036.06</u>	\$184878.57

Land Sales: This account was not included in the budget and represents the net revenue derived for the year from sale of land other than Eastview and West Park.

Miscellaneous Revenue: This account includes approximately \$17000.00 received from the Prov. Government during 1958 as payment of the portion of Gaetz Avenue during 1957.

Sale of Fixed Assets: Represents sale of Fixed Assets during the year not provided in Budget.

ELECTRIC LIGHT & WATER.

Revenue:

Light Rates: Increased power consumption and improved accounting procedure (increase K.W.H. purchased over 1957 - 2,930,400 K.W.H.)

Consumers Forfeited Discounts: New account which is now easily accounted for on the Utility Bill. I might point out that this Bill indicates amount due after discount and in 99% of bills paid after due date we receive the gross amount compared to the net amount under the previous billing, which constituted considerable more bookkeeping duties.

Expenditures:

Salaries: Due to overtime required during holidays, sickness and change over period of Billing system.

Franchise: Increased revenues.

New Extensions: Includes cost of New Sub Station in West Park not provided for in Budget and additional services installed to meet increased demand.

WATERWORKS:Revenue:

Rates: Increased consumption and improved accounting procedure.
(Twenty million gallon increase over 1957).

Expenditures:

Salaries: Due to overtime required during holidays, sickness and change over period of Billing system.

Production Expense: Subject to increased consumption, fluoridation, heating of water during Spring thaw and intake improvements.

Franchise: Increased revenue.

Boundary Extension budget appears to be quite in line and is self explanatory.

Analysis of the Street Signs Account
for the Year 1958.

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Salaries and Wages	\$7,230.20	
Paint	1,962.89	
Lumber	551.13	
Signs (Metal and Custom)	354.83	
Rental of City Equipment	299.34	
Misc. Materials (nuts, bolts, washers, etc.)	<u>250.39</u>	
Total Disbursements		<u>\$10,648.78</u>

It appears that the overexpenditure in this account is attributable to increased activity in erection of signs, markings, new city limit signs, crosswalks, etc., which are initially approved by Council and Parking Committee.

R. N. McGregor,
City Treasurer.

Red Deer, Alberta,
January 20th, 1959.

The Commissioner,
City Hall,
Red Deer, Alberta.

SIR:

Re: Prisoners Maintenance - R. PEARD
Nov. 7th - 13th/58 inclusive

1. Relative to telephone conversation this date with Mr. R. N. Mcgregor - City Treasurer, dealing with maintenance for the c/n prisoner, the reason that this prisoner was held in the cells at this point is given hereunder.
2. Prisoner PEARD victimized FIVE local Banks on October 29th, 1958 to amount of several thousand dollars and was arrested by the Edmonton City Police on November 7th, 1958, and escorted to this point to face trial.
3. The cheques cashed at the local banks were a portion of loot realized by culprits who effected a successful safe-attack on a grain elevator in the Lethbridge area.
4. This investigation was conducted by our Red Deer and Lethbridge C.I.B. offices in an endeavour to connect PEARD directly with the aforementioned safe attack, and this was one reason why PEARD was held in cells here for the length of time as captionally shown.
5. Further on appearing before the Magistrate in Red Deer on 8-11-58, PEARD was remanded in custody without plea and held in our cells pending conclusion of the investigation locally, he being escorted to the R.C.M.P. Guardroom in Edmonton on the p.m. of the 13-11-58.
6. PEARD was convicted in Edmonton City Police Court on 18-11-58 on Fraud Charges and was returned to Red Deer to stand Trial on charges held here. No charge was made to the City of Red Deer after his being convicted.
7. It is not the policy of this office to hold prisoners for the length of time that PEARD was held here but due to the serious nature of the crimes he was involved in, the investigation might well have been seriously hampered had we not have held him here.

Cpl.
(E.V. Christianson)#14305.
i-c Red Deer City Detail.

Copy to;
City Treasurer.
EVC

Analysis of Tax Rebates Account as at December 31, 1958

Alberta Assessment Appeal Board: Assessor's Reductions:-

Denes Chizmazia - Improvements	72.02	
Red Deer Investments - Improvements	85.42	
Willie Mah - Land	<u>173.86</u>	331.30
City Owned Properties after Levy		607.40
Silton Development - release of property		1187.20
Cancellation of Frontages incorrectly charged - majority prepaid.		349.41
Frontages charged in error - no improvements		112.23
Business Tax cancelled - "Out of Business"		1315.23
Incorrect Levy - Calgary Power:- Calculated at 67 mills should be 10 mills		8031.30
Assessor's reduction - C.N.R. as authorized by A.A.B.		220.10
Assessment Reduction - Calgary Power as authorized by Alberta Assessment Board		436.00
Sale of Taxable Property to Provincial Government		1169.27
Prior year Discounts previously disallowed in error		20.30
C.M.H.C. properties levied in error		344.20
Easement for waterline - Thull property (To be adjusted to Waterworks Construction)		631.65
Reduced Assessments - Land & Business		280.07
Reduction of Amalgamated Taxes - Annexed arears re Board Order		5.59
Frontage charged in Advance - to be assessed in 1959		68.57
Alberta Pacific Grain - previously paid and included with License fee rather than Business Tax Levy		<u>5.00</u>
		<u>\$15,114.82</u>

This analysis is submitted as requested by Council at meeting of January 5, 1959.

R. N. McGregor,
City Treasurer.