

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL to be held on JANUARY 9th, 1984, commencing at 4:30 p.m. in the Council Chambers, City Hall, Red Deer, AB

- (1) Confirmation of the December 19, 1983 Council minutes

PUBLIC HEARING

A public hearing will be held on Monday, January 9th, 1984 at 7 p.m. respecting Bylaw 2672/0-83. (p. 21)

- (2) UNFINISHED BUSINESS

- | | | |
|----|---|-------|
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CLOSED AGENDA

- 1) Legal Opinion

UNFINISHED BUSINESS

1.

NO. 1

December 9, 1983

TO: City Clerk
FROM: City Engineer
RE: 32 Street and Highway #2 New Construction Changes
in Traffic Bylaw

At the November meeting of the Traffic Advisory Committee, Council's suggestion for traffic movements at the intersections of 60 Avenue and 43 Street were reviewed.

The Committee recommended the following:

1. The stop sign on 60 Avenue south of 43 Street remain as it is for a six (6) month trial period. When Heritage Ranch is opened in 1984 it will create an increase in traffic on 43 Street, possibly more so than 60 Avenue.

60 Avenue is not constructed for large volumes of traffic and the stop sign may reduce the ease with which a motorist uses this route to enter the City.

43 Street is the through roadway of the "T" intersection which leaves the impression with the motorist of having the right-of-way.

2. The "City Limit" sign on 43 Street will be removed eliminating the visibility problem.

3. "No Truck Route" signs will be installed on this portion of 43 Street and 60 Avenue with the truck route traffic being directed to 54 Avenue.

The Committee will report back to City Council in July 1984 in regard to traffic movements at the 43 Street/60 Avenue intersections.

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

SW/emg

Mayor's comments

As noted, the intersection of 60 Avenue and 43rd Street is subject to review in 6 months in order to evaluate if the existing signing is proper for this intersection. The remainder of the comments are for Council's information.

"R.J. McGHEE"
Mayor

NO. 2

December 14, 1983.

TO: Council
FROM: City Clerk

RE: Bids and Estimates for Legal Surveys in and for the City of Red Deer

At the meeting of Council, November 28, 1983, the attached correspondence from Horn Surveys Ltd. and Snell & Oslund Surveys (1979) Ltd., were brought forward for Council's consideration. At the meeting in question, Council were advised that a further submission was being made by the Alberta Land Surveyor's Association and accordingly, the entire matter was tabled until December 12, 1983. As we did not receive the correspondence from the Alberta Land Surveyor's Association in sufficient time to place same before Council, Dec. 12, the topic was again tabled pending receipt of the letter from the said association. The correspondence in question has now been received and same is enclosed herewith for Council consideration.

Respectfully submitted,

R. Stollings, City Clerk

RS/ds

RECEIVED

4.
CCLXXXIV

82.
Legal
and
Construction

Preliminary
and
Final

'83 NOV -2 A10:58

HORN SURVEYS LTD.

J. C. HORN
ALBERTA LAND SURVEYOR

NO. 4

Bus. Ph. 347-2727

CITY OF
RED DEER

P.O. Box 523

Res. Ph. 346-2641

RED DEER, ALBERTA T4N 5G1

Nov. 2, 1983

Council,
City of Red Deer,
Red Deer, Alta.

Re: Bids and Estimates for Legal Surveys
in and for the City of Red Deer

Dear Council Members:

There has been considerable discussion generated by the above in the past little while and there will be more shortly.

Initially let me make it absolutely clear that the opinions expressed in this letter are put forth by me alone, and in no way should be misunderstood as coming from the Association of Alberta Land Surveyors, any committee thereof or any group of Land Surveyors, local or otherwise.

I reiterate for the benefit of some of your new members that it has been my privilege and pleasure to carry out legal surveys for the City for the past twenty-two years and I think it has been a successful and satisfactory association for both of us. Thus, I feel a certain responsibility in trying to assist the City to preclude the problems that will arise should the present policy of (a) fixed bids on legal surveys and (b) following the lowest bidder syndrome continue.

With all due respect to Council, I don't think you are expected to have the knowledge, expertise or experience to understand the workings and/or details of all facets of the City's projects and endeavors. However, you do have personnel with these qualifications, gained through years of association with, in this case, legal surveys, and I would respectfully submit that these people be given a good deal more flexibility and responsibility in policy decisions. In our present economic disaster, where everyone is trying to economize it seems a great waste of talent and money to have the experience and expertise at your fingertips and not make full use of it.

On the other side of the coin, I don't believe all the terms and conditions should be dictated to the City by people whose services they require.

Preliminary
and
Final

HORN SURVEYS LTD.

J. C. HORN
ALBERTA LAND SURVEYOR

5. CCLXXXIV
83.
Legal
and
Construction

Bus. Ph. 347-2727

P.O. Box 523
RED DEER, ALBERTA T4N 5G1

Res. Ph. 346-2641

Page two

Bids and Estimates for Legal Surveys con't

There is a middle ground somewhere, where the business acumen, personalities, and past service deserve consideration and your own people can guide you in this matter.

It is my opinion that on a cost only basis of acquiring professional services the City will lose in the long run. Firm bids of legal survey work are impractical, sometimes impossible because of ungovernable circumstances and in my opinion unprofessional.


A reasonable estimate of cost and time of completion should be an adequate requirement. If the estimates are always wrong (especially in the favor of the surveyor), or the time always drags on, or the results are not satisfactory --- the solution is simple.

Should you or your people wish to discuss this further I would be glad to take part but I would respectfully suggest that any surveyors that you are likely to deal with in the area receive an invitation to participate.

Thank you.

Yours truly,

HORN SURVEYS LTD.



J.C. Horn A.L.S. & C.L.

November 9, 1983

[REDACTED]

FROM: CITY TREASURER

RE: BIDS AND ESTIMATES FOR LEGAL SURVEYS IN AND FOR THE
CITY OF RED DEER - HORN SURVEY

The letter from Mr. Horn is expressing concern about the City practise to tender for legal surveys. Mr. Horn apparently considers the City should not:

1. Request fixed prices for legal surveys, and
2. Award to the lowest bidder.

In respect to (2) above the City does not necessarily award to the lowest bidder. If, in the opinion of City staff, the lowest bidder is not acceptable for some reason the next lowest bidder would be awarded the tender.

In regard to requesting fixed prices this is the practice in obtaining professional services from many firms today, not just the City of Red Deer. It is my understanding that asking for fixed prices has saved the City money. I am not aware of any reason to justify discontinuing this practise.



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

AW/cp
cc: City Assessor

SNELL & OSUND SURVEYS (1979) LTD.

7.

85.

SUBDIVISION, MUNICIPAL, OILFIELD
SURVEYS AND REPORTS

SPECIAL ATTENTION TO URBAN,
RURAL AND OILFIELD SURVEYS

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

GILLIS OSUND, A.L.S., P. ENG.
RALPH BUNTING, A.L.S.
LEONARD OLSON, A.L.S.

OFFICE PHONE 342-1255

G. OSUND, RES. 346-6342

R. BUNTING, RES. 347-6731

L.R. OLSON, RES. 343-2473

P. O. Box 610
Lower Flr., 4826 - 47 St.
Red Deer, Alberta
T4N 5G6

October 25, 1983

City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta

ATTENTION: Mr. Don Wilson, Land Administrator

Dear Sir:

Re: Allocation of survey contracts
and bidding in relation thereto

For your information and for the information of Council,
we enclose herewith the Tariff of Fees the A.L.S. Association
has adopted which became effective October 15, 1983.

It is our firm belief that the tariff as published, with
recommendations for practice, is in the best interest of the
public at large and provides proper recompense necessary
for a healthy and viable A.L.S. Association. We therefore
propose that our position in relation to future work for
the City of Red Deer will be to follow the tariff as published.

We also wish at this time to make comments on the method
whereby the City of Red Deer allots survey work. While we
agree to some extent with the principle of allotting work
on an individual surveyor basis, we would like to point out
some of the disadvantages of this method.

Very little discretion of choice is left to the City staff
who are working with the surveyor. For political reasons,
if nothing else, the City would almost be obliged to hire
each and every surveyor as his turn came up regardless of
past service and performance. The City would be obliged
to give each new surveyor to the City his turn at the
available jobs. Very little consideration would be given
to ability to perform the work and produce plans and results
as required by the City. The liason that is developed between
a surveyor and his client would be lost. Understanding of
individual requirements are developed over years of co-operation

City of Red Deer
Page 2
October 25, 1983

and many times the surveyor is in a position to offer positive advice and suggestion to his client. We believe this would largely be lost.

It is our further contention that over the years a close harmony has been established with the City and firms practicing within the City and this should not be lost. Much valuable advice and service has been provided to the City in the past and we feel the existing client and surveyor relationships should carry on. We feel the Land Surveyors have a very important and professional service to offer the City and this can best be accomplished by continuity of service such as recognized in the fields of law and accounting, and to a lesser extent in engineering.

One of the major factors against bidding for survey services is that a bid will be presented and prepared based on the absolute minimum requirements as specified in the bid documents. Requirements must be spelled out in minute detail and any and all variations from the written document will be reason for friction and dispute. This is hardly a proper atmosphere for a satisfactory client - supplier relationship for provision of professional services.

On the one hand the client will feel very hesitant to cause the least amount of additional time or inconvenience and the supplier will be reluctant to go the least bit beyond his commitment by contract. This creates a very stilted atmosphere and in order for a professional relationship to operate satisfactorily there must be a completely free and open dialogue and flow of information.

There is a good possibility that the relationship could become one of hostility and non-cooperation which would be harmful beyond any savings which can be accomplished by contract.

Yours truly



G. Oslund, A.L.S., P. Eng.

GO/gp
c.c. Mayor of Red Deer
City Commissioner

Part 1
 Surveyors
 Association

33
 Duties of
 Professional
 Firms

"In place of the cautionary admonition of the market
 place, caveat emptor (let the buyer beware),
 professional practice should substitute the
 encouraging injunction, credit emptor -- let the
 buyer trust!"

EFFECTIVE 15-10-1913



PUBLISHED BY THE ALBERTA LAND SURVEYING ASSOCIATION
 #114, 14316 - 118 Avenue, Edmonton, Alberta (RL 451)

22 November 1983

TO: CITY CLERK

FROM: CITY ASSESSOR

RE: LEGAL SURVEYS - CITY OF RED DEER

The subject of the awarding of the City's legal survey work was raised in City Council by Horn Surveys Ltd.'s letter of June 28, 1983 and Mr. G. Olsund's verbal presentation August 2, 1983 at which time it was agreed that through Mr. Oslund, The Surveyors Association would prepare an in depth report for Council's consideration.

Since the meeting of August 2, 1983, we have received correspondence from Beta Surveys Limited and Steadfast Surveys Ltd. which we forwarded to Mr. Oslund for their files and future consideration by the association.

The present system of calling for proposals has and does present some major concerns to some companies on how to establish a final submission figure. A major problem occurs in establishing registration fees and the obtaining of enough field evidence to ensure they are not over or under bidding. To alleviate this problem, we would suggest a policy whereby the City would pay the actual registration costs from the Land Titles Office separate from the proposal call and that we would also allow a 10% figure over the approved estimate upon submission of documentation of unknown field expenses (above the normal requirements) to obtain additional evidence.

The three surveys for which we have asked for proposals have indicated a wide range of prices.

(1) Deer Park Preliminary Survey -
awarded to Snell & Oslund.

- proposals - 1985.00 to 9500.00

(2) Old Exhibition Ground-
awarded to Central Surveys Ltd.

proposals - \$4670.00 to \$20,700.00

(3) West Park Drive -
awarded to Steadfast Ltd.

proposals - \$4652.00 to \$19,050.00

In view of the above and that we have not received any submission to date from the Alberta Land Surveyors Association, we would recommend we stay with the existing policies with the administration changes as proposed.

Respectfully submitted,

D.J. WILSON,
City Assessor

Commissioners' comments

Recommend that the present policy be continued with alterations as outlined by the Assessor in his report of November 22, 1983. Council at their meeting August 2, 1983 requested the A.L.S. Association comment on the City policy of tendering work. When these comments are received, together with those on this agenda, Council would be in a position to review the present policy.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner



Alberta
Land Surveyors'
Association

Telephone: 452-7662
114, 14315 - 118 Avenue
Edmonton, Alberta T5L 4S6

1983 12 01

File: Consulting
Practice Group

City of Red Deer
City Hall
RED DEER, Alberta

Attention: City Council

RE: Procurement of Professional Surveying Services
by the City of Red Deer - Land Department

Members of Council:

Council of the Alberta Land Surveyors Association is aware of a policy used by the City of Red Deer, Land Department in obtaining professional surveying services. As we understand it, unless the services involve a major subdivision, a practitioner in the area is awarded the work on an equitable basis. All practitioners in the area however are invited to submit proposals for major subdivisions.

The wording in your "request for proposal" appears to allow the practitioner to identify his rates and estimate the time involved to complete the service. We endorse this approach which acknowledges the difficulty in estimating the time necessary to complete the survey to acceptable standards. We are concerned however that this working in the "request for proposal" is misleading and in fact the selection process considers the cost estimate only and awards the project to the lowest estimate followed by a fixed price contract.

Council of the Alberta Land Surveyors Association considers that competitive bidding on the basis of price alone and fixed price contracts for professional surveying services are both detrimental to the public and the profession.

The cost involved in several practitioners preparing comprehensive proposals for a single project is undesirable and unnecessary.

We are also concerned that a recent "request for proposal" on a project involving West Park Drive, does not appear to be a major subdivision, yet has been solicited from several practitioners in the City of Red Deer and appears to conflict with the policy of City Council.

The Alberta Land Surveyors Association has placed a "Proposed Policy on the Procurement of Professional Surveying Services" with the Alberta Bureau of Surveying and Mapping for review. I enclose a copy of this proposal for City Council's review.

We would be pleased to meet with the City of Red Deer on this issue with the objective of reaching a mutually acceptable policy and at the same addressing the long term best interest of the public.

Until such time as an acceptable policy is in place, we would appreciate the opportunity to be involved prior to issuing "request for proposals" for any projects in the immediate future involving our members.

Thank you for your anticipated cooperation in this matter.

Yours truly,

R. A. Bassil
President

RAB/ly

Enclosure

**PRESENTATION TO
MR. F. W. MCDOUGALL
DEPUTY MINISTER OF RENEWABLE RESOURCES
ALBERTA PUBLIC LANDS AND WILDLIFE
on the subject of
A PROPOSED POLICY ON THE PROCUREMENT OF
PROFESSIONAL SURVEYING SERVICES FOR
THE ALBERTA BUREAU OF SURVEYING & MAPPING**

*"Such a test (competitive bidding) would probably be
the best that could be conceived for obtaining the
services of the least competent man, and would be
most disastrous to the material interests of a
country."*

(Court of Civil Appeals of Texas, 1921)

The Alberta Land Surveyors' Association

October 31, 1983

We present this unsolicited brief on the topic of the procurement of Professional surveying services for consideration of its adoption when requesting Professional services from members of our Association.

The policy of awarding projects on cost alone creates some serious doubts and concerns that accepted standards of practice are being diminished and that this action will result in the long term deterioration of the survey fabric, on which all titles of land in Alberta are based. We are also concerned that failure to receive reasonable compensation for services, will have a long term effect on the number and calibre of people attracted to the Surveying Profession, and therefore, the subsistence of the profession in general. We find this presentation necessary in an attempt to create a reasonable method of procuring professional services that is in the best interest of the public, and acceptable to the Bureau and the Association.

Whereas the current procurement policy tends to place the emphasis on cost, this proposed policy places the emphasis on the quality of service, acceptable standards, and the cost. It encourages the development of the private sector and competition among members for professional excellence. A very important element of this policy is that projects are awarded on the basis of demonstrated competence and qualification at fair and reasonable prices. It also provides for all interested parties to be aware of services being requested by the Bureau through advertising, recognizes the competence of your professional staff to make intelligent selections and acknowledges that neither the Bureau, Association members, or the public, benefit by a procurement process involving too many proposals in the final selection process. Furthermore, it provides for the accountability of your staff for their decisions by the publication of an annual public report.

The Procurement Policy

1. Surveyors, Surveyor's Partnerships and Surveyor's Corporations (hereinafter called Practitioners) would submit their credentials to the Alberta Bureau of Surveying and Mapping at material times to advise the Bureau of their expertise, experience and qualifications.

This submission would include the following:

- (a) A summary of professional and technical staff and their qualifications, including education, experience and other relevant information.
- (b) A listing of major equipment which is owned or leased on a full time basis by the Practitioner.
- (c) A summary of the Practitioners experience and expertise.
- (d) An outline of regional experience that may be relevant.
- (e) A description of office capabilities.
- (f) A description of any branch offices including location and capabilities.
- (g) An outline of continuing professional development.

2. The Bureau would ensure all Practitioners that had expressed a desire to undertake projects for the Bureau by submitting their credentials, were advised in advance of upcoming projects. This notification, in writing, would contain the type of project, the general location, the approximate scope and the desired completion date. This notice would also identify an individual in the Bureau to answer questions about the project and provide a deadline for response thereto.

3. Practitioners interested in this project would indicate to the Bureau their interest and capabilities to undertake this project by telephone before the specified deadline.

4. The Bureau would then select three qualified Practitioners, from those that expressed an interest in conducting the project, based on submitted credentials, and invite them to submit detailed technical proposals.

In the event, the advertising response indicates a large interest of equally qualified Practitioners, the Bureau would be guided in their selection by the following criteria:

- (a) Geographical location of the Practitioner with respect to the project and length of time in that location.
- (b) Fair and equitable rotation of work.
- (c) Past performance.

This invitation would outline the proposed project in detail defining as precisely as possible the scope, timing and content of the work to be provided. These invited proposals would contain information under the following categories:

- (a) Experience and Expertise: An outline of the Practitioner's relevant experience and expertise related to the proposed project.
- (b) Staffing: Specific personnel to be assigned to the project, and an outline of their educational background and experience.
- (c) Methodology
- (d) Specialized equipment
- (e) Schedule for conducting project
- (f) Price or any reference to hours to work should not be included.

5. The Bureau would assess these proposals and rank them as No. 1, No. 2 and No. 3. This selection by the Bureau would be based on the following:

- (a) Information contained in the submitted credentials.
- (b) Information contained in the technical proposal.
- (c) Fair and equitable rotation of work among qualified Practitioners.
- (d) Relevant experience and expertise.
- (e) Size of firm related to size of project.
- (f) Geographical location of Practitioners with respect to project.
- (g) Past performance

The No. 1 Practitioner would be asked to meet with the Bureau to negotiate a suitable basis for the payment of work. This Practitioner would be authorized to conduct the project once a mutually satisfactory pricing formula was negotiated. In the opinion of the Association, these negotiations should be conducted cognizant that fixed price contracts, except for services of a routine nature, are detrimental to the best interest of the public, the Bureau and the mandate of the Alberta Land Surveyors' Association to maintain professional standards. In the event that a satisfactory basis of payment could not be negotiated with the No. 1 Practitioner, negotiations would be terminated. The Bureau would then enter into price negotiations with the No. 2 firm and so on. Unsuccessful Practitioners would be advised of their respective positions in the selection and the negotiated basis of payment after the project was awarded.

6. Once annually the Bureau would advise the Alberta Land Surveyors' Association of the distribution of projects to the private sector in the following manner:

- (a) Aerial Photography and Mapping (1984)
 - Practitioner Distribution
 - Number of Projects
 - Dollar Value, Professional Fees, Disbursements
- (b) Township Surveys (1984)
 - Practitioner Distribution
 - Number of Projects
 - Dollar Value, Professional Fees, Disbursements
- (c) Cadastral Ties (1984)
 - Practitioner Distribution
 - Number of Projects
 - Dollar Value, Professional Fees, Disbursements
- (d) Cadastral Surveys (1984)
 - Practitioner Distribution
 - Number of Projects
 - Dollar Value, Professional Fees, Disbursements
- (e) Control Surveys (1984)
 - Practitioner Distribution
 - Number of Projects
 - Dollar Value, Professional Fees, Disbursements
- (f) Other (1984)
 - Practitioner Distribution
 - Number of Projects
 - Dollar Value, Professional Fees, Disbursements

7. Projects under \$10,000 would be assigned directly to a qualified Practitioner by the Bureau without the need of advertising or a technical proposal. It is intended that the spirit of this policy, with selection emphasis on the geographical location of the project with respect to the Practitioner would be followed.

8. It is intended that this procurement policy be reviewed by the Association and the Bureau one year after implementation, and annually thereafter.

In conclusion, we would appreciate your immediate consideration of this important issue. We find that any further deterioration of our Profession due to predatory pricing could seriously undermine our ability to maintain adequate standards and therefore must rely on your office to assist us to this end.

We are available at your convenience to meet and discuss this issue with you.

Thank you.

This Procurement Policy Rationale

1. The Bureau would maintain a file showing the credentials of all Practitioners interested in providing services to the Bureau. The responsibility for maintaining current qualifications on file rests with the respective Practitioner. The Bureau may organize their files into category basis to simplify the advertising process. For example, there should not be a need to advertise mapping projects to firms without mapping capabilities or to advertise a control survey project in Calgary to Practitioners in Edmonton.
2. This open advertising policy is intended to create a general awareness of the work being assigned by the Bureau to the private sector. This advertising also requests Practitioners to respond only if they are capable of conducting the project.
3. The purpose of indicating an interest by telephone rather than in writing is to save time and money. It also permits interested parties to obtain certain specifics on an informal basis to assist them in their decision of whether or not they are capable of undertaking the project. The Bureau appointed individual would compile a list of interested Practitioners and the names of Joint-Ventures if permitted.
4. This policy provides for the selection of three qualified firms rather than five, ten or more. It also recognizes that neither the Bureau nor the Practitioners benefit by a final selection process that involves too many proposals. On unique or very large projects the Bureau may elect to request more than three proposals to insure they receive all technical alternatives and innovative technology available for the project. In making this selection the Bureau may wish to visit the office of the Practitioner to view and discuss their capabilities.
5. This section is intended to provide for fair and reasonable compensation for services with the belief that this can be best determined by negotiation. At this point in time the selected Practitioner does not know if he is No. 1, No. 2, or No. 3.
3. The Bureau could be in the position of refusing the project to No. 1 due to the inability to reach a mutually acceptable cost or pricing formula and awarding the project to No. 2 or No. 3 at a higher price. These elements are necessary to insure both parties negotiate in good faith. Advising the unsuccessful candidates of their position in the selection process and the negotiated basis of payment after the project is awarded is an attempt to keep this an open policy.
6. The purpose of this section is to make public the amount of projects conducted by the private sector and the distribution of same and thereby an open policy.
7. While it is most desirable to have all projects advertised, this section is to recognize that the time and expense of this advertising policy could be very expensive. This section furthermore permits greater latitude to the Bureau of awarding new Practitioners projects of a lower magnitude.
8. No procurement policy is perfect or will be acceptable to all Practitioners. It is the intent of this policy to direct complaints to the Association so the Association can discuss them with the Bureau once a year.

December 30, 1983

TO: CITY CLERK

FROM: CITY ASSESSOR

RE: Alberta Land Surveyor's Association

With reference to the letter and brief submitted by the Alberta Land Surveyor's Association may I submit that upon reviewing our existing policy I believe that we should either stay with it or appoint a firm on a yearly basis in the same manner as the City Auditors.

The merits of the tendering system are mainly the price factor while the main factor of annual appointment would be the liason and administration with an appointed firm.

The previous reports and letters dealing with this matter are attached for city council review.

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

Mayor's comments

It would appear from the A.L.S. Associate letter that their main concern is the request for a firm price when tendering for these services. The City Assessor has outlined two choices for surveying services. We would recommend that the first proposal of asking for submissions be used with now excluding any fixed price reference, but in its place various item costs be outlined (per diem costs for various employees) and from this information the work could be awarded.

"R.J. McGHEE"
Mayor

NO. 3

December 14, 1983.

TO: Council
FROM: City Clerk

RE: Rental Appraisal Report for Red Deer Industrial Airport Commission

At the meeting of Council, November 28, 1983, the above mentioned report was considered by Council, and a resolution was introduced as follows:

"RESOLVED that Council of The City of Red Deer hereby agree to the adoption of the Rental Appraisal Report for the Red Deer Industrial Airport as prepared by R.C. Perry Appraisals and Consultants, as submitted to Council November 28, 1983 and as recommended by the Airport Commission."

Prior to voting on the above motion, Council agreed that same be tabled for two weeks to enable the representatives of Airspray (1967) Ltd. to meet with the City Treasurer and review the implications of the Appraisal Report as it applied to their firm. A meeting was held and a further report was brought back to Council, Dec. 12, at which time, Council again directed this matter be tabled until the January 9th meeting and that the appraiser be invited to attend Council at that time for the purpose of discussing with members of Council his approach to the contents of the appraisal report.

Mr. Perry has been contacted and will be available at the Council meeting to discuss this report with members of Council.

Respectfully submitted

R. Stollings, City Clerk

RS/ds

Mayor's comments

Mr. Perry will be present at 4:30 p.m.

"R.J. McGHEE"
Mayor

NO. 4

January 3, 1984

TO: City Clerk

FROM: City Engineer

RE: McKenzie, Payne, Oslund Property Development

The Engineering Department has not had an opportunity to sit down with either Mr. Oslund or with Alberta Housing and Public Works to discuss the details of Mr. Oslund's proposed resolution. We would accordingly request Council's approval to delay presentation of this issue until these discussions have taken place.

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

BCJ/emg

Mayor's comments

Concur with the recommendations of the City Engineer.

"R.J. McGHEE"
Mayor

REPORTS

January 3rd, 1984.

21.

NO. 1

TO: CITY COUNCIL

FROM: CITY CLERK

RE: PUBLIC HEARING

Council are advised that a public hearing scheduled for Monday, January 9th, 1984, has been properly advertised in respect to the following Land Use Bylaw Amendment, described as noted hereunder:

- (1) Bylaw #2672/Q-83 - Redesignation of the Master Feeds site at 5850 Kerrywood Drive, Block K & L, Plan 564 K.S., from I.1 = Industrial (Business Service) district to R.3:D216 + Residential (Multiple Family) district.

As of this date, no objections have been received concerning the aforementioned Bylaw Amendment.

"R. STOLLINGS"
City Clerk

NO. 2

December 29, 1983.

TO: Council
FROM: City Clerk

RE: West Park Drive

In order to finalize the re-survey and registration of a new plan involving West Park Drive (54 Ave. truck route), it is necessary to pass a couple of bylaws which provide for the closure and cancellation of some existing road plans and lanes.

Bylaws 2829/84 & 2830/84, attached hereto provide for the cancellations referred to above. The Bylaws may receive 1st reading at this meeting after which they will be advertised, etc. in accordance with the provisions of the Municipal Government Act.

Respectfully submitted,

R. Stollings
City Clerk

NO. 3

DECEMBER 19, 1983

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

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

The present City License Inspector, Mr. Tom Anderson, is retiring April 30, 1984. It is our intention to not fill this position at this time; therefore it is our recommendation that the City Development Officer/Building Inspector be appointed License Inspector effective April 30, 1984.

We have also noted that it appears necessary to have Mr. Holloway, Assistant Building Inspector/Development Officer appointed to that position in order to ensure that the requirements of various acts and bylaws are met.

R. Strader
Development Officer/
Building Inspector

RS/dm

Mayor's comments

Recommend Council appoint R. Strader as License Inspector and Peter Holloway be appointed Assistant License Inspector, both appointments to become effective April 30, 1984.

Council may wish to review this further at budget time.

The request is for administrative purposes only at this time.

"R.J. McGHEE"
Mayor

NO. 4

December 13, 1983

TO: City Clerk

FROM: City Engineer

RE: Proposed Survey Control Monument Replacement Charge

The City of Red Deer under an agreement with the Province of Alberta (February 1969) and along with other Alberta cities was declared a survey control area. Under this agreement (revised in 1981) the City of Red Deer installed, and is responsible to extend and maintain a network of survey control monuments of third order accuracy. There is approximately five hundred (500) monuments within the City and surrounding area.

The survey control network is a Province wide system of permanent reference points (brass tablet set in ground) with mathematically exact co-ordinate locations and elevations and at a density of between 200 m to 300 m spacing throughout the City. This system can be used for all types of field surveys and locations and under the Surveys Act (Alberta) all legal surveys done in this area must be tied to it. The Province of Alberta (Surveys and Mapping Branch of Department of Energy and Resources) sets the specifications and guidelines and co-ordinates the system throughout the Province, they also provide us with co-ordinate computations and metric map sheets at minimal cost.

Costs for installing and measuring the monuments vary with layout and configuration of the network, number of monuments to be measured, number of ties required (for network strength) are estimated to be about \$1,000 each (average cost) per third order monument. In comparison, the City of Calgary charges about \$800 per third order monument. The difference in prices is mainly because of the type of electronic survey equipment that is used to do this work. It must be calibrated before and after the project is done and the only approved calibration site is located on the west side of Calgary which Red Deer surveyors must use resulting in additional costs.

From time to time some of these monuments are destroyed or damaged because of development, construction, maintenance activities and accidents and it becomes necessary to replace them. Past practice was to budget for these replacements or if they were destroyed or damaged by City activities, costs of replacement were charged to that project. It cannot always be determined who is the responsible party. In addition, the damage may not be discovered for sometime, nor is it possible to predict the number of monuments that may be destroyed or damaged. Monuments are often destroyed or damaged by private contractors who would usually prefer to pay replacement costs immediately in order to complete the project rather than waiting for replacement to occur. It is not possible or practical to replace monuments immediately as considerable research, planning, utility checks, consideration of future developments and co-ordination with Alberta Surveys and Mapping and integration into the network are required prior to replacement.

Therefore, as this project is necessary and ongoing, and so as to facilitate the required maintenance and replacement of survey control in an orderly manner, we are requesting a Council resolution approving a standard \$1,000 charge to be levied if and when a monument is destroyed or damaged and it can be clearly determined who is responsible.

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

NPA/emg
cc - City Treasurer
cc - Engineering Accountant

Mayor's comments

Concur with the recommendations of the City Engineer.

"R.J. McGHEE"
Mayor.

NO. 5

December 12, 1983

TO: City Council

FROM: Gayla Hanna, Chairman
Family & Community Support Services Board

RE: FCSS Appointment to Day Care Management Board

The FCSS Board would like to appoint Rosemary Gerdts to a one year term on the Day Care Management Board. Vic Walls will continue for the second of his two year term.

Thank you.

Gayla Hanna, Chairman
RED DEER & DISTRICT
FCSS BOARD

/rl

Mayor's comments

Concur with the recommendation of the F.C.S.S. Board.

"R.J. McGHEE"
Mayor

December 19, 1983

TO: CITY COUNCIL
FROM: CITY ASSESSOR

RE: Bettenson
Pt. N.E. ¼ 27-38-27-4

You will recall that Mr. Bettenson and I had negotiated for the acquisition of his property and that City Council on February 28, 1983, passed the following resolution.

"RESOLVED that Council of the City of Red Deer having considered reports from the Waskasoo Park Committee and the City Assessor hereby authorize the acquisition of Part of the N.E. ¼ of 21-38-27-4, Title No. 163-H-185 containing 11.8 acres from Mr. C.D. Bettenson for the total sum of \$64,900.00 (\$5,500.00 per acre), said acquisition to be effective April 1, 1983, and subject to the approval of all approving authorities.

Council further agree that a grant application be submitted to the Provincial Government in the amount of \$64,900.00 for the acquisition of the aforesaid property, and as recommended to Council, February 28, 1983".

When agreements were forwarded to Mr. Bettenson, he declined to sign same as he was in the middle of negotiating a new lease with Esso Resources Canada Ltd. and felt that additional compensation may be required.

Mr. Moore and I contacted Mr. Bettenson on September 28, 1983, and renegotiated the attached offer.

I asked the City Solicitor whether this matter had to go back to City Council for ratification and if the City should not protect themselves in that if we acquired the property under the present lease conditions we should have some guarantee that we can go in and develop the land for park purposes in conjunction with their use. His reply is attached.

Recommend we acquire the property subject to the comments submitted by the solicitor. In this respect we are also attaching Mr. D. Moore's comments on the Esso Lease.

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

DJW/fp

September 28, 1983

Dear Sir,

Please accept this letter as a counter offer to our original negotiations in view of the fact that we renegotiated the lease value with Imperial Oil Ltd.

The new lease is for a 25 year term starting July 2/82 and is renegotiated every five years. The current yearly revenue is \$2300.00 whereas the previous rate was \$902.50 per year.

I would be willing to accept the original price of \$64,900.00 plus three year revenue from the lease making a total purchase of \$71,800.00 payable Jan. 15/84.. Terms \$1000.00 payable on signing at agreement balance Jan. 15, 1984.

Yours truly,


C.D. Bettenson

CB/vs

CHAPMAN & COMPANY

Barristers, Solicitors, Notaries

29.

206 PROFESSIONAL BUILDING
4806 ROSS STREET
RED DEER, ALBERTA T4N 1X5

TELEPHONE (403) 346-6603
TWX 610-641-5584

THOMAS H. CHAPMAN, B.A., LL.B.
DONALD J. SIMPSON, B.A., LL.B.
T. KENT CHAPMAN, B.A., LL.B.

YOUR FILE.....

OUR FILE...11,847....

October 13, 1983

The City of Red Deer
City Hall
Red Deer, Alberta

Attention: Don Wilson

Dear Sir:

Re: Bettenson

This will confirm that in my view there has been sufficient change in the nature of the financial arrangement that the matter should probably go back to Council for approval.

I would agree that prior to the acquisition of the land as proposed, that a clear understanding and agreement be reached between the City and Esso as to City activities which will occur upon the lands in order to incorporate and develop them into the urban park. Certainly under the terms of the surface lease Imperial Oil has the use and control of the 10.03 acres referred to therein.

I would note also that any rental increase in the future would be purely voluntary on the part of Imperial Oil since the Lease Agreement itself provides for an automatic renewal for a further twenty-five years at the same rental.

Yours truly

THOMAS H. CHAPMAN

THC/pim

File: UP-880

December 2nd, 1983

MEMORANDUM

TO: CITY ASSESSOR

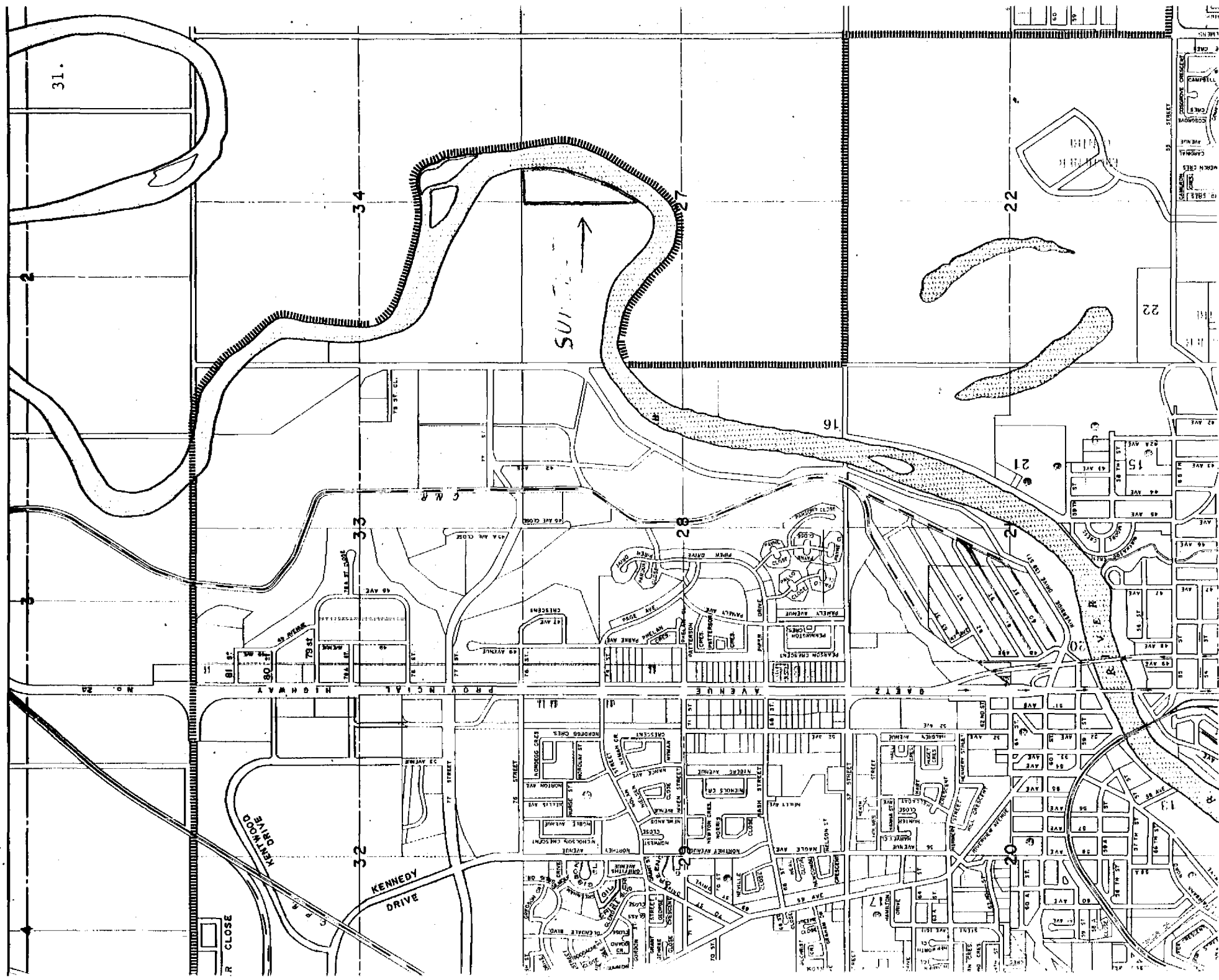
FROM: DON MOORE, CHAIRMAN
WASKASOO PARK MANAGEMENT COMMITTEE

Ted Johnson has met with Imperial Oil representatives and they are fully agreeable to reducing the area of the surface lease and have made minor modifications to the suggested boundaries to provide workover clearance and hazardous gas clearance (SO₂ injected into water to kill bacteria). They have agreed to survey a new boundary and prepare a new lease agreement, therefore we are now in a position to finalize the acquisition of the Bettenson Property.



DON MOORE

DM:pw
c.c., Waskasoo Park Management Committee



Mayor's comments

Recommend that Council approve the purchase of the property at the revised cost and subject to the comments of the City Solicitor and Recreation Supt.

This total cost will be charged to the Waskasoo Park Project.

"R.J. MCGHEE"
Mayor



LANDLORD/TENANT ADVISORY BOARD,
LOWER MALL, EMPIRE BUILDING,
4909 - 48 STREET,
RED DEER, ALBERTA T4N 1S8
TELEPHONE: 343-0410

December 6, 1983

The City of Red Deer
City Hall
RED DEER, Alberta

ATTENTION: Mr. Al Wilcock, City Treasurer

Dear Sir:

RE: Agreement between the City of Red Deer and June Wilson

Please be advised that at the monthly meeting of the Landlord and Tenant Advisory Board held December 5, 1983 in the Boardroom of the Landlord and Tenant Advisory Board office that the following motion was brought to the floor:

Don Babiak moved that clause "2." in the Agreement which states, "The City shall pay to the Contractor for the provision of the services herein required the total sum of NINE THOUSAND FOUR HUNDRED AND TWENTY EIGHT (\$9,428.00) DOLLARS payable in equal monthly instalments of SEVEN HUNDRED EIGHTY FIVE DOLLARS AND SIXTY SEVEN CENTS (\$785.67) per month on the last day of each month during the term of this Agreement.",

be changed to read:

"The City shall pay to the Contractor for the provision of the services herein required the total sum of NINE THOUSAND SIX HUNDRED (\$9,600.00) DOLLARS payable in equal monthly installments of EIGHT HUNDRED (\$800.00) DOLLARS per month on the last day of each month during the term of this Agreement."

Seconded by Harlan Hulleman. CARRIED.

Enclosed please find the minutes of the above mentioned meeting.

Yours truly,

JUNE WILSON - Executive Director - Chairman

LYNDA FULTON - Secretary

lmf

Mayor's comments

We concur with the recommendations of the Landlord & Tenant Advisory Board.

"R.J. McGHEE"
Mayor

NO. 8

December 8, 1983

TO: CITY COUNCIL

FROM: CITY ASSESSOR

RE: 1983 Tax Sale

Further to City Council's resolution of September 26, 1983, may we advise that of the fifteen properties eligible for the 1983 tax sale, thirteen paid the outstanding taxes and were consequently removed from the sale.

The two properties legally described as Lot 1, Block C, Plan 802-0562 (7644 - 50 Avenue) and Lot 2, Block C, Plan 802-0562 were offered for sale with no bids received. The property owners will be advised in accordance with the Tax Recovery Act and if payment of taxes is not received within one year the City will apply for title.

Respectfully submitted

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

Mayor's comments

The above is submitted for the information of Council.

"R.J. McGHEE"
Mayor

December 6th, 1983.

36.

TO: RED DEER CITY COUNCIL

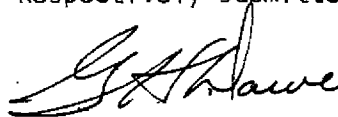
FROM: THE RED DEER POLICE COMMISSION

Dear Lady & Gentlemen:

The Red Deer Police Commission has reviewed Bylaw No. 2580/78 by which a Police Commission is established and the Commission has revised the By-Law to conform with the Alberta Police Act of 1980 with its subsequent amendments.

We trust that this revision will be considered by the appropriate persons and that the necessary action thereafter will be taken.

Respectively submitted,



G. H. Dawe, Chariman
Red Deer Police Commission

Mayor's comments

We agree with the recommended changes as outlined except with regards to the length of membership on the Commission.

We feel the former requirement of a maximum of 6 years should be retained in the new Bylaw.

"R.J. McGHEE"
Mayor

NO. 10

December 23, 1983

TO: CITY COUNCIL
FROM: CITY ASSESSOR

RE: M/M Arc Limited
6730 Golden West Avenue
Lot 3A, Block A, Plan 752-0643

With reference to M/M Arc Limited's letter of December 15, 1983 may we advise that the 1983 taxes for the above described property were 6,782.07. Due to non payment of taxes, penalties in the amount of 1,290.68 have been levied making an outstanding balance of 8,072.75 (not 8,972.75 as indicated in their letter).

The improvements which were destroyed by fire were assessed at 43,250.00 and therefore taxed at 5,078.28.

If city council wishes to make a tax adjustment, the tax applicable to the building after the fire would be $5,078.28 \times 198 = \$2,754.18$ exclusive of the penalties for non
365
payment which would be adjusted according to city council decision.


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



MARC LIMITED

METAL FABRICATORS • SHEARING • FORMING

6730 Golden West Avenue, Red Deer, Alberta T4P 1A8 • Phone 346-7414

38.

December 15, 1983

Red Deer City Council
City Hall
Red Deer, Alta

Re: TAX ASSESSMENT ROLL #30-1-0185

We have recently received a tax notice in the amount of \$8972.75 for taxes due re: lot 3A, block A, plan 752-0643.

Since our building was destroyed by fire June 16/83 we question whether the amount reflects a downward adjustment since all fixed assets except the land has been destroyed.

Please advise us of your findings at your convenience. We thank you for your cooperation and I remain,

Yours truly,

Robert Moore

Mayor's comments

We would recommend a credit of \$2754.18 as outlined by the City Assessor be supported by Council.

"R.J. McGHEE"
Mayor

NO. 11

December 9, 1983

TO: CITY CLERK

FROM: CITY ASSESSOR

RE: Legal Survey-Old Exhibition Grounds
Road Closure Part of 39 St.
(Shaded on attached plan)

A road closure bylaw is required for that part of 39th Street described as follows:

"All that portion of Road Allowance (39 Street) within the City of Red Deer, in the Province of Alberta which lies west of a line drawn perpendicular to the south boundary of the Road Allowance (39 Street) at the intersection of the south boundary of the Road Allowance (39 Street) and the northwest boundary of Springbett Drive, to a point 350 metres westerly therefrom. The land herein containing 0.704 hectares more or less."

D. J. WILSON, A.M.A.A.

Mayor's comments

A draft bylaw to provide for the closure of the portion of street in question is attached to this agenda.

"R.J. McGHEE"
Mayor

P/L

LOT

LOT

ROAD

EXTEND
P/L's

LOT

D

E

LOT

UTILITY LOT

LOT

PUBLIC
RESERVE

ADD TO 70

C
3.60 ac.

P

D

CANCEL P/L

CONSOLIDATE
D AS ONE PARCEL

CANCEL
P/L

CANCEL P/L

39 ST

TO BE CLOSED

SPRINGBETT
DRIVE

17 16 15 14 13 12 11 10 9

40.

10A 10 13A 14 15B

NO. 12

December 30, 1983.

TO: Council

FROM: City Clerk

RE: Lease of Lane to Hudsons Bay Company.

Council will recall that they agreed to the closure and lease of a portion of lane between the Bay parking lot and the former Eaton property. The resolution of Council was conditional upon certain costs being borne by the Bay and their agreeing to certain conditions as outlined by the Engineer and Assessor.

The Bay have agreed to all of these items and in order to process the matter further it is necessary to pass Bylaws to (1) close the lane and (2) grant a license to the Bay to occupy said lane.

Both bylaws have been prepared and are attached to this agenda for consideration by Council.

We understand from the City Solicitor that each bylaw may receive 3 readings at this meeting.

Respectfully submitted

R. Stollings
City Clerk

RS/ds

TO: City Commissioner

DATE: 14 12 1983

FROM: E. L. & P. Supt.

Re: Electric Energy Marketing Agency
City of Red Deer Compensation

Agreement has been reached between myself and the Agency regarding the compensation for ownership of transmission facilities for the fiscal year April 1/84 to March 31/85. The method of determining the compensation is almost identical to the method used for the current year. No problems were encountered during the discussions.

A copy of the letter of agreement is attached for your reference.

A. Roth,
E. L. & P. Supt.

AR/jjd

Attachment

CC: City Treasurer

Office of the Chairman

Room 924, J.J. Bowlen Building, 620 - 7th Ave. S.W., Calgary, Alberta T2P 0Y8. Phone (403) 261-4375

File: 405

December 6, 1983

Mr. A. Roth, Superintendent
Electric Light & Power
City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Dear Mr. Roth:

This letter is in reply to the discussions held in the offices of the Alberta Electric Energy Marketing Agency in Calgary on December 1, 1983 regarding your conditional acceptance of the annual transmission compensation sum for the year April 1, 1984 to March 31, 1985. We understand your acceptance is subject to confirmation of City Council:

Section 3.(3)(b) and 3.(4)(b) of the regulations pertaining to the Electric Energy Marketing Agency states:

- 3.(3) The Agency shall endeavour to enter into an agreement with each municipality that owns or operates an electric utility system in subsection (1)
- (b) before January 31 of any year after 1983 in respect to the amount of payment under Subsection (1) for the 12 months beginning on April 1 of that year.
- 3.(4) If the Agency does not enter into an agreement with a municipality under Subsection (3), the Agency or municipality may apply to the Board.
- (b) before February 28 of that year with respect to the period described in Subsection (3)(b) for an order of the Board setting the amount of payment.

.../2

By returning to us a signed copy of this letter and pursuant to the above stated regulations, the City of Red Deer Electric Light & Power agrees with the amount of \$71,000 per month as a monthly transmission compensation for transmission facilities within its distribution system for the fiscal year April 1, 1984 to March 31, 1985. This agreement in no way prejudices the right of either party with respect to future negotiations or with respect to the position either party may take in any future arbitration of this matter.

I trust this letter is of sufficient detail to your requirements.

Yours truly,

ALBERTA ELECTRIC ENERGY MARKETING AGENCY



D. B. Smith
Chairman

Agreed: This 15th day of December, 1983

City of Red Deer Electric Light & Power

per 

Mayor's comments

Recommend Council endorse the agreement as presented and as recommended by the E.L. & P. Supt.

"R.J. McGHEE"
Mayor

TO: City Commissioner

DATE: 14 12 1983

FROM: E. L. & P. Supt.

Re: Deferral of Electric Generation in Alberta

Application was made by Alberta Power Ltd. to the ERCB to have the commissioning dates of the new Sheerness and Genesee plants deferred. The deferral was requested as a result of the lower load forecasts prepared by the E.U.P.C.

The ERCB on December 14, 1983 approved the application for deferral on the basis that the short term savings offset the additional lifetime costs under the current economic conditions. It should be noted that the authorization of the Lieutenant Governor in Council is still required before a final order is issued.

A copy of the ERCB Findings and Decision is attached.

A. Roth,
E. L. & P. Supt.

AR/jjd

Attachment

CC: Mayor McGhee

ELECTRIC GENERATION EXPANSION 1985-1990

SHEERNESS AND GENESEE POWER PLANTS

REPORT TO THE LIEUTENANT GOVERNOR IN COUNCIL
WITH RESPECT TO AN APPLICATION TO AMEND
APPROVAL HE 7900 HELD BY ALBERTA POWER LIMITED
AND APPROVAL HE 8215 HELD BY EDMONTON POWER

DECEMBER 1983

ERCB

6 FINDINGS AND DECISION

6.1 FINDINGS

Having considered all the evidence before it with respect to the application, the Board finds:

- o The 1983 EUPC Probable Forecast of future Alberta electric energy and peak load requirements is currently the most appropriate basis for determining the need for additional generating capacity.
- o The presently-approved schedule of generating unit additions to the Alberta interconnected electric system would result in generating capacity in excess of that required to reliably meet the expected energy and peak load requirement during the 1985-1990 period.
- o On present evidence, the Alberta interconnected electric system will require at least one coal-fired generating unit in 1986 and three additional units by 1990. Consequently, the four coal-fired generating units presently approved for the 1985-1987 period can be rescheduled over the 1986-1990 period. Longer delays than applied for would be possible according to EUPC generating sequence 83C8, and even longer delays might be warranted by a future lower forecast, but more information is required before this can be confirmed.
- o Some parties argued for a complete work stoppage, while others favoured a work slowdown. Rescheduling will inevitably impact on jobs associated with the construction and operation of these power plants, and the impact will be greater if work stops. For this reason, and no less importantly to ensure efficient construction,

the utilities should consider slowing the projects rather than stopping work entirely.

- o Rescheduling the generating units currently under construction will result in some potentially higher lifetime costs than the presently-approved schedule. If the four generating units scheduled for one in 1985, two in 1986, and one in 1987 are rescheduled according to the application to 1986, 1987, 1988, and 1989, this redistribution would result in annual savings during 1985 to 1988 and annual cost increases thereafter.
- o Although plant deferrals incur a lifetime cost, current economic conditions support giving extra weight to the short-term savings which result from rescheduling the Sheerness and Genesee units.

6.2 DECISION

Having regard for its responsibilities under the Act and its views expressed herein, the Board is prepared, with the authorization of the Lieutenant Governor in Council, to grant the application to defer the commissioning dates of the four generating units as follows:

- (a) Sheerness unit 1 for six months to January 1986,
- (b) Sheerness unit 2 for twelve months to July 1987,
- (c) Genesee unit 2 for eighteen months to June 1988, and
- (d) Genesee unit 1 for eighteen months to February 1989.

The orders to be issued would be of the form set out in Appendix A and Appendix B of this report, and would be subject to the terms and conditions contained therein but may have minor variations from those shown.

The Board expects the utility commissioning each of these units, as a condition of the approved deferred schedule above, to carefully optimize the actual commissioning date within a period of three months beginning in the stated month so as to minimize the actual cost of that unit, and hence of the energy generated by it.

In addition, the Board requires each of those utilities to satisfy it, by the end of 1984, that the utility has optimized the commissioning of each unit, and that additional delays in commissioning are not warranted.

DATED at Calgary, Alberta, on 14 December 1983.

ENERGY RESOURCES CONSERVATION BOARD

C. J. Goodman

C. J. Goodman, P. Eng.
Board Member

N. Strom

N. Strom, P. Eng.
Board Member

F. J. Mink

F. J. Mink, P. Eng.
Acting Board Member

Mayor's comments

As requested by Council, a representative of Trans Alta Utilities will be present to answer any inquiries or questions Council may have regarding rate increases, etc.

"R.J. McGHEE"
Mayor

NO. 15

December 30, 1983

TO: CITY CLERK

FROM: CITY ASSESSOR

RE: A.H.C. Michner Centre Land
City - Old Exhibition Site

During the late 1970's and early 1980's when the Clearview subdivision was being developed, the City endeavored to have the Provincial Government develop their land (25.33 acres) adjacent to the Clearview subdivision for conventional housing and in particular lots for their C.H.A.P. program. The end results of all the discussions was that the property was transferred from one Government department to another being the Alberta Housing Corporation who informed us that they do not develop their own lands for such programs but do buy privately owned lands for them.

As a result of the above discussions that there was good possibilities that the City might be acquiring additional senior citizen housing as well as a Nursing Home Care complex we brought the matter to city council in November 1981 for their consideration to a possible land exchange (see attached reports).

After many meetings with A.H.C., the Waskasoo Park people, engineers and planners, boundary areas were established and independant appraisals were obtained and therefore we are submitting this report in accordance with the city council resolution of November 9, 1981.

The City of Red Deer engaged the firm of M. R. Soderquist Appraisals Ltd. who valuated the city's 4.81 acres at \$1,071,950. (\$5.11 per square foot).

A.H.C. had their land appraised by Hagan Appraisal Services Ltd. who estimated a value of \$1,000,000. (\$39,478.00 per acre).

When reviewing each appraisal it was our opinion that they both were subject to some adjustments. In the case of the city's we originally felt the price was too low at \$5.11 per square foot when the Government had recently purchased a site in Highland Green for \$5.96 a square foot. However after reviewing other listings and the current situation we concurred with the appraiser that his estimate was more realistic considering the present economy.

fwd.

The appraisal for A.H.C. we feel is away out of line in that the appraiser is mainly using previous appraised values without checking as to the current value with the owners or establishing why they were not sold at the previous appraised values.. An example of this is a property located on the North Hill which was formerly appraised at \$36,840 and \$40,000 (used by the appraiser) which in discussion with one of the owners could be acquired for 20,000 to 25,000 per acre depending on the terms. Our view of the appraisals and discussions with property owners lead us to believe a more equitable evaluation would be in the neighborhood of \$20 to \$25,000 ($\$25,000 \times 25.33 \text{ acre} = \$633,250.00$).

Because of the difference in opinions as to the land values, I could not recommend any land exchange or sale agreements.

City Council should also give consideration to the fact that if a land exchange is to be made that agreement should be made as to when the roadway and services are to be installed. At the present time there is definitely no interest in Multiple Family Sites and therefor our costs to service the area could be carried for some length of time.

In addition to the servicing of any land exchange or sale, the City Treasurer should report on the distribution of funds from the sale or exchange of lands from the exhibition grounds as I believe the moneys are transferable to the new location and therefor our land bank holdings would have to carry the additional lands costs.

It would also be my recommendation that a report be submitted respecting senior citizen housing as I understand the Government will be severely restricting future developments. Also possibly a report on any future Nursing Homes might be in order.

Respectfully submitted

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

c.c. A. Wilcock
R. Assinger
D. Rouhi
B. Jeffers
M. Day

1981 11 03

52. 45.

TO: City Clerk
FROM: City Assessor

RE: Michener Land
Lot 1, Block 1, Plan 812-0256

With respect to the Alberta Housing Corporation's letter of October 23, 1981, may we advise that the lands in question are the 10.25 ha owned by Alberta Housing adjacent to the existing eastern boundary of Clearview Meadows (print attached). The other portion of land to be considered in a land exchange is the area designated for senior citizen housing in the existing Exhibition Grounds, located to the south and east of the Pioneer Lodge (sketch attached).

As City Council will recall, the Administration has been endeavoring to have the Provincial Government develop their 10.25 ha of land for their own type of programs, and in particular the CHAP program. In a conversation with Alberta Housing representatives, we were advised that they do not develop land for programs such as CHAP, however, they do buy developed property for them.

It was indicated to us that they would prefer to have the City acquire their lands and in exchange the City to supply them with sites for senior citizen housing.

I would have no objections to proposing a possible land exchange agreement in principle, subject to details being worked out by both administrative parties and a final report brought back to City Council for their consideration.



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

cc R. Assinger
att'd.

Commissioners' comments

We would concur with the recommendations of the City Assessor.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner



HOUSING CORPORATION

NO. 2

October 23, 1981

44
53.

9405 - 50 Street
Edmonton, Alberta
T6B 2T
403/468-353
Telex 037-362

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

Dear Sir:

Re: Lot 1, Block 1, Plan 812 0256 - "Michener Centre" Land
Our File 1663-2799-2255

Preliminary discussions as to what Alberta Housing Corporation's future plans are with respect to the above land have been recently held with a number of City Administrators.

It is my understanding that the City wishes to see an early development of the site. The questions as to who would develop and how it would be developed arise. For our part, immediate and short term requirements for zoned and serviced land for ongoing housing programs are a priority. In particular, well located sites for senior citizens housing development are important.

To this end, suggestions have been made that a land exchange be considered, whereby Alberta Housing Corporation would acquire certain lands on the old Exhibition Grounds site, for senior citizens housing, and the City would acquire the "Michener Centre" land and develop it.

May we have some confirmation from your Council as to these intents. Following some agreement in principle, both properties could be valued and a mutually satisfactory exchange agreement worked out.

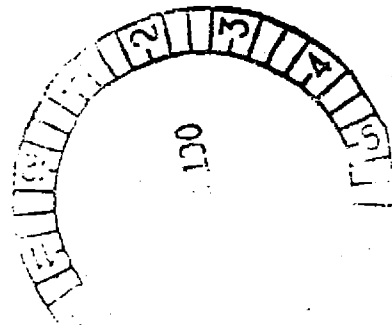
Please call me at 468 - 3535 if there are further questions at this time.

Yours truly,

A handwritten signature in dark ink, appearing to read "F. Martens".

F. Martens
Appraiser - Negotiator

FM/jck
cc: D. Hutton



40 TH. AVE.

55TH. STREET

54. Road Plan

46.

N.W. 1/4 Sec. 15-38-27-4

BLOCK 1
LOT 1
10.25 ac.

CAMERON CRESCENT

CARD CRESCENT

CARD C

CUNNERS CRESCENT

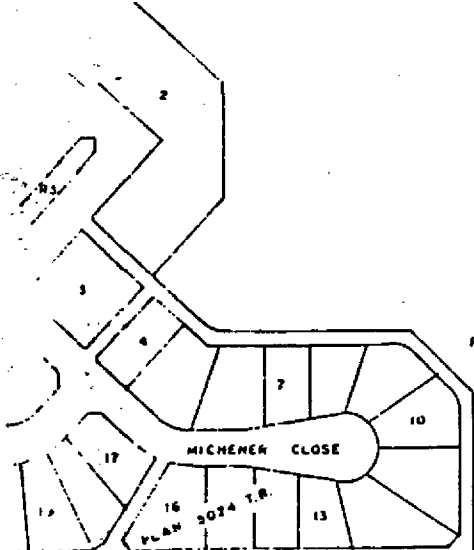
COLE STREET

CASTLE CRESCENT

CLARK CR.

CRAWFORD STREET

ROSS STREET

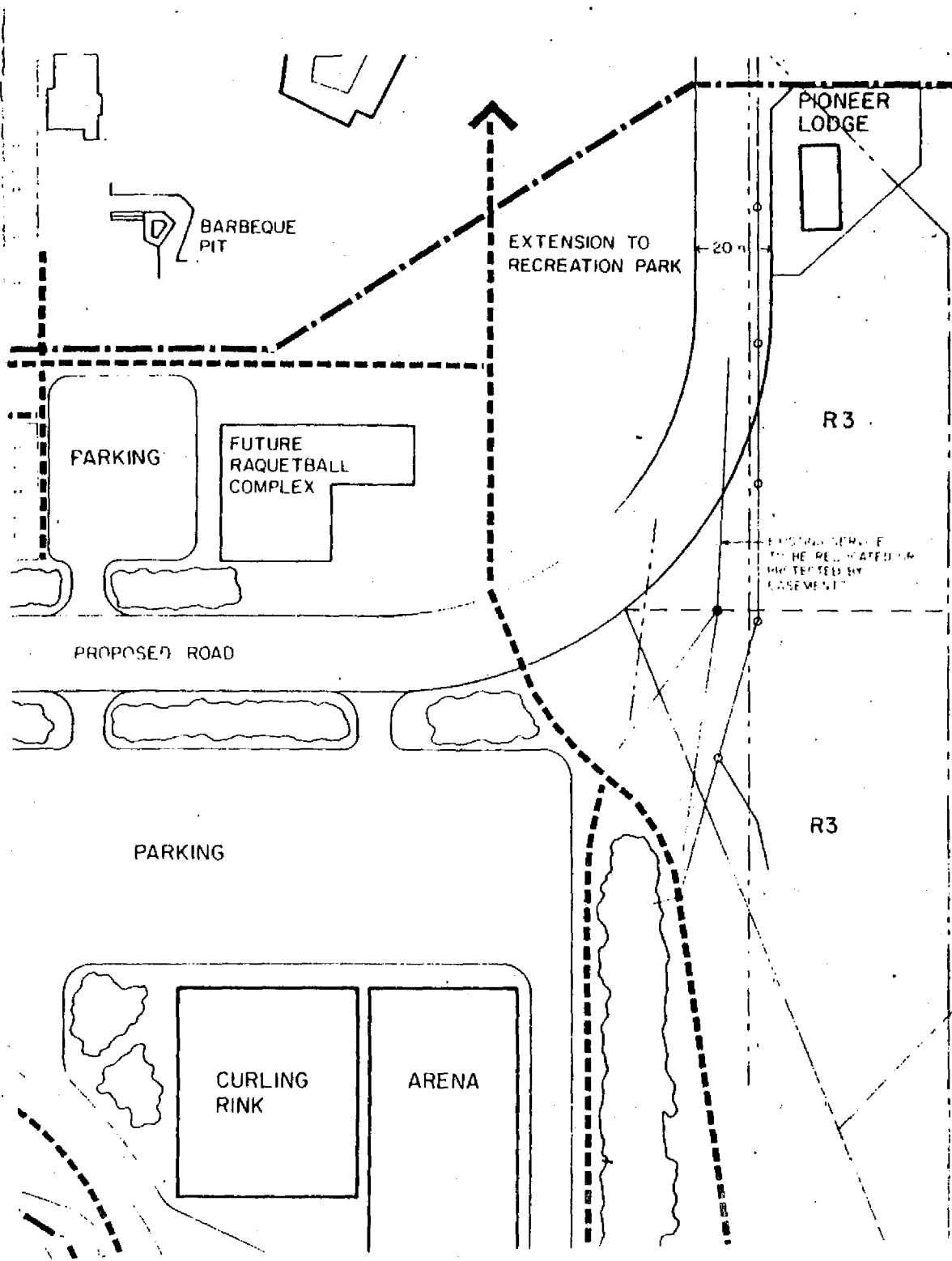


R/W Plan 792-0150

E. 1/4 Sec. 15-38-27-4

34 S. 1/4 Sec. 15-38-27-4

4.081



PIONEER LODGE

BARBEQUE PIT

EXTENSION TO RECREATION PARK

20 m

PARKING

FUTURE RAQUETBALL COMPLEX

R3

EXISTING SERVICE TO BE RELOCATED AND PROTECTED BY EASEMENT

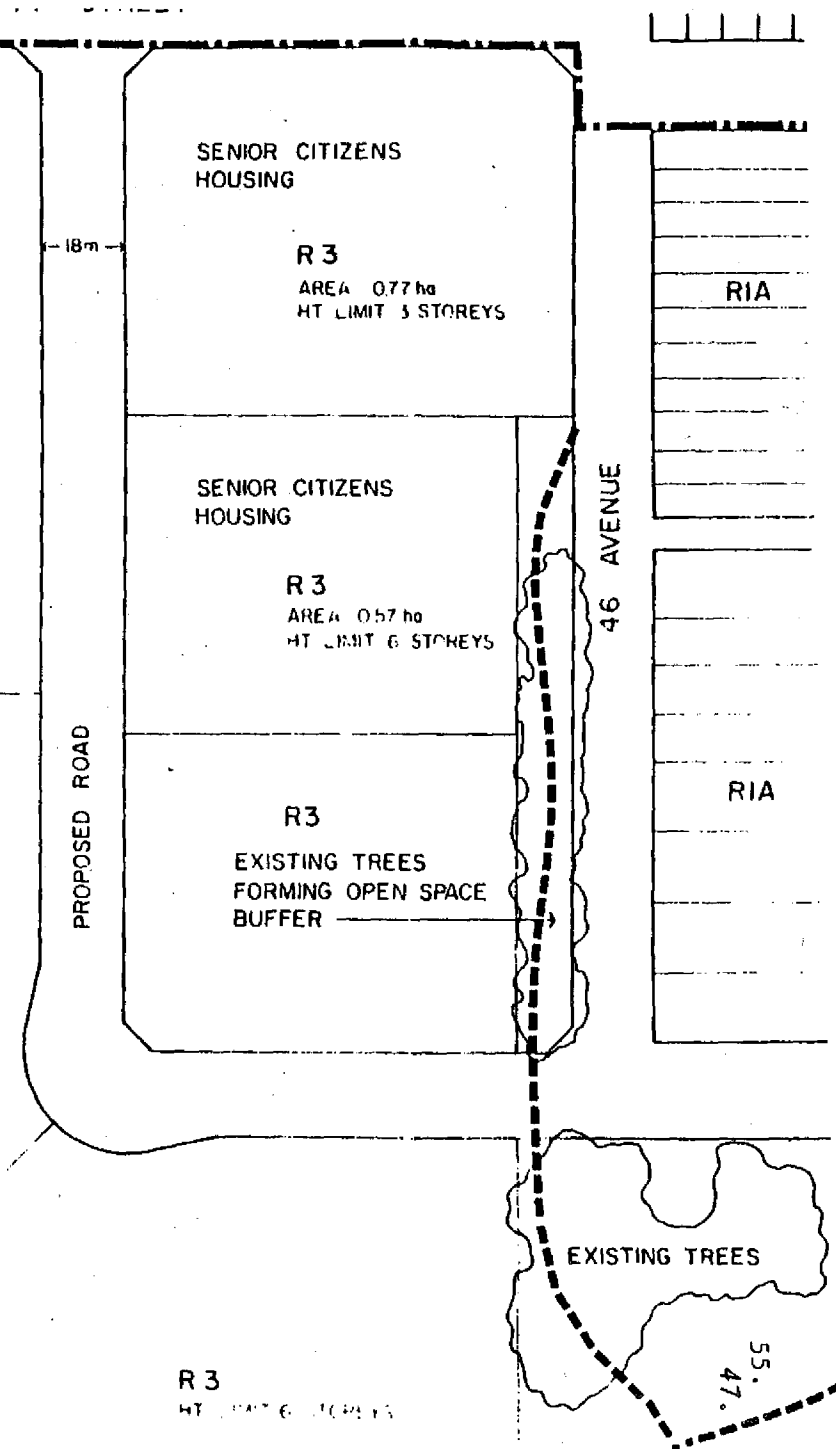
PROPOSED ROAD

PARKING

R3

CURLING RINK

ARENA



Mayor's comments

Concur with the recommendations of the City Assessor.

"R.J. McGHEE"
Mayor

January 4, 1984

TO: City Clerk

FROM: FCSS Director

RE: A.H.C. Michener Centre Land
City - Old Exhibition Site

Further to the report from the City Assessor on the above I would like to inform you that Council members who serve on the Piper Creek Foundation are most aware of plans to develop a multi-level care facility for senior citizens on the city land at the old exhibition site. This would include a variety of senior citizen housing including a nursing home facility.

For Council's information the FCSS Board established a Long Term Planning Committee for Senior Citizens' Services under the chairmanship of Dr. Stu Fleming. As one of its objectives this committee is attempting to promote the coordination of plans for senior citizen housing in the community. At some point Council may wish to invite their input.

Submitted for the information of Council.

R. Assinger
FCSS DIRECTOR

RA/rl

Mayor's comments

The above is included in the agenda for Council's information only at this time.

"R.J. McGHEE"
Mayor

CORRESPONDENCENO. 1

December 6, 1983

Mr. R. McGhee, Mayor
City of Red Deer
City Hall
Box 5008
Red Deer, AB
T4N 3T4


File No. 901.4

Dear Sir:

At the present time, we have a vacancy on the Board of Directors due to Mr. Dan Lawrence no longer being on City Council.

We would appreciate Council appointing a new representative, at their earliest convenience, so that we can maintain a liaison between the City of Red Deer and R.D.C.T.A.

Yours truly,


A. Pasutto
President

/mb

Mayor's comments

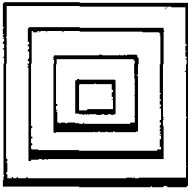
A member of Council is being requested to represent the City on this Committee.

"R.J. McGHEE"
Mayor

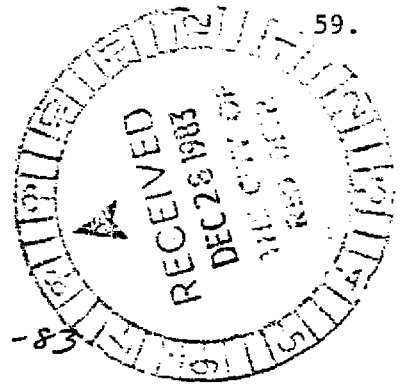


RED DEER
CONVENTION & TRAVEL
ASSOCIATION

4811 - 48 Avenue, Red Deer, Alberta
T4N 3T2 (403) 342-2033



**Red Deer and District
Museum and
Archives**



27-12-83

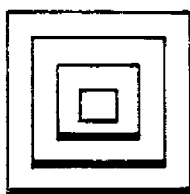
Mr. R. Stollings, City Clerk
City of Red Deer
Red Deer, Ab.

Dear Mr. Stollings:
Re: P.E.P. Applications

Further to my recent telephone call to you on the above, Please find attached copies with attachments of two P.E.P. Applications and a copy of my covering letter to the Special Manpower Programs. I would be pleased to have you place the applications before Council for their information and approval at the next meeting set for Jan. 9, 1984. Once Council has acted, I will be able to advise Alberta Manpower. Could you please provide the number of the City Charter?

cc. Richards
Gerolts

Yours truly,
Harris Flewelling
Director



Red Deer and District
Museum and
Archives

27-12-83

Special Manpower Programs
Main Floor, Texaco Building
10130-112 Street
Edmonton, Ab., T5K 2K4

Dear Sir:

Attached please find copies with attachments of two P.E.P. applications; one for Archaeological Technician and one for two Museum Technicians.

Please hold these applications until I am able to secure approval for them from the Council of the City of Red Deer when they meet Jan. 9, 1984. I will advise you of Council's decision in time for your Jan. 10 application deadline. I trust this arrangement will be satisfactory.

cc. R. Stollings ✓
H. Richards
R. Herdes

Yours truly,
Morris Shewell
Director

11454

61.



PRIORITY EMPLOYMENT PROGRAM

COMMUNITY EMPLOYMENT

LEGAL NAME OF EMPLOYER <u>RED DEER AND DISTRICT MUSEUM AND ARCHIVES</u>		
NAME OF APPLICANT (if different from above) <u>CITY OF RED DEER</u>		
MAILING ADDRESS OF EMPLOYER <u>Box 762</u>	CITY/TOWN/VILLAGE <u>RED DEER</u>	POSTAL CODE <u>T4N 5H2</u>
STREET ADDRESS OF EMPLOYER (if different from above) <u>4550 - 47th AVE.</u>		CHARTER OR REGISTRATION NUMBER <u>-</u>
NATURE OF ORGANIZATION <u>MUSEUM</u>	BUSINESS PHONE <u>(403) 343-6844</u>	YEARS IN OPERATION <u>TEN</u>
PROJECT SUPERVISOR <u>MORRIS FLEWELLING</u>	PHONE <u>346-6317</u>	NUMBER OF EXISTING EMPLOYEES FULL TIME <u>11</u> PART TIME <u>5</u>

JOB TITLE <u>MUSEUM TECHNICIAN</u>	NUMBER OF EMPLOYEES APPLYING FOR <u>2</u>	START DATE <u>JAN 31</u>	END DATE (if applicable) <u>APR 30</u>	TOTAL DAYS PER WEEK TO BE WORKED <u>5</u>	HOURS DAY <u>8</u>	RATE OF PAY PER HOUR <u>5.00</u>
JOB DUTIES (attach a page if necessary) <u>THE CANDIDATE WOULD BE INVOLVED IN ALL PHASES OF MUSEUM OPERATION AND WOULD SPECIALIZE IN THOSE AREAS OF GREATEST INTEREST/COMPETENCE.</u>						
<u>CANDIDATES WOULD WORK AS GALLERY ATTENDANTS, TOUR GUIDE, CLERK, DISPLAY CONSTRUCTION, CLEANING AND CATALOGGING ARTIFACTS, RESEARCH, AND SO ON.</u>						
TRAINING PROPOSED (attach a page if necessary) <u>THE CANDIDATES' TRAINING WOULD FOLLOW THE ATTACHED GENERAL CURRICULUM OUTLINE. TRAINING WOULD BE DONE IN-HOUSE BY SENIOR STAFF AND WOULD BE IN THE FORM OF REPEATED READING, WORKSHOP, DEMONSTRATION, AND LEARN-BY-DOING ON THE JOB. THIS IS AN EXCELLENT OPPORTUNITY (SEE</u>						

The Employer acknowledges that submission of this application in no way guarantees funding under the Priority Employment Program. Upon written approval by the Minister of Manpower, evidenced by the signature of his delegate below, the terms and conditions of this contract including those contained on the reverse side of this document and all provisions of the Priority Employment Program Guidelines, become a legally binding agreement between the Employer and the Minister of Manpower.

NOTE: Employees hired under this program cannot be a member of the employer's immediate family, as detailed in program guidelines.

MORRIS FLEWELLING DIRECTOR DEC 27/83
Signature of Applicant Print Name Position Date

Minister of Manpower

Date

FOR OFFICE USE ONLY			MANPOWER APPROVAL			
NUMBER OF POSITIONS	START DATE M D Y	END DATE M D Y	TOTAL DAYS TO BE WORKED	HOURS DAY	GOV'T SHARE PER HOUR	FUNDING ALLOCATION
INPUT CODE						

FORWARD TOP COPIES TO: SPECIAL MANPOWER PROGRAMS
MAIN FLOOR, TEXACO BUILDING
10130 - 112 STREET
EDMONTON, ALBERTA T5K 2K4

RETAIN THIRD COPY
FOR YOUR OWN RECORDS.

1. Introduction:

- A. History/Purpose of Museum Collections
- B. Nature of Museum Work
- C. Role of Museums

2. Collections:

A. Collections Management

- 1. Acquisitions
- 2. Accessioning
- 3. Library
- 4. Archives
- 5. Research

3. Care/Handling of Collections:

A. Physical Factors

- 1. Light
- 2. Temperature
- 3. Humidity
- 4. Pollution
- 5. Mold/insects, etc.

B. Materials

- 1. ceramics
- 2. glass
- 3. metals
- 4. textiles (wool, silk, cotton, linen and synthetics)
- 5. paper
- 6. wood
- 7. leather
- 8. combinations/miscellaneous

C. Preservation

- 1. housekeeping
- 2. security
- 3. mounting
- 4. crating
- 5. cleaning

4. Exhibitions

- A. Communication and display
- B. Conservation and display

5. Public Presentation:

- A. Education Programme
- B. Exhibit Programme
- C. Extension Programme
- D. Public Relations Programme
- E. Museum Shop
- F. Rental Facilities

6. Museum Organization

- A. Building Plan
- B. Staff Structure
- C. Governing Structure
- D. Budget
- E. Personnel

Bibliography

- The Conservation of Antiquities and Works of Art, Plenderleith and Werner
- The Care of Historical Collections, Guidbeck
- Interpreting our Heritage, Tilden
- Exhibits for the Small Museum, Neil
- The History Museum as an Effective Educational Institution, Wobler
- Basic Museum Management, MacBeath and Loring

(Continued on page 64)

For a full list of books and other material on museum work see the end of the book. The list is not intended to be exhaustive but to provide a guide to the literature available.



PRIORITY EMPLOYMENT PROGRAM

COMMUNITY EMPLOYMENT

LEGAL NAME OF EMPLOYER <u>RED DEER AND DISTRICT MUSEUM + ARCHIVES</u>		
NAME OF APPLICANT (if different from above) <u>CITY OF RED DEER</u>		
MAILING ADDRESS OF EMPLOYER <u>BOX 762</u>	CITY/TOWN/VILLAGE <u>RED DEER</u>	POSTAL CODE <u>T4N 5H2</u>
STREET ADDRESS OF EMPLOYER (if different from above) <u>4550 - 47th Ave.</u>		CHARTER OR REGISTRATION NUMBER
NATURE OF ORGANIZATION <u>MUSEUM</u>	BUSINESS PHONE <u>(403) 343-6544</u>	YEARS IN OPERATION <u>TEN</u>
PROJECT SUPERVISOR <u>MORRIS FLEWELLING</u>	PHONE <u>340-6317</u>	NUMBER OF EXISTING EMPLOYEES FULL TIME <u>11</u> PART TIME <u>5</u>

JOB TITLE	NUMBER OF EMPLOYEES APPLYING FOR	START DATE	END DATE (if applicable)	TOTAL DAYS PER WEEK TO BE WORKED	HOURS DAY	RATE OF PAY PER HOUR
<u>ARCHAEOLOGICAL TECHNICIAN</u>	<u>1</u>	<u>JAN. 16</u>	<u>APR. 30</u>	<u>5</u>	<u>8</u>	<u>\$5.00</u>
JOB DUTIES (attach a page if necessary) <u>UNDER SUPERVISION THE CANDIDATE WOULD BE REQUIRED TO MAKE AND TO RECORD MEASUREMENTS AND WRITE FULL DESCRIPTIONS OF SEVERAL HUNDRED</u> <u>ANTHROPOLOGICAL TOOLS FROM THE BOWER ARCHAEOLOGICAL COLLECTION ON WHICH A</u> <u>MATCH PUBLICATION WILL BE BASED.</u>						
TRAINING PROPOSED (attach a page if necessary) <u>CANDIDATES SHOULD HAVE AT LEAST A SR. MATRIC., BE ACCURATE</u> <u>AND LITERATE. CANDIDATES WILL BE PROVIDED WITH BASIC READING</u> <u>AND REFERENCES AND WILL BE GIVEN PRACTICAL INSTRUCTION IN</u> <u>OBSERVATION AND IDENTIFYING KEY FEATURES THE CANDIDATE WILL BE</u>						

The Employer acknowledges that submission of this application in no way guarantees funding under the Priority Employment Program. Upon written approval by the Minister of Manpower, evidenced by the signature of his delegate below, the terms and conditions of this contract including those contained on the reverse side of this document and all provisions of the Priority Employment Program Guidelines, become a legally binding agreement between the Employer and the Minister of Manpower.

NOTE: Employees hired under this program cannot be a member of the employer's immediate family, as detailed in program guidelines.

Morris Flewelling M. FLEWELLING DIRECTOR Dec 27/83
Signature of Applicant Print Name Position Date

Minister of Manpower

Date

FOR OFFICE USE ONLY		MANPOWER APPROVAL			GOV'T SHARE		FUNDING
NUMBER OF POSITIONS	START DATE M.D.Y	END DATE M.D.Y	TOTAL DAYS TO BE WORKED	HOURS DAY	PER HOUR	ALLOCATION	

INPUT CODE _____

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EDMONTON, ALBERTA T5K 0K4

RETAIN THIRD COPY
FOR YOUR OWN RECORDS.

EXPECTED TO MASTER ROUTINE WORK ONLY AND TO
IDENTIFY THOSE EXCEPTIONS REQUIRING REVIEW BY
SOMEONE MORE EXPERT.

THIS IS AN EXCELLENT OPPORTUNITY FOR A
YOUNG PERSON INTERESTED IN EXPLORING A CAREER
IN ARCHAEOLOGY.

Mayor's comments

The P.E.P. Program, if approved, will contribute \$3.86 per hr. per person for the duration of the program. The Museum Budget will provide for the remaining costs (\$1.20 hr.) estimated to be about \$750.00 per person for the 4 month period. The program terminates April 30, 1984.

We request Council approval of the attached which is subject to the Director utilizing whatever funds Council approves during the budget deliberations.

"R.J. McGHEE"
Mayor



Red Deer and District Archives Committee

Box 762, Red Deer, Alberta T4N 5H2

Phone 343-6844

672 47413

Stories of Long Ago

December 21, 1983

The Mayor and Members of Council
City of Red Deer
RED DEER, Alberta

Your Worship and Members of Council,

Re: By-Law 2780/82

The Red Deer and District Archives Committee respectfully requests that Council consider amending Section I (j) of By-Law 2780/82 to read "The Committee shall hold an annual meeting in November of each year."

With the current requirement that the annual meeting be held in October, the Committee has found itself in the position that it is required to elect an executive before Council has considered its annual appointments to the Committee.

Yours truly,

Chairman

WBP:dmc

Mayor's comments

We see no reason why the request from the Archives Committee cannot be accommodated and accordingly have prepared an appropriate Bylaw amendment for Council's consideration.

"R.J. McGHEE"
Mayor

NO. 4

246-7767

September 14, 1965

The City Clerk
City of Red Deer
City Hall
Red Deer, Alberta

Dear Sir:

Re: The City of Red Deer, Electric Light & Power
Work Order 327, \$15,734.61

We wish to apply to have the \$15,734.61 bill for the power installation for the Ranch House Garage amortized over a 10 or 20 year period. Please advise the writer if this would be possible.

Yours very truly,

David G. Thomas
President

DGT:mr

M E M O

TO: City Clerk

DATE: 03 01 1984

FROM: E. L. & P. Supt.

Re: Ranch House Restaurant

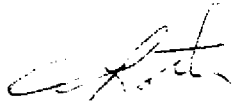
The Ranch House is requesting the City of Red Deer to finance the cost of installing electrical service to their new building.

We would recommend denial of the request as there are many financial institutions in the City who are quite capable of providing the requested financing.

If the request were granted, the City would be setting a precedent which could result in many requests for City financing for any number of different purposes within the City.

To the best of my knowledge, the only case in which the City extended financing to cover the E. L. & P. connection charges was to the Windsor Hotel. In that case there was no new development or redevelopment of or on the property. They simply had an increase in electrical load within the existing building which could not be carried on the old E. L. & P. system.

The Ranch House situation is quite different as it involves a new building and land subdivision.



A. Roth,
E. L. & P. Supt.

AR/jjd

January 3, 1984

TO: CITY CLERK

FROM: CITY TREASURER

RE: CORRESPONDENCE FROM PRESIDENT, RANCH HOUSE RESTAURANT CORP.

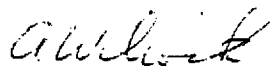
I assume the E.L. & P. Superintendent will explain the purpose of the charge.

Council agreed to amortize the electrical costs for the Windsor Hotel over a period of years. This differed from the application under consideration because the development existed and no expansion was planned.

The Ranch House electrical charge is apparently due to an expansion of the premises producing a greater power load.

To assist developments in the downtown area during these difficult economic times Council may want to consider requests to amortize electrical installation costs over a period of years. Interest would, of course, be charged on any outstanding balance.

If Council considered the request favourably, then I would recommend an agreement, similar to the one with the Windsor Hotel, for a 10 year period at current interest rates (presently 13%).



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

AW/jm

Mayor's comments

We cannot recommend the City entering into financing utility charges for new developments.

Council has been asked through the Chamber of Commerce Downtown Committee to give incentive to downtown development. One of the areas was related to the charges for electrical power. To date no policy has been recommended to Council in this regard, but hopefully one will be developed in the next few months. In the meantime it would be our recommendation that the said charge be reduced by 10% and the applicant be required to pay this reduced total in full. The reduction will be charged to the E.L. & P. Utility as a general expenditure. This policy would only apply in the downtown commercial area.

"R.J. McGHEE"
Mayor

Parkland Inn

7444 Gaetz Avenue

Red Deer, Alberta T4P 1X7

Telephone 343 - 2711

71.

NO. 5

December 19, 1983

83 DEC 21 PM 4:30

The City Clerk
City Hall
Red Deer, Alberta

Dear Sir:

By way of this letter we request permission to have the zoning changed from C-4 to C-1 or to Discretionary use in the Aladdin Shopping Plaza, located at 7464 - Gaetz Avenue, Red Deer, Alberta, for the following reasons.

We purchased the Aladdin Shopping Plaza through a bankruptcy sale in April of 1981 as we were approached by Merrit Mortgage Company, as the former owners went into bankruptcy. Prior to this bankruptcy, since 1978 there has been 3 parties who had gone into bankruptcy through the difficulties of not being able to lease the premises.

Since April of 1981, and all of 1982 and up to June of 1983 the complete Plaza had stayed empty with no revenue during this period. Since June of 1983 we have put on a real drive and effort to have this property leased as we are finding ourselves in the same category as the previous owners.

We have other clientel who have approached us for leasing but find that we cannot comply due to the zoning by-law. Therefore, we ask your serious consideration to have this re-zoned to C-1 or discretionary use.

Thanking you.

Yours truly,

Afzal Rajan
Manager

DECEMBER 23, 1983

TO: CITY CLERK
FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR
RE: PARKLAND INN

We have the following comments on the above subject for Council's consideration.

The above site which is designated as C.4 in the Land Use Bylaw is the designation applied to adjacent properties on either side of Gaetz Avenue. C.4 zoning mentions those uses which are associated with arterial roads, such as motels, restaurants, etc.

In this particular instance, the original development was of concern to the Council of that time because of the large amount of rental space (12,800 square feet), which did not have specific uses attributed to it. The concern was that if the space could not be rented then the owner would not be able to maintain the development.

We cannot support rezoning of this site considering the effect this would have on the existing downtown core, which is designated C.1.

R. Strader
Development Officer/
Building Inspector

RS/dm

December 23, 1983

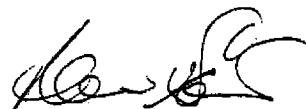
TO: CITY CLERK, BOB STOLLINGS
FROM: ECONOMIC DEVELOPMENT DIRECTOR, A. SCOTT

RE: APPLICATION FOR REZONING FROM PARKLAND INN

The original developers of this facility acquired the land from the City of Red Deer. The entire area, known as the Normandeau Highway Commercial Area, was zoned C-4, and offered to potential developers for C-4 uses. At the time the land was originally acquired, City Council cautioned the developers that the facilities they were proposing did not appear to be appropriate for uses permitted under the C-4 zoning. Nevertheless, the developers chose to proceed, indicating that they anticipated no problems in leasing their facility.

I can appreciate that the development has changed hands on several occasions since. However, in view of the adjacent uses in the subdivision, which are all C-4, and the efforts being made by the Downtown Revitalization Committee and the Business Revitalization Zone, I would recommend that this parcel not be rezoned.

Thank you.



ALAN SCOTT, Director
Economic Development

AVS/gr

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

January 4, 1984

Our File No.

Mr. R. Stollings
City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.
T4N 3T4

Dear Sir:

Re: Correspondence From Parkland Inn

The owners of the Parkland Inn and Aladdin Shopping Plaza are requesting a redesignation from C-4 to C-1.

Recently the Red Deer Chamber of Commerce prepared a policy paper entitled "A Strategy of Downtown Action", which Council accepted in principal on September 26, 1983. Section 3.2.2 of this strategy recommended that City Council should protect the downtown from further business and commercial decentralization by promoting the following policy among others:

- "--Discourage further retail decentralization by:
 - allow no further amendments to current Land Use Bylaw permitting retail activity in areas presently designated for highway commercial development." (pages 6-7)

Previous to this action by the Chamber of Commerce, on May 24 City Council denied a similar request for redesignation from the owners of the Venture Plaza. At that time, the City Planning Section indicated that there are six plazas located in the C-4 District and that redesignating one could very well set a precedent leading to similar requests from the others.

The Red Deer General Municipal Plan distinguishes three commercial categories; the downtown area, strip commercial areas, and planned shopping centre facilities. These categories are reflected in the City's Land Use Bylaw where strip commercial areas are designated C-4, shopping centres are shown as C-2, and the downtown area is C-1. The Plan and the Land Use Bylaw specifically contain the C-1 District to the downtown.

/2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 5 —IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings.

Re: Correspondence from Parkland Inn

pg. 2

This request is to extend C-1 uses to an isolated site located nearly 2 miles from the downtown. Such a proposal is contrary to the General Municipal Plan, the objectives of the Chamber of Commerce for downtown revitalization, and to the recent decision of City Council concerning Venture Plaza.

Therefore in keeping with the recent direction shown by Council and the Chamber of Commerce, the City Planning Section strongly recommends that the application for redesignation to C-1 be denied, and that the property remain as C-4.

Yours truly,



Vernon Parker
ASSOCIATE PLANNER
CITY PLANNING SECTION

VP/cc

Mayor's comments

We cannot support this rezoning application.

"R.J. McGHEE"
Mayor

A Bylaw to amend Bylaw Number 2580/78 respecting The City of Red Deer Police Commission.

WHEREAS the Police Act R.S.A. 1980 c. P. 12 and amendments thereto allows an urban municipality that has entered into an Agreement with the Government of Canada for the use or employment of the Royal Canadian Mounted Police to establish a Municipal Police Commission;

AND WHEREAS the Police Act further provides that a Municipal Police Commission shall, at the option of Council, consist of no less than three and no more than twelve members appointed by Council;

AND WHEREAS the Municipal Council of The City of Red Deer deems it appropriate to establish a Police Commission and that the Police Commission shall consist of five members;

NOW THEREFORE pursuant to the provisions of the Police Act, R.S.A. 1980 C. P. 12 and amendments thereto, the Municipal Council of The City of Red Deer duly assembled annexed as follows:

SHORT TITLE

1. This Bylaw may be cited as "The City of Red Deer Police Commission Bylaw".

INTERPRETATION

2. (a) In this Bylaw, the following expressions shall have the meanings herein set forth;
 - (i) "Act" means the Police Act, R.S.A. 1980 C. p.12 and amendments thereto, as amended from time to time;
 - (ii) "Council" means the Municipal Council of The City of Red Deer;
 - (iii) "Member" means a member of the Police Commission;
 - (iv) "Officer-in-Charge" means the head of the Royal Canadian Mounted Police Detachment in The City of Red Deer;
 - (v) "Police Commission" means The City of Red Deer Police Commission established by this Bylaw pursuant to the Act.
- (b) The provision of this Bylaw shall be interpreted so as to conform with and be consistent with the provisions of the Act.
- (c) The titles or headings used in this Bylaw are inserted for convenience of reference only and shall not affect the interpretation or construction of this Bylaw.

CREATION OF POLICE COMMISSION AND MEMBERSHIP

3. (a) There shall be Police Commission composed of five members appointed by Council in the following manner:
 - (i) Two members of Council or employees of The City of Red Deer; and
 - (ii) Three members, other than members of Council or employees of The City of Red Deer, chosen by Council, one of whom shall be chosen to be chairman of the Police Commission by the members.

(b) The term of office of persons who are members of Council or employees of The City of Red Deer, shall be for the period of one year, and all other appointments shall be for the period of three years.

(c) Any member may be re-appointed to the Police Commission at the expiration of his term, except that the appointment of a member of Council shall terminate when the appointee ceases to be a member of Council.

(d) Any member of the Police Commission who shall be absent from three consecutive meetings of the Police Commission, unless such absence be caused by illness or authorized by resolution of the Police Commission entered into its Minutes, shall immediately forfeit his office and a new member shall be appointed by Council in his place for the remainder of his term of office. Any member forfeiting his office may be eligible for re-appointment in the future but shall not be eligible for re-appointment for the unexpired portion of the term so forfeited.

(e) any member of the Police Commission may resign therefrom at any time upon sending written notice to the chairman of the Police Commission or to the City Clerk of The City of Red Deer and any member of the Police Commission may be removed from office at any time by resolution of Council of The City of Red Deer.

(f) Where a vacancy in membership occurs, by reason of death, resignation, forfeiture, or from any other cause, Council shall, by resolution, within 60 days of the vacancy, appoint a successor to fill the vacancy in membership in the Police Commission for the remainder of the term.

(g) Notwithstanding the term of a member, a member of the Police Commission shall remain in office until his successor has been appointed.

OFFICER-IN CHARGE

4. The Officer-in-Charge and such other members of the Royal Canadian Mounted Police Detachment of The City of Red Deer as the Officer-in-Charge may wish to have with him in an advisory capacity, shall, if requested by the Chairman of the Police Commission, attend all meetings of the Police Commission but may not vote on any matter before the Police Commission. In the absence of the Officer-in-Charge, he shall nominate a member of the Royal Canadian Mounted Police Detachment in The City of Red Deer to attend on his behalf.

FUNCTIONS OF THE POLICE COMMISSION

5. (a) The Police Commission shall responsibly and diligently exercise all of its duties and powers as required by the Police Act.

(b) Notwithstanding the provisions of subsection (a), the Police Commission shall not enter into any agreement with the Government of Canada for the use or employment of the Royal Canadian Mounted Police in The City of Red Deer or make any arrangement, agree upon, or determine the amount of money to be paid by The City of Red Deer for such services, but may make recommendations with respect to the same to Council who shall be responsible for such agreements.

COMMISSION PROCEDURE

6. (a) The Police Commission shall elect a chairman at its first meeting in each year from amongst its membership, provided that the chairman may not be a member of Council or an employee of The City of Red Deer.

(b) The Police Commission may elect one or more vice-chairman at its first meeting in each year from amongst its membership.

(c) The Police Commission may appoint a secretary of the Police Commission, but the secretary shall not be a member thereof or have a vote therein.

(d) The majority of the members of the Police Commission shall constitute a quorum, and for the purposes of establishing a quorum, the Chairman shall be counted.

(e) Each member, including the Chairman, shall have one vote. Motions shall only be carried upon the receiving of a majority of votes. Motions do not require a seconder.

(f) The Police Commission shall meet at least once every three months or more often as required, with the regular meetings to be held on a date to be agreed upon by the members of the Police Commission.

(g) The Chairman of the Police Commission, or if the office of Chairman is vacant, any member of the Police Commission, may call special meetings of the Police Commission whenever such member considers it expedient to do so and further shall do so when requested in writing by a majority of the Police Commission. Written notice shall be given of a special meeting stating the time, place, and in general terms the nature of the business to be transacted thereat and shall be sent to each Police Commission member at his residence or place of business not less than 24 hours prior to the meeting. With the written consent of all of the members of the Police Commission, a special meeting may be called on shorter notice. When a special meeting is called, no business other than that set forth in the notice may be transacted except with the consent of all members.

(h) An agenda shall be prepared by the secretary, in consultation with the Chairman or his designate, and circulated to members for each Police Commission meeting. Any member or the Officer-in-Charge may designate an item for the agenda. No business may be transacted unless it is on the agenda except with the consent of all members present.

(i) Meetings of the Police Commission shall be open to the public, but all matters relating to discipline, personnel, conduct, contracts with the Royal Canadian Mounted Police, and security of police operations shall be conducted in private or closed meetings.

(j) The Chairman of the Police Commission, with the consent of the members, may invite any person to attend and speak at a meeting of the Police Commission.

(k) The Police Commission may make such reports to Council on matters of public concern as the Police commission deems are appropriate and are in the public interest. The Police Commission shall also report to Council on any matter when requested to do so by resolution of Council.

(l) Subject to the Act, this Bylaw, and any other relevant legislation, the Police Commission may establish rules of procedure governing its meetings, hearings, and investigations provided that there shall be a regular order of business at every meeting, minutes thereof in summary form shall be transcribed and remain in the custody of the secretary of the Police Commission, and unless other rules are established, the Police Commission shall follow the Procedure Bylaw of The City of Red Deer.

CONFLICT OF INTEREST

7. No member shall participate in any discussion nor vote upon any matter that may involve a conflict of interest of the type referred to in section 30 of the Municipal Government Act.

BYLAW REPEAL

8. Bylaw No. 2580/78 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this _____ day of _____, A.D. 1984.

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____, A.D. 1984.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____ day of
A.D. 1984.

MAYOR

CITY CLERK

BYLAW NO. 2780/A-84

Being a Bylaw to amend Bylaw No. 2780/82, the "Red Deer and District Archives Committee" Bylaw.

WHEREAS it is deemed expedient to amend Bylaw No. 2780/82;

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

1. Section 1 of subsection (j) of Bylaw 2780/82 is amended by striking out the word "October" where same appears therein, and by substituting therefore the word "November".

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 19

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 19

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 19

MAYOR

CITY CLERK

BYLAW NO. 2829/84

Being a Bylaw to close a lane in The City of Red Deer as described herein.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

- (1) The following lane in The City of Red Deer is hereby closed:

"That portion of lane on Plan 1057 K.S. which lies within the subdivision on Plan 842- containing 0.099 ha ±, excepting thereout all mines and minerals."

- (2) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1984.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1984.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1984.

MAYOR

CITY CLERK

BYLAW NO. 2830/84

Being a Bylaw to close a road in The City of Red Deer as described herein.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

(1) The following road in The City of Red Deer is hereby closed:

- "1. That portion of 43rd Street on Plan 308 N.Y., which lies within the subdivision on Plan 842 - _____, containing 0.012 ha \pm , excepting thereout all mines and minerals.
2. That portion of 54th Avenue on Plan 3348 H.W., Plan 2292 N.Y., and Plan 5940 N.Y. which lie within the subdivision on Plan 842 - _____ containing 0.506 ha \pm , excepting thereout all mines and minerals.
3. That portion of 39th Street on Plan 6269 A.F. which lies within the subdivision on Plan 842- _____ containing 0.071 ha \pm , excepting thereout all mines and minerals.
4. That portion of the Roadway on Plan 4893 N.Y. which lies within the subdivision on Plan 842- _____ containing 0.423 ha \pm , excepting thereout all mines and minerals.
5. That portion of 38th Street on Plan 6269 A.F. which lies within the subdivision on Plan 842 - _____ containing 0.061 ha \pm , excepting thereout all mines and minerals."

(2) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1984.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1984.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1984.

MAYOR

CITY CLERK

BYLAW No. 2831/84

Being a Bylaw to close a portion of road in the City of Red Deer as described herein.

AS FOLLOWS: COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS

(1) The following portion of road in The City of Red Deer is hereby closed.

"All that portion of the lane adjacent to the West Boundary Line throughout of Lot 39, Block 19, Plan H (being 20 feet in width and 127.5 feet in length)

Excepting thereout all Mines and Minerals."

(2) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1984

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1984

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1984.

MAYOR

CITY CLERK

BYLAW NO. 2832/84

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

(1) Hudsons Bay Company Developments Limited (hereinafter called the Licensee) is hereby granted license and permission to temporarily occupy and use that portion of the registered City lane described as follows:-

"All that portion of the lane adjacent to the West boundary line throughout of Lot 39, Block 19, Plan H (being 20 feet in width and 127.5 feet in length)"

subject always to the following covenants, terms and conditions which shall be accepted and agreed to by the Licensee as a condition precedent to their occupation and use of the said lands.

(a) The license and permission hereby granted may be terminated by either the City or the Licensee upon the giving of thirty (30) days notice in writing, which notice may be served by the mailing of same, postage prepaid, as follows:-

The City - Box 5008, Red Deer, Alberta T4N 3T4

The Licensee - The Bay - 200 - 8th Ave. S.W. at 1st Street, Calgary,
Alberta T2P 1B5

and shall be deemed to have been received the date following the mailing thereof.

(b) The Licensee shall at all times, keep and maintain the said lands in good and tenantable condition and repair.

(c) The Licensee shall comply with all Bylaws, Statutes, Rules or Regulations on any manner referring to or affecting the said lands.

(d) The City shall not be liable for any injury or damage to persons or property arising on or about the said lands and the Licensee shall indemnify the City from and against any claim or demand in respect thereof.

(e) The Licensee shall pay to the City the sum of Nineteen Hundred and Twenty Dollars (\$1,920.00) on the first day of February, 1984 and on the first day of every succeeding February so long as the within license continues.

(f) The Licensee shall pay for all utilities or other services provided to the said lands, and shall pay all taxes levied in respect of any improvements or taxable equipment situate on the said lands.

(h) At the termination of this license and permission, the Licensee shall remove or cause to be removed from the said lands all buildings, structures and other objects situate thereon, in default of which the City may without incurring any liability whatsoever cause the same to be removed and the cost of so doing shall be paid by the Licensee forthwith on demand.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1984

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1984

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1984.

CITY CLERK

BYLAW NO. 2833/84

Being a Bylaw to close a portion of road in The City of Red Deer as described herein.

FOLLOWS: COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS AS

(1) The following portion of road in The City of Red Deer is hereby closed

"All that portion of Road Allowance (39 Street) within the City of Red Deer, in the Province of Alberta which lies west of a line drawn perpendicular to the south boundary of the Road Allowance (39 Street) at the intersection of the south boundary of the Road Allowance (39 Street) and the northwest boundary of Springbett Drive, to a point 350 metres westerly therefrom. The land herein containing 0.704 hectares more or less.

Excepting thereout all Mines and Minerals."

(2) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1984

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1984

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1984.

MAYOR

CITY CLERK