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A G E N D A

For the Regular Meeting of Council of the City of Red Deer, to be held in Council Chambers, City Hall, Red Deer, commencing at 5:00 P.M., Monday, January 5th, 1970.

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1. Confirmation of the Minutes of the Regular Meeting of December 22nd, 1969.

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UNFINISHED BUSINESSNO. 1.RE: City of Red Deer Zoning By-law

A letter was submitted to Council December 22nd, 1969 by Planning Director, R. Cundy (see pages 21 and 22 of December 22nd agenda), said letter pertaining to suggested amendments to the Zoning By-law. What action do Council wish to take in respect of the recommendations contained in the above noted letter?

R. Stollings,
Assistant City Clerk

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NO. 2.RE: Long-Range Parks Equipment Requirements

Attached to the Council Agenda for meeting of December 22nd was a report prepared by the City Engineer pertaining to equipment requirements for the Parks Department for a five year period, 1970 - 1974. Council agreed this report be tabled for discussion at the January 5th meeting.

R. STOLLINGS,
Assistant City Clerk

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NO. 3.RE: Industrial I Zones

The following Notice of Motion was introduced by Alderman McGregor and Alderman Parsons December 22nd, 1969.

"Council of the City of Red Deer do hereby resolve and agree that the resolution passed December 8th, 1969 and pertaining to amendments to the Zoning By-law, RE: Industrial I areas, be amended by deleting therefrom the words:

'Council further agree this resolution shall only apply to those areas on the West side of Gaetz Avenue North of 67th Street'."

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NO. 4.

RE: 7 Year Plan

At the last meeting of Council of December 22nd, 1969 it was agreed the 7 year plan be given further consideration at this particular meeting.

We would draw to Council's attention the resolution passed December 22nd and which resolution directed that a committee of Council be appointed to meet with property owners North of 67th Street for the purpose of discussing sewer and water facilities in this general area. Do Council wish to select the members to serve on this particular committee?

R. STOLLINGS,
Assistant City Clerk

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NO. 5.

RE: Public Housing - City of Red Deer

Following is an excerpt from the minutes of the Committee of the Whole of Council - November 10th, 1969.

"Mayor Barrett advised all persons present that this particular meeting had been called for the purpose of hearing a verbal report from the representatives of the Alberta Housing and Urban Renewal Corp. with respect to public housing.

Mr. Betts stated that the survey which had been undertaken by the City of Red Deer early in 1969 and the results of which had been forwarded to his office in Edmonton, had now been analyzed with the result that in the opinion of the Corporation, ninety housing units were required for Red Deer. The type of accommodation required is as follows:

1. 16 families require 2-bedroom units.
2. 40 families require 3-bedroom units.
3. 34 families require 4-bedroom units.

Based on the above requirements, the Alberta Housing and Urban Renewal Corp. were prepared to construct 45 housing units at this time, i.e. 8 - 2 bedroom, 20 - 3 bedroom, and 17 - 4 bedroom.

Members of the Committee inquired as to whether or not funds were available for the purpose of purchasing existing housing as same becomes available on the open market rather than construction of new housing accommodation. Mr. Betts advised that recent instructions from his Executive Directors had indicated they were not prepared to authorize purchase of existing housing. Mr. Betts advised that funds were available to construct new housing until March 31st, 1971."

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As a result of an inquiry to Alberta Housing and Urban Renewal Corp. the following replies were received.

R. STOLLINGS,
Assistant City Clerk

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ALBERTA HOUSING & URBAN RENEWAL CORPORATION

11810 Kingsway Avenue,
Edmonton 19, Alberta

December 3rd, 1969

Mr. F. A. Amy, City Clerk,
City of Red Deer,
Red Deer, Alberta

Dear Sir:

RE: Public Housing - City of Red Deer

This is to advise that your request for consideration by our Corporation of buying existing housing as it comes on the market for public housing purposes was considered at the last regular meeting of the Board of Directors.

After considerable deliberation, the Board concluded that firstly, every effort be made to provide the required housing through the avenue of new construction. The reason for their thinking in this regard was that the construction of new units would add to the general supply of housing and secondly, from a subsidy standpoint, the subsidy factor should be considerably less in the case of new housing rather than the purchase of existing housing. The dispersal of the units throughout the community is also favoured by the Corporation providing this is economically feasible.

In addition to the foregoing, the Board would be agreeable to the purchase of existing housing up to a maximum of twenty-five per cent of the need and demand illustrated in the findings of the investigation. This authorization is given on the condition that the following factors be taken into consideration and approval from our Corporation be received before any purchases are consummated.

- (a) An appraisal of the property as to its economic life and condition;
- (b) Present financing on the property;
- (c) Relationship between the number of units proposed to be purchased and the general availability of housing on the market; and
- (d) Based on the economic life of the unit, the anticipated operational subsidy.

B. R. ORYSIUK,
Executive Director

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ALBERTA HOUSING & URBAN RENEWAL CORPORATION

11810 Kingsway Avenue,
Edmonton 19, Alberta

December 11th, 1969

Mr. F. A. Amy,
City Clerk,
City Hall,
City of Red Deer,
Red Deer, Alberta

Dear Sir:

RE: Public Housing - Red Deer

Further to our letter of December 3rd regarding the Board of Directors' decision on existing housing, we would like to reach some final understanding on the City's wishes regarding the above.

Until this matter is resolved we cannot proceed with our report, because the City's wishes will dictate:

1. Whether we will be using new or existing units.
2. Location or site.
3. Appraisals.
4. Final form of report.

Your earliest attention to this matter would be appreciated.

Martin THOMAS,
Development Officer

REPORTSNO. 1.

TO: Mayor R. E. Barrett

FROM: Civic Recognition Committee

The Kinsmen Club of Red Deer and the National Association of Kinsmen Clubs are this year, marking the 50th anniversary of the founding of this Association. It would therefore appear an appropriate time for our City to acknowledge the contribution that this service organization has made to our community.

The work of our local Kinsmen Club in promoting sports; in developing athletic facilities, playgrounds and Kin Canyon; and in their support of many humanitarian projects - both local and national - has touched the lives of many people.

In view of the excellent record of community service of the Kinsmen Club of Red Deer, the Civic Recognition Committee urges that on the occasion of their 50th anniversary, through the Mayor's office, suitable recognition be given to this organization for its contribution to the growth and development of our community.

Yours truly,

"J. J. KOKOTAILO"
Civic Recognition Committee

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NO. 2.

RED DEER REGIONAL PLANNING COMMISSION

4920 - 53rd Street
Red Deer, Alberta

December 18th, 1969

Mr. D. Cole
City Commissioner
City of Red Deer
Red Deer, Alberta

Dear Sir:

RE: Review of Zoning By-law to Permit Higher
Density of Development in the Downtown Area

In September of 1969 the Council directed the Planning Commission to review the existing By-law with the view to permitting higher density development in the downtown area of the City.

Council's resolution reads as follows:-

"Council of the City of Red Deer do hereby resolve and agree that steps be taken by the Planning Commission prior to December 31st, 1969, to examine the provisions of the Zoning By-law with the view to permitting higher density development in the downtown area of the City."

As the matter of zoning and related provisions is a very complex subject especially in the downtown area of any City, we have attempted to provide Council with a general picture of the existing situation and our recommendations for changes.

The following is an attempt to briefly discuss the effects of higher density and building heights in the downtown area.

1. Floor Area

Floor area is the relationship between the area of a site and the total floor area of the building. This is an accepted means of controlling the bulk of development. It is generally used for all buildings in a commercial zone.

The City's present Zoning By-law allows commercial buildings in C.1 and C.2 districts to be built up to three times the site area, and under certain conditions, the ratio can exceed the above figure.

Generally speaking, the density in the downtown area should be fixed at a level to:

- (a) encourage redevelopment.
- (b) allow flexibility in design which will be on a scale with the surroundings so as not to attract more traffic than the area is able to accommodate.

Overloading of individual sites, especially in small cities with limited demand for commercial space, can create unwarranted monopolies in building space to the detriment of development potentials in the remainder of the zone and virtually sterilize all the undeveloped sites for long time to come. Generally speaking, the ratio of floor area to site area falls in the 3 to 8 ratio.

In addition to the above ratio, there is usually a bonus for buildings incorporating certain features which improve the environment. A bonus is permitted provided the developer incorporates the design of the building with the following features:

- (a) additional parking space
- (b) setbacks which could be used by the public
- (c) plaza or public open space

2. Height of Buildings

Council must be concerned with how the height of proposed buildings would affect the scale, character, daylighting of adjacent buildings and traffic patterns. Generally, tall buildings can be encouraged at focal points in the centre to provide visual emphasis and architectural contrast.

To provide regulations for every conceivable variation in design is very difficult, and therefore it is recommended that we establish guide lines for developers for density and height of buildings instead of specific rules and regulations.

In the case of density and height of buildings, the Municipal Planning Commission of the City should be given authority to alter guidelines should the development design warrant such consideration.

In this manner, the planning staff, the developer and the Municipal Planning Commission can jointly work together on achieving a satisfactory development.

Attached for the consideration of Council are some general recommendations on density and height in the C.1 and C.2 zones and for development in an R.3.A zone as well. It should be understood these are general only but will provide Council with information for group Committee work and discussion with our office.

Yours truly,

"ROBERT R. CUNDY," MTPIC
Director

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Recommend this matter be deferred for discussion at a special meeting of Council.

R. E. BARRETT,
Mayor

DENIS COLE,
City Commissioner

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NO. 3.

January 2nd, 1970

TO: City Council

FROM: Alderman J. Kokotailo
Acting Chairman
Civic Development Board

At a meeting of the Civic Development Board held Friday, January 2nd, 1970, the following items were discussed and are submitted for Council's consideration.

1. Membership:

The Board accepted with regret the resignations of Dr. R. D. Banister and Mrs. D. Jewell and have requested the Chamber of Commerce to appoint two more representatives to the Civic Development Board. Until the Board is of full strength again, Vice-Chairman, Alderman J. Kokotailo, will remain as Acting Chairman.

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2. Negotiations with Red Deer Exhibition Association:

The Negotiating Committee appointed by the Civic Development Board and the Red Deer Exhibition Association, have held six meetings in an effort to resolve problems relating to the Folk Festival and its location. A report including the recommendations will be available for Aldermen before Council.

3. February Fun Frolic:

In co-operation with the Hotelman's Association and the Red Deer Chamber of Commerce, the Civic Development Board is hoping to organize a program of winter relaxation and entertainment inviting citizens of the Central Alberta area to come to Red Deer to stay in our hotels for the five weekends in February. We are attempting to put together a package deal including hotel accommodation, sporting events, cultural activities and recreation. So far, this program has received excellent co-operation from the Hotelman's Association, the Chamber of Commerce and all the Recreational and Cultural groups who have been approached.

The Civic Development Board requests approval from City Council to expend the sum of \$300.00 to help in the publicity and advertising of this program.'

4. Site of the Indian Industrial School:

About 3 miles West of Red Deer, there is an old building built about 1892 by the Indian Mission Board of the Methodist Church, on 400 acres of land given to the Church by the Government for this purpose. This building is built of local stone taken from the river bank. It is one of the very few buildings of this nature left in this area and may well be the oldest building in Central Alberta. The School was used for the education of about 150 Indian children although it is not clear for how long. It ceased to function as a school at the beginning of the First Great War. In 1919, it was bought by the Soldier Settlement Board and developed as a training farm for prospective soldier settlers and then in 1922, 14 Hebridean families were brought to the Red Deer District and the school became their first home.

After this, the property was sold to private owners. At present, the Industrial School stands on a 50 acre parcel and the present owner has applied to the Red Deer Regional Planning Commission for permission to subdivide this land. The question arises as to whether or not this building should be protected as an historic site or developed as a tourist attraction. The building is in a poor state of repair. The access is difficult and any proposal to acquire it, renovate it and make it into a tourist attraction, would make it extremely difficult and expensive.

The Historical Advisory Committee of the Provincial Museum and Archives of Alberta have been approached with regard to the possible acquisition and preservation of this building, and have replied that they could not recommend the purchase of the site by the Provincial Government. They were, however, in favour of encouraging its preservation by local authorities. If it were possible to do so, either by setting it aside as a public reserve or by establishing it along with adjacent areas along the river as a regional park, the only assistance they could offer towards such a project at present, would be a maximum of \$300.00.

This matter was discussed fully at the meeting of the Civic Development Board and they felt regretful that in view of the poor location of this building and the expense involved in developing it, that they could not recommend to Council that any action be taken on it. It seems a pity not to see such a landmark and such a link with our past, preserved and maintained but the members of the Civic Development Board agreed that the proposition was impractical.

This is included for Council's information.

Alderman J. Kokotailo,
Acting Chairman,
Civic Development Board

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NO. 4.

December 22nd, 1969

TO: City Commissioners

FROM: City Engineer

RE: 1969 Budget and Long Range Equipment Plan

In the past five years I have brought to the attention of City Council a budget problem that faces us annually. The budget is normally approved in April. We are then in a position to call tenders for equipment such as trucks, dozers, etc. However, we have found that the delivery time on this equipment is so poor, in some instances, that we get delivery after the summer is virtually over. This hinders our construction and maintenance program.

Five years ago City Council decided that the best way to overcome this problem is to review our Long Range Equipment Report early in winter. They would then agree to the purchase of equipment that was justified, needed at an early date and where delivery was known to be poor.

I would recommend that City Council review the plan and adopt it in principle. We will then prepare specifications and call tenders on the equipment; the tenders to include a stated delivery period. When I have this information I would then like to report back to Council and ask them to approve the early purchase of some equipment. The other equipment requirements can be dealt with at budget time.

N. J. DECK, P. Eng.
City Engineer

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NOTE:

Report referred to above is attached to Council agenda.

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CORRESPONDENCENO. 1.

RED DEER AND DISTRICT EMERGENCY MEASURES UNIT

City Hall,
Red Deer, Alberta

December 30th, 1969

Mr. R. Stollings
City Clerk
City of Red Deer

Dear Sir:

Forwarded herewith is a copy of a letter mailed to all City Aldermen on the 9th of December last, and also four copies of the following documents:

1. City of Red Deer - Peacetime Disaster Plan
2. Peacetime Disaster Mutual Aid Agreement

I have discussed this matter further with Mayor Barrett and he has suggested that they be placed on Council Agenda for Monday January 5th, 1970.

W. M. OGILVIE
Unit Co-ordinator

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RED DEER AND DISTRICT EMERGENCY MEASURES UNIT

City Hall,
Red Deer, Alberta

December 9th, 1969

TO ALL ALDERMEN:

Attached hereto are copies of the following documents:

1. City of Red Deer - Peacetime Disaster Plan
2. Peacetime Disaster Mutual Aid Agreement

These are forwarded to you at the request of Mayor Barrett, prior to being placed on Council Agenda for approval by resolution. This is being done in order that you might have a chance to study them.

The first document is self-explanatory and is an outline of the procedure that would be adopted in Red Deer in the event of a peacetime disaster. For your information a peacetime disaster may be described as any real or anticipated occurrence, other than a war emergency, which endangers or is likely to endanger the safety, welfare and well-being of some of the population of the municipality and which cannot be brought under control by the use of normal municipal government services and resources.

The second one extends the mutual aid and co-operation already in effect between members of the Red Deer Unit for a wartime situation, to cover a peacetime disaster. This agreement has already been signed by all other members of the Unit and needs only the approval of City Council for it to take effect.

Both of these documents have been studied by the Unit Control Committee, chaired by Alderman R. L. Dale, and approved.

W. M. OGILVIE
Unit Co-ordinator

NO. 2.

BEAMES, CHAPMAN & FOSTER

208 Professional Building,
4808 Ross Street,
Red Deer, Alberta

December 23rd, 1969

The City Clerk,
City Hall,
Red Deer, Alberta

Dear Sir:

RE: By-law No. 2310

At a recent meeting of Council the writer was questioned concerning the application of the Power Toboggan By-law. We erred in our advice to Council for it appears that there is a separate act respecting Power Toboggans and this can be found in the 1969 Statutes of Alberta, Chapter 100. This legislation specifically refers to the powers of Council of a Municipality relating to the operation of such toboggans within the municipality and accordingly you may wish to have the By-laws Committee reconsider this matter if necessary.

At the time that By-law 2310 was considered and approved by Council regulations existed under the Highways Traffic Act to the effect that such Power Toboggans could not operate on any highway and thus Council did not have the authority to legislate over Power Toboggans upon highways within the City of Red Deer. We were not aware of the new power toboggan legislation and we apologize for misleading Council in our advice concerning their operation within the City.

James L. FOSTER

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Does Council wish to have this matter considered by the By-laws
Committee?

R. E. BARRETT, Mayor

DENIS COLE, City Commissioner

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NOTICES OF MOTIONNO. 1.

The following Notice of Motion was introduced by Alderman McGregor December 8th and was tabled at the meeting of Council December 22nd to enable Alderman McGregor to speak to same.

"Whereas promotion of Red Deer as a Convention Centre for Alberta has been foremost in the opinions of City Council and the Chamber of Commerce.

And whereas the Folk Festival Theme was well received and is considered a Theme which Red Deer could capitalize on for development of our area.

And whereas Brochures are being prepared by numerous groups and organizations selling the facilities of Red Deer and District for Recreation and Conventions, etc.

And whereas this matter has been considered and approved in principle by the Civic Development Board.

Be it therefore resolved that the Council of the City of Red Deer approve in principle a proposal to arrange for a Committee to organize "Entertainment" (folk singing and dancing, etc.) to attend at all Conventions being held in the City of Red Deer to provide 20 to 30 minutes promotion of our facilities and activities for each current calendar year. And further that a combined brochure be prepared in conjunction with the City, Chamber and Exhibition Association.

Further that the appointed Committee prepare and submit to Council for consideration an operating budget for this function for 1970."

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NO. 2.

The following Notice of Motion was submitted by Alderman R. L. Dale at meeting of Council December 22nd, 1969.

"Christmas street lighting on Ross Street and Gaetz Avenue leave much to be desired, and

WHEREAS the Chamber of Commerce lighting campaign creates a great deal of interest and color to residential areas.

THEREFORE BE IT RESOLVED that the Supt. of E. L. & P. Dept. look into upgrading the Christmas lights on our main streets and avenues and put a sum of money into the budget for this purpose."

* * * * *

December 22nd, 1969

TO: City Commissioners
FROM: City Engineer
RE: 1969 BUDGET AND LONG RANGE EQUIPMENT PLAN

In the past five years I have brought to the attention of City Council a budget problem that faces us annually. The budget is normally approved in April. We are then in a position to call tenders for equipment such as trucks, dozers, etc. However, we have found that the delivery time on this equipment is so poor, in some instances, that we get delivery after the summer is virtually over. This hinders our construction and maintenance program.

Five years ago City Council decided that the best way to overcome this problem is to review our Long Range Equipment Report early in winter. They would then agree to the purchase of equipment that was justified, needed at an early date and where delivery was known to be poor.

I would recommend that City Council review the plan and adopt it in principle. We will then prepare specifications and call tenders on the equipment; the tenders to include a stated delivery period. When I have this information I would then like to report back to Council and ask them to approve the early purchase of some equipment. The other equipment requirements can be dealt with at budget time.

N. J. DECK, P. Eng.
City Engineer

MOBILE EQUIPMENT PLAN

This is the sixth annual long range plan for the purchase of mobile equipment for the Engineering Department. The purpose of this plan is to make it possible for City Council to make a prudent decision on purchasing of major pieces of equipment.

In the original plan we presented to City Council we felt that it was necessary to provide a balanced program of spending. However, the necessity to replace worn and obsolete equipment or the need for additional equipment fails to follow such a manageable pattern. In this plan we have shown our needs based on optimum timing for replacement or addition to our equipment fleet. Only slight attention has been given to balancing the annual dollar need.

It would be possible to "put off" the purchase of the equipment for a year or more by several methods. For example, we could make a machine last longer. However, the maintenance cost of this machine could rise substantially. We could also rent rather than buy additional equipment. Another possibility is to acquire equipment on a rental purchase arrangement.

The decision whether to buy, repair or rent equipment could likely be decided by a very detailed cost accounting system. We now have such a system, however, it will be two more years before we have sufficient cost experience to guide us.

Once City Council adopts a plan it makes it possible for us to gear our equipment maintenance program to the replacement program thereby providing optimum maintenance which is based, to a great extent, on the remaining life expectancy of equipment. (The major overhauls are done in January, February and March). For example, in 1969 we installed ten new tires and painted our tandem lowboy truck as it is not scheduled for replacement until 1973. The repairs on our 1960 front end loader were held to a minimum this year as it is slated for replacement in 1970. We will do an overhaul on our oldest grader in 1970 as it is not scheduled for trade-in until 1972.

PAST HISTORY

Following is a list of expenditures for public works equipment purchased in recent years. These are rounded to the nearest \$1,000.

1958	\$ 16,000
1959	30,000
1960	28,000
1961	12,000
1962	10,000
1963	8,000
1964	32,000
1965	63,000
1966	75,000
1967	48,000
1968	96,000
1969	71,000
Average	\$ 40,000

THE FUTURE

Following is a list of our recommended purchases for the next five years:

1970	\$ 59,400
1971	81,300
1972	79,700
1973	90,000
1974	80,000
Average of the above five years	\$ 78,000
Average of years 1958 to 1974	\$ 59,000

Fom the foregoing it is apparent that our purchasing policy in the years 1958 to 1964 was ultra conservative. As a result our immediate future needs are exaggerated. The prudent use of a long range equipment replacement and addition policy will minimize such wide fluctuations in the future.

TO PROVIDE EMERGENCY AND ROUTINE MAINTENANCE

In order to provide an acceptable level of service it is absolutely necessary to have adequate equipment available on short notice. Inferior equipment and rented equipment is alright for "backup" equipment but the primary equipment must be able to do the job and to be available when needed.

THE APPROACH

This plan represents several revisions from the initial trial. The first attempt consisted only of replacement needs without consideration of additional equipment requirements. Life of equipment was chosen arbitrarily. For instance, the economic life was chosen as ten years for a half ton truck, eight years for a dump truck, etc. The present condition of equipment, past performance and maintenance were then considered and the economic life revised. Next, new equipment requirements were considered and further changes made to correlate the life of present equipment in conjunction with replacement and additional needs.

The prices used in estimating are based on verbal quotations from suppliers. They will likely change when tenders are received. It is quite likely that there will be a variation in some of the prices with time. For example, the estimated cost for equipment to be purchased in 1974 is based on 1969 quotations. It is quite possible too that by the time a piece of equipment is to be purchased there will be different or better equipment on the market. For these reasons and because future equipment needs cannot be predicted exactly, it is necessary to review this plan annually.

N. J. DECK, P. Eng.
City Engineer

ESTIMATED PUBLIC WORKS EQUIPMENT REQUIREMENTS - 1969 PRICES

SUMMARY

	REPLACEMENT - Schedule "A"	NEW - Schedule "B"	GROSS ESTIMATED COST	
YEAR	DESCRIPTION	DESCRIPTION	UNIT	ANNUAL COST
1970	Lowboy Front End Loader One Ton Truck 2 - Two Way Radios Sander Tailgate	Backhoe, Tractor Type One Half-Ton Truck Sign & Guardrail Washing Unit Coring Machine 2 - Two Way Radios	10,000 27,000 3,400 1,300 1,500 10,000 2,400 1,000 1,500 1,300	59,400
1971	Dozer Tar Kettle Tractor Snow Blower 3 - Half-Ton Trucks Panel Truck	Small Grader	35,000 1,500 7,000 9,000 12,000 2,800 14,000	81,300
1972	Motor Grader Vertical Boiler 4" Pump Jeep Flusher Truck 2 - Three Ton Trucks Sewer Rodder	Flusher Truck	24,000 4,000 4,000 3,200 13,000 12,000 6,500 13,000	79,700
1973	Grader Half-Ton Truck 2- Three Ton Trucks 3 - One Ton Trucks	Sweeper Front End Loader	24,000 2,400 12,000 8,400 15,000 29,000	90,000
1974	Five Ton Truck Snow Blower Grader Sewer Winches	Sewer Cleaner	15,000 9,000 24,000 8,000 24,000	80,000

SCHEDULE "A"REPLACEMENT REQUIREMENTS

ITEM No.	DESCRIPTION	YEAR PURCHASED	REPLACEMENT YEAR	REPLACEMENT COST	TRADE-IN VALUE OR SALE VALUE	NET COST OF REPLACEMENT
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1970

1.	Lowboy	1955	1970	10,000	1,500	8,500
2.	Front End Loader	1960	1970	27,000	6,000	21,000
3.	One Ton Truck	1960	1970	3,400	200	3,200
4.	2 - Two Way Radios	1957	1970	1,300	50	1,250
5.	Sander Tailgate	1959	1970	1,500	-	1,500

1971

6.	Dozer	1957	1971	35,000	6,000	29,000
7.	Tar Kettle	1940	1971	1,500	-	1,500
8.	Tractor	1957	1971	7,000	100	6,900
9.	Snow Blower	1957	1971	9,000	200	8,800
10.	Half-Ton Truck	1963	1971	2,400	100	2,300
11.	Half-Ton Truck	1963	1971	2,400	100	2,300
12.	Half-Ton Truck	1963	1971	2,400	100	2,300
13.	Panel Truck	1961	1971	2,800	200	2,600

1972

14.	Motor Grader	1964	1972	24,000	4,000	20,000
15.	Vertical Boiler	1956	1972	4,000	-	4,000
16.	4" Pump	1950	1972	4,000	-	4,000
17.	Jeep	1961	1972	3,200	200	3,000
18.	Flusher Truck	1959	1972	13,000	1,000	12,000
19.	Three Ton Truck	1965	1972	6,000	500	5,500
20.	Three Ton Truck	1965	1972	6,000	500	5,500
21.	Sewer Rodder	1962	1972	6,500	-	6,500

ITEM No.	DESCRIPTION	YEAR PURCHASED	REPLACEMENT YEAR	REPLACEMENT COST	TRADE-IN VALUE OR SALE VALUE	NET COST OF REPLACEMENT
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1973

22.	Grader	1965	1973	24,000	4,000	20,000
23.	Half-Ton Truck	1966	1973	2,400	100	2,300
24.	Three Ton Truck	1966	1973	6,000	500	5,500
25.	Three Ton Truck	1966	1973	6,000	500	5,500
26.	One Ton Truck	1966	1973	2,800	100	2,700
27.	One Ton Truck	1966	1973	2,800	100	2,700
28.	One Ton Truck	1966	1973	2,800	100	2,700

1974

29.	Five Ton Truck	1964	1974	13,000	1,000	12,000
30.	Snow Blower	1967	1974	9,000	-	9,000
31.	Grader	1966	1974	24,000	4,000	20,000
32.	Sewer Winches	1963	1974	8,000	-	8,000

SCHEDULE "A"REPLACEMENTS1970Item 1 LOWBOY

In 1970, this unit will be over 15 years old. We purchased this unit in 1955 second hand. The metal in this unit has become crystallized and we are required to continually weld, especially on the goose neck. It has got to the stage where it is unsafe and could result in an accident. The equipment being hauled on this unit is very heavy (40 to 50 ton) and valued up to \$50,000.

Item 2 FRONT END LOADER

This unit will be ten years old in 1970 and worn to the point of being uneconomical to repair. It should be replaced with a slightly larger unit to be used as a backup on our snow blower.

Item 3 ONE TON TRUCK

This truck will be ten years old and have over 70,000 miles on it in 1970.

Item 4 2 - TWO WAY RADIOS

We have been replacing all our old units which we purchased second hand in 1957. The replacement of these two will deplete these old units, which have been very difficult to keep working for the past year.

Item 5 SANDER TAILGATE

This old unit is a hopper type spreader and will be worn out by the time the 1970 winter season is over. It will be replaced with a tailgate type spreader of which we presently have three. The tailgate type spreader makes our trucks more versatile as they can be installed in about 30 minutes. The hopper type takes about four hours to install.

1971Item 6 DOZER

It is expected this 1957 model, purchased second hand in 1966, will be in such poor mechanical condition by 1971 that it will have to be replaced. This D.7 size unit will be replaced with a smaller D.6 size unit which is sufficient for our type of work.

Item 7 TAR KETTLE

This unit will be 21 years old in 1971, and completely worn out.

Item 8 TRACTOR

This unit was purchased second hand in 1957.

Item 9 SNOW BLOWER

This has been repaired several times in the past and we will be able to use it for two more winter seasons. At that time it is estimated the structure (frame) will be beyond repair. The replacement will be a larger unit.

Items 10, 11 and 12 HALF-TON TRUCKS

These trucks will be nine years old by 1971 and will have over 70,000 miles on them.

Item 13 PANEL TRUCK

This unit will be 11 years old in 1971 and will have close to 90,000 miles.

1972

Item 14 MOTOR GRADER

This unit was purchased in early 1964 and will be nine years old in 1972. We will do a major overhaul in 1970 and it should be good for two years.

Item 15 VERTICAL BOILER

This unit is used for thawing of storm sewers, catch basins, etc. in the spring of the year. By 1972 the Boiler Inspection Branch will have reduced the allowable working pressure of this boiler below that required for efficient operation and it will therefore require replacement.

Item 16 4" PUMP

This pump is run off the jeep which means the jeep is tied up whenever the pump is in use. It is suggested therefore that the replacement be a portable trailer mounted pump with motor. This unit will be 22 years old in 1972.

Item 17 JEEP

This unit will be 11 years old in 1972.

Item 18 FLUSHER TRUCK

This unit has tandem rear axles and is therefore hard on tires because of short turns. We recommend two single axle replacements. The unit will be 14 years old at trade-in time and will have over 100,000 miles. It was completely overhauled in 1968.

Item 19 and 20 THREE TON TRUCKS

These units were purchased in 1965 and will be eight years old by 1972. As they are used for sanding operations, they must be in a good mechanical condition.

Item 21 SEWER RODDER

This unit will be ten years old in 1972 and worn out. Worn parts, and mis-aligned drives, result in a high breakage of steel rods.

1973Item 22 GRADER

This unit was purchased in 1965 and will be nine years old in 1973. We will do a major overhaul in 1971.

Item 23 HALF TON TRUCK

This unit will be eight years old in 1973.

Item 24 and 25 THREE TON TRUCKS

These units will be eight years old in 1973. As they are used for sanding operations they must be in a good mechanical condition.

Item 26, 27 and 28 ONE TON TRUCK

These units will be nine years old in 1973.

1974Item 29 FIVE TON TRUCK

This unit is used for pulling our lowboy when moving dozers and draglines. This unit must have a tandem (rear axle) to meet load restrictions. This unit is a 1957 model.

Item 30 SNOW BLOWER

The work load on the snow blower equipment is very heavy when in operation and it is estimated this unit will have to be replaced by 1974. We will do a complete overhaul in 1971.

Item 31 GRADER

This unit was purchased early in 1966 and will be nine years old by 1974. It will be completely overhauled in 1972.

Item 32 SEWER WINCHES

These units will be 11 years old in 1974.

SCHEDULE "B"NEW

YEAR	DESCRIPTION	ESTIMATED COST	
		UNIT	ANNUAL COST
<u>1970</u>			
1.	Backhoe, Tractor Type	\$ 10,000	
2.	One Half-Ton Truck	2,400	
3.	Sign & Guardrail Washing Unit	1,000	
4.	Coring Machine	1,500	
5.	2 - Two Way Radios	1,300	\$ 16,200
<u>1971</u>			
6.	Small Grader	\$ 14,000	\$ 14,000
<u>1972</u>			
7.	Flusher Truck	\$ 13,000	\$ 13,000
<u>1973</u>			
8.	Sweeper	\$ 15,000	
9.	Front End Loader	29,000	\$ 44,000
<u>1974</u>			
10.	Sewer Cleaner	\$ 24,000	\$ 24,000

SCHEDULE "B"NEW1970Item 1 BACKHOE TYPE TRACTOR

This unit would be used for repairing valves, hydrants, etc. The smaller unit makes it possible to dig smaller holes which requires less material to be hauled away and less pavement to replace. This unit would be very useful in tight quarters. It would also serve as backup for the Electric Light & Power Department and in emergencies could be used for loading sanding material. For some service connections, this unit backfills the ditch, which eliminates the costs of moving dozers and dozer costs. In 1969 we spent \$15,000 renting backhoes of a similar type.

Item 2 HALF-TON TRUCK

An additional truck is required by the Meter & Signs Section during the summer months. At this time of the year when crews are painting streets, checking meters, etc., the department is without a truck for setting up and maintenance of signs.

This unit would be used by the Garage Section during the winter months. When the one unit, a tow truck, is out servicing equipment in the field, the staff at the shop have no means of transportation for picking up parts, etc. In the summer they use the motor cycle for picking up parts.

Item 3 SIGN & GUARDRAIL WASHING UNIT

In the washing of signs and guardrails it is necessary to have a portable unit which one can add a soap for cleaning. Our present method of using the flusher truck is not too successful as we cannot add soap when washing guardrails. It is too large for washing signs.

Item 4 CORING MACHINE

This unit is used when installing parking meters in concrete sidewalks. In the past we have been able to rent a unit but are informed that it will not be available in the future.

Item 5 2 - TWO WAY RADIOS

We require a two-way radio in our utility construction and road construction crew's trucks. The work performed by these crews is usually on the outer edges of the city and radio contact is essential for ordering material and also for safety sake. The radios eliminate the driving in to the yard when they require materials, additional equipment, etc. It also is necessary for the supervisors to contact their men, which also eliminates them from going to the field to get men for emergency work such as water leaks, etc.

1971Item 6 SMALL GRADER

By 1971 it is felt there will be a need for a small grader to be used for maintaining lanes and in tight quarters. It would also be used for cleaning up snow behind the blowers.

1972Item 7 FLUSHER TRUCK

When our present truck is worn out we should purchase two smaller single axle trucks to replace the one tandem axle truck.

1973Item 8 SWEEPER

It is estimated with additional paving planned in the next five years we will require an additional sweeper in 1973.

Item 9 FRONT END LOADER

By 1973 it is estimated that we will require three front end loaders. Our present type snow blowers are operated by the loaders and when both blowers are removing snow we have to rent a loader to load sanding materials, sand, gravel and coal. During the summer we are in constant need of an additional loader.

1974Item 10 SEWER CLEANER

By 1974 it is estimated we will require this unit for cleaning sewer mains, catch basins, etc. This unit eliminates men entering manholes.

File

ADDITIONAL AGENDA

For the Regular Meeting of Council of the
City of Red Deer to be held Monday, January
5th, 1970, in Council Chambers, City Hall,
commencing at 5:00 P.M.,

=====

NO. 1.

January 5th, 1970

TO: City Council

RE: Industrial (1) Zones

As Council is aware Mr. Magee presented to the By-laws Committee and to Council, requests for modification in the By-law provisions regarding landscaping requirements and regarding the display of equipment as they affect all Industrial (1) Zones.

Council's initial concern and inquiries into this area were only in respect of those Industrial (1) Zones located on the west side of Gaetz Avenue north of 67th Street.

The By-laws Committee supported the proposal of Mr. Magee (and other petitioners) that the changes should be made to all areas designated I.(1) but City Council amended the resolution limiting its application to those I.(1) Districts on the west side of Gaetz Avenue north of 67th Street.

Mr. Magee has now requested Council to rescind its earlier decision and extend the changes to all I.(1) Districts.

I wish to place on record my view that such an unqualified extension would be contrary to the best interests of the citizens.

The proposals contained in the resolution of Council represent a major compromise in order to solve a most unsatisfactory situation which has arisen because the By-law has not been enforced in the past. It does not seem logical to me to extend such a compromise to all the new areas which are zoned Industrial and will be zoned Industrial along the major access routes into the City.

Even if Council is of the view that the reduced standards now accepted for the North Hill should apply to all Industrial areas facing our main thoroughfares, I do not believe that the same arrangements should be made regarding the sharing of costs. The Council has agreed to pay the full cost of constructing the boulevard which lies between the curb and the property line and also to pay for the paving of the drive-way between the curb and the property line. In no other area of the City is such an obligation undertaken by the City. In residential areas the home owner is expected to landscape the boulevard between the property line and the sidewalk (or curb). The same is true in all other commercial and industrial zones. In all zones of the City the property owner pays for the cost of driveways leading from the City road to the property line.

If the City extends to all I.(1) Districts the very special concessions which it has agreed to provide on the North Hill, not only will the costs be considerable but it would be reasonable to expect that Residential property owners will ask for the same privilege. Certainly industrial developers in I. (2) and I.(3) zones will expect their driveways to be paved and the City boulevard adjacent to their property to be landscaped at City expense.

In the circumstances I would strongly recommend that if Council wishes to extend the same standards to other I.(1) Districts, (landscaping to be required only 12 feet inside the property line and the driveways to be paved from the street to a point 12 feet inside the property line, and displays of equipment to be allowed within 40 feet inside the property line), then in all other I.(1) Districts the full cost of the landscaping from the curb and the cost of the paved driveway from the curb should be met by the property owner.

DENIS COLE,
City Commissioner

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NO. 2.

January 5th, 1970

TO: City Council

RE: Public Housing - City of Red Deer

I was absent from the meeting of City Council on November 10th, 1969 when it discussed with representatives of the Alberta Housing and Urban Renewal Corporation the studies it was undertaking in the matter of public housing.

It is understood that at this meeting these Provincial Representatives indicated that the survey showed a probable Public Housing requirement of 90 units and that in accordance with their general policy they would be prepared to support the immediate construction of 45 units.

It is noted from the Minutes, that the Provincial representatives were asked as to whether funds could be available for purchasing existing housing rather than build new housing. The letter of December 3rd, 1969, from the Executive Director, is the formal reply regarding the possibility of purchasing existing housing for public housing needs. We have been anxiously waiting for the final report of the Corporation so that we could take action, but we have now been informed by the Corporation that the finalization of the report is awaiting a decision on the Council's reaction to their letter of December 3rd, 1969 in respect of the purchase of existing housing.

The matter of public housing is a very difficult subject which must take into account both economics and sociological aspects.

It is my view that there are certain specific pitfalls which we should try to avoid, and these can briefly be listed as follows.

1. There seems little justification in the taxpayers building a standard of public housing which is substantially better than that which is enjoyed by many self-supporting taxpayers. If society as a whole is to provide housing for those that cannot afford adequately to house themselves, then the standard of that housing should be near the lower end of the scale that is acceptable to society, not at the higher end.
2. The concentration of public housing in a given area tends to label the occupants and to give them a "ghetto complex". Further more it may tend to reduce the values of adjacent property even though the standard of construction and maintenance may be much higher than is the case with the surrounding property.
3. The cost of construction today is very high and so is the cost of money, and as a consequence the economic rent of public housing units erected today are very high, and therefore the annual subsidy required to be met by the taxpayers (at all levels) is substantial.

It is for these reasons that there would seem to be good grounds to provide as much public housing as possible by the acquisition of older existing homes. The provision of public housing in this manner might well have the following advantages.

1. Those who require public housing would be scattered in homes located in mature residential areas. No stigma would attach to the individuals or families, nor would such acquisitions have a detrimental effect on surrounding property values. The occupants would be integrated with the self-supporting community and not housed in an entire sub-community of those requiring social help. Individual homes can be provided for families with children whereas this would be very expensive if new housing had to be considered.
2. The purchase of low cost homes as they become available on the market would substantially reduce if not eliminate the criticism that the homes which we are providing at the taxpayers expense are of a better standard and more valuable than those being occupied by self-supporting taxpayers.
3. Some of the older homes can be acquired for substantially less money than it would cost to construct the same floor space today. In some cases old mortgages at $5\frac{1}{2}\%$ and 6% are available to the purchaser in respect of a part of the cost.

4. The acquisition of older homes in some areas which are deteriorating may give the City an opportunity to promote the improvement of those areas and to discourage the extension of "blight". Such acquired homes if put into repair and painted and properly maintained, may well bring about similar improvements in the privately-owned property in the vicinity.
5. There are many examples of good residential property which is deteriorating rapidly because it is on the fringes of commercial development. The present owners do not wish to spend any money on maintenance or repairs because they are hopeful that in a few years they will be able to sell the properties at a substantial profit. There may be cases where the City would be well justified in acquiring such properties and keeping them in good repair as public housing until such time as they are required for redevelopment.

In the circumstances it is recommended that Council take full advantage of the offer of the Alberta Housing and Urban Renewal Corporation to provide twenty-five percent of the public housing requirements in existing housing. It is appreciated that this is an experiment and may not prove successful. On the other hand, if it is found to be economically advantageous, and a satisfactory solution for the housing of those who cannot afford to house themselves in an acceptable manner, then we will have good grounds to press for an extension of this principle in any further public housing in which the City is involved.

If Council concurs with these views we will notify the Corporation accordingly.

It is our hope that we will obtain the report of the Corporation as soon as possible as we hope there will be much information in the report which will give us a better understanding of the position of the less fortunate members of our community.

DENIS COLE,
City Commissioner

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NO. 3.

HICKE REAL ESTATE LTD.

5014 - 49th Street
RED DEER, Alberta

December 17th, 1969

City Commissioner,
Mr. Dennis Cole,
City of Red Deer, Alberta

Dear Sir:

RE: Eversole $\frac{1}{4}$ Section and City-owned Land
East of the Hudson Bay

Further to Mr. Don Wilson's letter of December 12th, 1969, we are proposing that a trade of property between the City of Red Deer and Pineland Developments Ltd., as follows. Trade S.W. $\frac{1}{4}$ Section 10-38-27-W4 containing approximately 160 acres more or less and assume agreement of \$44,000.00 payable at \$20,000.00 March 1st, 1970 at 5% interest and another \$20,000.00 March 1st, 1971 at 5% interest and balance of \$4,000.00 at 5% interest March 1st, 1972. In exchange Pineland Developments Limited would receive clear title of property known as Lots 34, 35, 36, 37, 38, 39, 40, Block 26, Plan K City of Red Deer. Pineland Developments Limited would undertake to build a building within two years or less on this property. Of advantage to the City in this proposal would be the City would acquire future residential lands and would also have a parking lot developed into retail and office space of which the City would benefit approximately \$26,840.00 in tax money per year plus business tax of approximately \$10,000 per year. This is calculated of the assumption that a building of 18,844 sq. ft. could be developed on this property, with a full basement, main floor and second floor.

It may also be noted that property of the exact size as this may be obtained across the lane to the south for a full price of \$150,000.00. It is a feeling that \$227,500.00 for this property is extremely high, however, under the circumstances both the City of Red Deer and Pineland Developments Limited would possibly benefit from a trade such as this. And definitely the City would benefit from this in the long run.

An early reply or consultation on the above would be appreciated. We would ask that the Commissioner present our proposal to the City Council.

We thank you for your attention.

Yours truly,

HICKE REAL ESTATE LIMITED

A . Cadman.

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December 23rd, 1969

TO: City Commissioner

FROM: Land Administrator

RE: Eversole S.W. $\frac{1}{4}$ Section 10-38-27-W4
Provincial Lots 34-40-/26/K
City Lots 1-10/38/K3

With reference to the letter from Hicke Real Estate Ltd. dated December 17th, 1969 and your letter of December 19th, 1969, the following comments are submitted.

In considering the proposal, our present land holdings for residential purposes was reviewed and the following submitted for your advise.

<u>Present Subdivisions</u>	<u>Vacant Lots (including City owned)</u>	<u>City Owned For Sale</u>
Morrisroe	91	56
Oriole Park	<u>258</u>	<u>179</u>
	349	235
<u>Future Residential Areas</u>	acreage	
Banting	100	
Bryant	104	
Choate	50	
North Hill	<u>58</u>	
	312 acres	

On the basis of $3\frac{1}{2}$ residential lots per acre the City would have an inventory of $312 \times 3.5 = 1,092$ lots held in reserve (providing the Bryant-Choate area is used for residential purposes).

The proposal as submitted would mean that the City residential land reserve would be increased by approximately 160 acres and/or approximately 560 lots in other words, by about 50%.

The asking price for the quarter section would be in the neighbourhood of \$1700.00 per acre which is \$500.00 per acre higher than we paid for any other future residential areas. This price was calculated as follows.

Provincial Land	34-40/26/K	\$ 227,500.00
Hicke Agreement (not including interest)		<u>\$ 44,000.00</u>
		\$ 271,500.00

\$271,500.00 160 acres = \$1700.00 per acre.

It is my understanding that you and the Mayor have a verbal agreement with the Provincial Government for the exchange of their land valued at \$227,500.00 for the City owned land valued at \$209,000.00 plus some arrangement for the difference in values (\$18,500.00). This matter should be finalized by a legal agreement in view of Hicke's proposal and/or any other proposals.

It may well be that the City would be in a better position to acquire additional lands for residential development rather than a prime commercial site (pending negotiations with the Province).

I personally feel that our present inventory of residential land is adequate and that their asking price is too high. The matter of tax revenue should not be given consideration because as they state other lands are available for the proposed development and, therefore, the tax picture would be relatively the same.

Respectfully submitted,

D. J. WILSON,
Land Administrator

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COMMISSIONER'S COMMENTS

1. The City has adequate land in Morrisroe to last for one more year of sales and two more years of building.
2. The City has adequate land for residential development in West Park and North Red Deer to last us at least five years and possibly ten years depending on the rate of development.
3. The City will have over \$220,000.00 invested in the site east of the City Hall when it is fully paid for.
4. The Minister of Public Works agreed to an exchange of the site east of the Bay (acquired by the Province at \$227,000.00) for our site east of the City Hall, so as to enable a future Court House to be erected east of the City Hall rather than east of the Bay.
5. If such an exchange is effected, then an exchange of the Eversole Quarter for the site east of the Bay could be considered.

RECOMMENDATION

" WHEREAS the City owns ample lands for future residential development,

AND WHEREAS the City would not require the Eversole Quarter Section for at least five years and possibly ten years for residential development,

AND WHEREAS the asking price for the Eversole Quarter Section is in the order of \$1700 per acre,

BE IT RESOLVED that Hicke Real Estate be advised that the City is not interested in the proposed exchange at the figure proposed."

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NO. 4.

January 5th, 1970

TO: City Council

RE: Brief Submitted to Minister of Education
Fourth University

As Council is aware City representatives and Chamber of Commerce representatives have made visits to both Calgary and to Edmonton in support of establishing the Fourth University in Red Deer.

It was the view of the Chamber Executive and the Commissioners, that a brief be prepared for submission to the Minister of Education, to support our petition. Considerable work was done by Chamber representatives in this regard, as well as by City staff, but it was necessary to obtain the help of educationalist in order to collect and analyse many of the facts and to enable us to present our case in the most convincing form.

The Chamber of Commerce has had \$750.00 in expenses and it is our view that this joint brief should be on a shared cost basis.

We would therefore recommend that Council approve the payment of \$375.00 to the Chamber being half the out-of-pocket expenses in connection with our joint brief to the Minister.

Copies of the brief are available for all Members of Council.

R. E. BARRETT,
Mayor

DENIS COLE,
City Commissioner

* * * * *

January 2nd, 1970

To the Members of the Civic Development Board
and the Exhibition Association

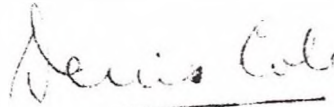
Dear Sirs:

RE: International Folk Festival Feasibility
of Amalgamation

Attached please find an interim report, outlining the discussions which our joint committee has held to date and containing some specific suggestions regarding the 1970 Folk Festival.

A copy of this report is also going forward to City Council.

Yours truly,



for Members of the Joint Committee
of Civic Development Board
and Exhibition Association

DC/pl

Encls.

INTERIM REPORT
of
JOINT COMMITTEE
to study
AMALGAMATION OF INTERNATIONAL FOLK FESTIVAL
and
RED DEER EXHIBITION

1. ESTABLISHMENT OF COMMITTEE:

1.1 The formation of this Committee was initiated by the Exhibition Association and the Civic Development Board in response to recommendations by City Council that the feasibility and desirability of amalgamation be examined.

1.2 The Joint Committee comprises three members appointed by the Exhibition Association and three members appointed by the Civic Development Board.

1.3 No specific terms of reference have been prescribed for the Committee, but it has been assumed that the Committee is to examine the long term issues that relate to the amalgamation of the Festival and Exhibition.

1.4 Two interpretations of amalgamation have been considered. First the transfer of sponsorship of the Festival from City Council to the Exhibition Association, and Second, total integration of the Red Deer Exhibition (Fair) and the Festival at the same time and place. The Committee are considering both interpretations.

2. THE ORGANIZATIONS:

2.1 In any discussion of amalgamation, it is important to understand the function and objectives of the organizations concerned. These are very briefly set out below.

2.1.1 Exhibition Association. This is an autonomous organization managed by 11 Directors, 9 of whom are elected at the Annual General Meeting, and 2 of whom are appointed by City Council.

The Association has many objectives as set out in its Articles and in the Act of the Legislature under which it was established, but its principal objective would seem to be the management of the Exhibition Grounds in the interest of the urban and rural citizens of the Red Deer Region.

The Exhibition Grounds (exclusive of Arena, Curling Rink and Pioneer Lodge) were leased to the Association by the City for 50 years for a nominal rent of \$1.00 per annum.

The Agricultural Society surrendered its buildings and cash assets to the Association when it was established.

2.1.2 Exhibition (Fair) Committee. This is a Committee of the Exhibition Association, responsible for the organization and operation of the Fair. It is responsible in every respect to the Board of Directors of the Exhibition.

2.1.3 Civic Development Board. This is a Board appointed by City Council to advise it on the promotion of the City and on public relations matters. A number of recommendations have been submitted to Council by this Board, but by far the most significant is the proposal for an International Folk Festival. The Board comprises 3 Aldermen appointed by Council, 2 members appointed by the Chamber of Commerce and 1 member appointed by the Exhibition Board. It has the power to add members as required.

2.1.4 Folk Festival Committee. This is a committee appointed by the Civic Development Board to organize and operate the Folk Festival. It is responsible to the Civic Development Board which in turn is responsible to Council.

3. SHORT TERM SOLUTIONS FOR 1970:

3.1 It became clear to the joint committee very early in its deliberations that very little progress could be made in respect of any long term solutions until a solution of some kind could be found for the 1970 problems. The committee therefore decided to examine the 1970 conflicts.

3.2 Although the following outline of the positions of the Exhibition Association and Folk Festival may not be complete, it is our belief that it fairly represents the views of these organizations prior to the Council meeting of December 22nd, 1969.

3.2.1 The Exhibition Association Position.

(i) The quality of the 1969 midway was a matter of public criticism, and the Association terminated the contract. Negotiations for a new midway necessitated the Association accepting a date which would lie between the Calgary Stampede and Edmonton Klondike Days (July 1st or July 21st). No other suitable date was available.

(ii) The main terms of a contract between the new Midway Company and the communities on the circuit were agreed at a meeting held in Moose Jaw in October 4th, 1969. One of these terms was the restriction on major events 30 days prior to the midway. These terms were to be embodied in an overall contract to be drafted and signed by all the parties involved.

(iii) Even if there was no verbal agreement with the midway, the Board of the Exhibition Association were very concerned about the financial implications of a growing event like the Festival only three weeks ahead of the "Fair". In 1969, the Fair would have lost money had it not been for the substantial revenue which the midway brought in. Attendance was down by 6,000 even though the revenues were up (due to a substantial increase in the gate charges).

(iv) The Exhibition Association is of the view that the more money that is spent at the Festival and the closer its date to the "Fair", the more damage would be done to the "Fair" revenues.

(v) The Exhibition Association fully supports the Festival and will give every assistance possible providing it is held on a date which does not prejudice the revenues it receives from the "Fair".

3.2.2 The Festival Committee Position.

(i) It is not certain whether the views expressed hereunder are those of the Festival Committee only, or those of the Festival Committee and Civic Development Board. We are inclined to think they represent the majority of both.

(ii) The Folk Festival was developed as a promotional project by the Civic Development Board and not just as a means of reviving interest in the Red Deer Exhibition (Fair). It is the wish of the groups involved to remain separate from the Fair and its midway, and to develop along cultural and educational lines.

(iii) The July 1st date is critical because -

(a) As Canada's birthday, it has an emotional appeal related to the Festival theme.

(b) It is a statutory holiday.

(c) School holidays have begun but very few people have left on vacation.

(d) Evening temperatures have reached a high enough level for outside activities.

3.3 The Committee first discussed whether there were any objections, other than financial, to the Festival being held on July 1st. Although some members felt that "non-ethnic" exhibits were encroaching on the function of the Fair, it was agreed that the financial risk to the Fair and Exhibition Association was the major problem.

3.4 It was agreed that no conclusive evidence could be produced as to the extent (if any) that the revenue of the Fair would be prejudiced by a successful Festival held on July 1st.

3.5 It was agreed however, that the revenues of the Fair would be prejudiced in direct relationship to two factors -

(a) The amount of dollars spent at the Festival (i.e. the greater the revenues of the Festival the more the Fair would be hurt).

(b) The length of time between the Festival and the Fair (i.e. the more pay days between the Festival and the Fair, the less effect the Festival would have on the Fair).

3.6 The members agreed that it would be poor management to reduce the income which the Exhibition Association obtained by more than the Festival produced, i.e. If the Festival yields a surplus of \$3,000 and as a result the Fair makes \$10,000 less than it otherwise would, then such an arrangement is not in the best interest of the community. If the benefits derived exceed the net loss then the community would have to meet this loss through its taxes - i.e. by way of grant.

3.7 The Committee then endeavoured to devise a formula whereby a percentage of the Festival gate receipts and ticket sales would be paid to the Exhibition Association, so that a very successful Festival would pay a high sum to the Association for the use of the grounds and this sum would hedge the risk of a substantial loss of revenue at the Fair. On the other hand if the Festival should be rained out, a minimum sum would be payable to the Association, and only a nominal sum would be required to compensate for loss of revenue at the Fair arising out of the Festival.

3.8 Considerable progress was made in developing this formula. The principle was accepted by the Board of Directors of the Exhibition. However, because of the arrangements with the Midway Company, the approval of the Midway had to be obtained to such an approach.

3.9 The matter was discussed by telephone with the representatives of the Midway Company who expressed considerable concern over the effect that a Festival might have on the Midway receipts which were shareable between the Company and the Exhibition Association and which produced substantial revenues for the Association in 1969. The representative pointed out that the Festival budget was for \$40,000 and if the gross sales of food were added, the total expenditures would have been in the order of \$70,000. He considered that such an expenditure might well reduce Fair revenues by at least \$20,000 - \$25,000 with only a 3-week lapse between the events. Such a loss would be a "net loss" shareable by the Company and Exhibition Association.

3.10 Some members of the Committee were not satisfied that the Festival would have such a major effect on the revenues of the Fair and proposed that the representative of the Midway be flown to Red Deer at the joint expense of the Association and City to discuss the matter immediately. It was thought possible that the formula which had been tentatively developed by the Committee would be acceptable to the Midway representatives, if the Committee had an opportunity to discuss the matter across the table with the Company representative.

3.11 It was at this point that the Festival Committee insisted on an immediate decision by Council that the July 1st date was acceptable, either on the Exhibition Grounds or elsewhere. Some members of the Civic Development Board and some members of Council endeavoured to delay a decision in order that the negotiations being conducted by the joint committee could proceed. The representatives of the Festival Committee pressed for a decision on the grounds that the date had to be fixed immediately, without regard to location, so that arrangements could be made for exhibits and performances. The Festival Committee further insisted that no other date than July 1st was acceptable.

3.12 City Council was not prepared to make a commitment regarding the July 1st date without consideration of location and the effect on the "Fair".

4. CURRENT ALTERNATIVES & INTERIM RECOMMENDATIONS:

4.1 The Folk Festival is an excellent and unique theme and it is essential that it survive.

4.2 If a Festival is not held in 1970, it will be very difficult to revive and therefore the holding of a Festival in 1970 is imperative.

4.3 The following alternatives present themselves.

(i) Change the date to a June date on the Exhibition Grounds, with Labour Day as a possible alternative.

(ii) Integrate with the Fair.

4.4 Although July 1st is clearly the most desirable date for the Festival, circumstances have arisen which make this date very difficult to adopt in 1970. It seems very unlikely that Council will reverse its decision and will sponsor the event on this date and risk jeopardizing the financial position of the Exhibition Association. It would be difficult for any new group to finance such an event on their own, and the Exhibition Association has made its position clear regarding the use of the Grounds on that date.

4.5 In the circumstances, we offer the following specific suggestions for consideration by the City Council, the Civic Development Board, the Exhibition Association, and last but not least, the many enthusiastic supporters who helped make the first International Folk Festival a success:

1. The dates of Friday, June 12th and Saturday, June 13th, be selected as the dates for the 1970 Festival.

2. The Exhibition Grounds be selected as the location.

3. City Council declare June 12th a Civic holiday if so requested. (This day is a school holiday throughout the rural area of Central Alberta).

4. The Exhibition Association make the grounds and facilities available to the Festival at minimal cost for 1970.

5. The Civic Development Board be responsible for:

(i) making the final choice of a date for the 1970 festival - providing it is at least 30 days prior to the Fair (or after the Fair).

(ii) re-establishing the Folk Festival Committee, and

(iii) re-enlisting the help of as many of those who supported the Festival last year as possible, so that their knowledge and experience can be used to the full.

INTERIM REPORT

4.6 It is our view that the Festival idea is much too good to lose, and that a major compromise regarding the date must be made in 1970 so that the Festival can survive and so that negotiations can proceed on a long-term solution.

4.7 If the above recommendations are accepted, our Committee intends to continue its negotiations regarding the July 1st date for future Folk Festivals.

Respectfully submitted,

Alderman J. Kokotailo

Mr. Gordon Towers (Chairman)

Mr. Alvin Johnstone

Mr. Ken Morton

Mr. Denis Cole