

## A G E N D A

For Regular Meeting of Council of the City of Red Deer  
to be held in Council Chambers, City Hall, Red Deer,  
Monday, September 11th, 1967 commencing at 5:00 P.M.  
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### 1. PRESENT:

Confirmation of Minutes of Regular Meeting of August 28th, 1967.

### 2. UNFINISHED BUSINESS:

1. City Treasurer - RE: Audit Survey ..... 1
2. RE: H. Gilbert - Operation of Used Car Lot  
(Lot 9, Blk. 1, Plan 3289 K.S.) ..... 1
3. City Clerk - RE: Enforcement of By-laws ..... 1
4. Diamond Investments - RE: Application to Rezone  
Part of N.E. ¼ 21-38-27-W4. .... 2
- 4A. City Clerk - RE: Promotion of Electric Power Sales ..... 4
5. Murphy, Armstrong, Beames & Chapman - RE: North-  
western Utilities Ltd. .... 5
6. City Commissioner & City Engineer - RE: "Waiving of  
Formalities" in Tenders ..... 6
7. R.D.R.P.C. - RE: Draft Resolution - 1967 Amendment  
to Planning Act. ....10

### 3. REPORTS

1. City Commissioner - RE: Proposed New Court House  
and City Parking Lot - 49th Street .....12
2. Building Inspector - RE: Home Occupation Application .....13
3. Tax Collector - RE: Business Tax Adjustments .....13
4. Purchasing Agent - RE: Tender on Sewer Service Pipe  
and Accessories .....13
5. Industrial Director's Report to August 31st, 1967 .....14
6. Treasurer's Report - RE: Budget Performance to  
August 31st, 1967 .....14
7. R. G. McCullough - RE: Gasoline Tax - Industrial  
Airport .....15

### 4. WRITTEN INQUIRIES:

1. Ald. R. N. McGregor - RE: Purchase of  
Harvard Aircraft .....16
2. Ald. R. Dale - RE: (1) Welfare Recipients  
(2) Lane West of Gaetz Ave -  
Vicinity of 47th Street.....16

5. CORRESPONDENCE:

1. J. G. MacGregor - RE: City Hall Park ..... 21
2. D. H. Thorn - RE: Application to Construct  
Swimming Pool Lot 4, Block 13, Plan 6084 H.W.  
adjacent to 4326 Michener Drive ..... 21
3. Red Deer Flying Club - RE: Harvard Aircraft ..... 23
4. Parkland Oil Products Ltd. - RE: Application  
to lease Lot 7B, Block 3, Plan 1142 N.Y. .... 24
5. C. Schochenmaies - RE: Request for Permission  
to Erect Temporary Buildings..... 26

6. PETITIONS & DELEGATIONS:

1. Property Owners between 35th & 37th Streets  
and 44th Avenue and 43 A Avenue - Request to  
Cancel Lane..... 28

7. BY-LAWS:

1. By-law No. 2011/1N - Zoning By-law Amendment -  
First Reading
2. By-law No. 2273 - Establishment of Social Service  
Board - Third Reading
3. By-law No. 2274 - Northwestern Utilities Agreement -  
First Reading

8. NOTICES OF MOTION:

1. Ald. R. G. McCullough - RE: Increase in Permanent  
Staff ..... 30



UNFINISHED BUSINESS

1.

NO. 1.

July 17th, 1967

TO: City Commissioner

FROM: City Treasurer

RE: Audit Survey

In accordance with Council's request of June 5th, a survey has been conducted among a number of cities to determine whether or not they change auditors at regular intervals and, if so, for what reason.

A summary of the replies to our questionnaire is attached. All cities shown are within the 15,000 - 50,000 population range except Edmonton and Calgary.

H. K. HALL,  
City Treasurer

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Commissioners' Comments

Council requested on June 5th that a survey be made of other cities to ascertain the policies of those cities regarding the appointment of auditors. This survey was required to assist Council in determining whether it would be advisable to change auditors from time to time.

Submitted for information.

DENIS COLE,  
City Commissioner

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NO. 2.

RE: H. Gilbert - Operation of Used Car Lot  
(Lot 9, Block 1, Plan 3289 K.S.)

At meeting of Council held August 28th, 1967, Council agreed correspondence from Mr. H. Gilbert, and dated August 21st, be tabled for two weeks.

What action do Council wish to take at this time?

F. A. AMY,  
City Clerk

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NO. 3.

September 8th, 1967

TO: City Council

FROM: City Clerk

RE: Enforcement of By-laws

At the meeting of Council May 29th, 1967, Council tabled a report of the City Commissioner and concerning enforcement of City By-laws. Members of Council agreed they would retain this report to eliminate reproduction of same (see pages 16-24 inclusive of May 29th Agenda).

This matter was brought forward June 19th, 1967 and again tabled until July 4th, 1967. At meeting of Council July 4th, 1967, Council agreed this be tabled until the first meeting in September.

Also tabled at this time was an application by Mr. Axel Johansson to construct a window in the building situated at 5613-42 Street.

Do Council wish to discuss these reports at this time.

F. A. AMY,  
City Clerk

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September 7th, 1967

TO: City Clerk

FROM: Zoning Officer

I inspected the industrial areas C.P.R., C.N.R., Golden West and North Highway. This area has not changed from the report submitted to City Council at their meeting of May 29th, 1967.

Mr. Gilbert has removed the partially demolished vehicles, the fence and the work shop from the site. He has the vehicles that are for sale placed in an orderly manner on the site. The sales office has a little painting left to be done. I will inspect the site on Monday A.M. and report to Council.

Mr. Bourne has removed the machinery from the site and is using this site in accordance with the Zoning By-law.

Mr. Johansson has placed old lumber on his site. We wrote a letter to Mr. Johansson, a copy of it is attached. However, we have not received a reply and the work of demolition and storage of lumber continued despite our request to cease.

G. K. JORGENSEN,  
Zoning Officer

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No.4

# RED DEER REGIONAL PLANNING COMMISSION

City Commissioners,

September 7, 1967

City of Red Deer

Dear Sirs,

Re: Application for Rezoning of Part of the N.E.  $\frac{1}{4}$   
21-38-27-4 (Glenmere Farms) from Agriculture  
to Residential

The following is presented for the consideration of Council:-

1. Mr. J. Dubasz of Diamond Investment Ltd. was contacted by telephone in order to clarify and determine the type and extent of residential development proposed.

Mr. Dubasz advised that his firm was interested in determining the view of Council on developing part or all of the Glenmere Farm holdings in the N.E.  $\frac{1}{4}$  of Section 21 (consisting of approximately 81.5 acres) for single and multiple family development. It will no doubt be remembered that Mr. Dubasz



initial inquiry was related to approximately 17 acres.

I requested Mr. Dubasz to confirm his firm's intentions in writing for the attention of Council.

Note: While the registered title indicates 63.04 acres more or less, this area is in error and the Land Titles Office has confirmed that the area should read 81.5 acres more or less.

2. Informal discussion were held with City and County school officials related to future school development in this general area.

I am unable to report to Council on any official views of either school boards. Unofficial views were expressed that additional land would not be needed, however, I have been requested to write each school board in order to obtain their official views.

Mr. Dawe, Superintendent of City Schools indicated that if residential development should occur on part or all of the land, the elementary school needs must be studied to determine if an elementary school would be required in this area.

It should be noted that if partial residential development occurs on the land and an elementary school is not economically feasible, then the elementary school children would have over one mile to travel to facilities at the Central School complex adjacent to the downtown area.

3. The City Engineer was requested to determine the area of land that could be serviced with gravity sewer.

The City Engineer has advised that a detailed study reveals that only 6 acres of the area owned by Glenmere Farms can be serviced with a gravity sewer and this land is located in the south-west corner of the Glenmere Farm holdings immediately north of the Retarded School property. The other 11 acres of the original 17 acres referred to in the initial inquiry would require a sewer lift station. The remaining 64 acres held by Glenmere Farms is a likely flood area with the northerly half being flooded in 1915.

An examination of this general area related to the Future Residential Land Use pattern proposed for the next 20 years or for a population of 50,000 for the City of Red Deer, reveals that the area proposed for rezoning or residential development is not within the areas designed for residential expansion under the present General Plan for the City. Also it should be noted following Council's endorsement of the Future Residential Land Use Plan, the City invested substantial funds in major trunk utility lines to be able to provide services to these residential areas in an orderly and economic manner. To endorse a new area for residential expansion at this time could delay the City in recovering its initial funds spent on major utility trunk lines. Also, private owners and developers who own land within these already designated future residential areas are presently waiting for an opportunity to develop their land holdings in accordance with the General Plan for the City and any additional areas added for immediate residential development could also cause them concern.

It should also be noted that in developing the major road patterns in relationship to future land use patterns endorsed by Council, (the said major road patterns forming part of the Zoning) 45th Avenue was not designated or constructed as a major road. Therefore any major residential expansion on the Glenmere Farm holdings could well cause traffic problems along 45th Avenue. While the removal of street parking can always be accomplished to help correct this problem, this solution does not always receive the support of adjacent property owners. The alternative method would involve the reconstruction of 45th Avenue to a major road standard which would not doubt be costly. The possibility of developing convenient and direct alternative major roads to disperse the traffic, does not exist in this area because of the present land use and land ownership patterns.



One other additional point which must be noted is that while the Glenmere Farm area is separated by the Red Deer River from the Riverside Industrial Area and the heavy industrial area located principally one half a mile north, which allows obnoxious and odor producing industries to locate therein; the proposed residential area would be located down-wind from the heavy industrial area, and as such depending upon the development of the heavy industrial area, the Glenmere Farm's area could prove to be an unsuitable site for residential development.

After considering the facts noted above, and in particular the likelihood of flooding in the general area, the investment of City funds for servicing proposed future residential areas, lack of a major arterial road, and the general location of the area to industrial areas, it is recommended that the request to rezone or develop the above land for residential uses should not be approved.

Yours truly,  
ROBERT R. CUNDY, M.T.P.I.C.  
Director

Commissioner's Comments

Mr. Dubasz has been notified that the matter will be considered by Council on September 11th. To date no letter has been received confirming the firm's intentions.

DENIS COLE,  
CITY COMMISSIONER

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NO. 4.

September 7th, 1967

TO: City Council

FROM: City Clerk

RE: Promotion of Electric Power Sales

Council at their meeting July 4th, 1967, agreed this matter be tabled until the first meeting in September, at which time it was suggested a conference be held with Mr. Mills, E. L. & P. Supt. to obtain his views on the subject of an all-out campaign to promote electric power in the City.

Also attached, is a letter from Mr. D. D. High regarding sale of electric power. Mr. High has been advised that this matter will be considered by Council in September.

Yours very truly,

F. A. AMY,  
City Clerk

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COMMISSIONER'S COMMENTS

Mr. Mills, E. L. & P. Supt. will be available to discuss this matter with Council.

DENIS COLE,  
City Commissioner

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4732 - 55th Street  
Red Deer, Alberta

July 15th, 1967

City Council  
Red Deer, Alberta

Ladies & Gentlemen:

Briefs from Council meeting as per Advocate July 5th, states that first meeting in September will discuss the item of whether the City should launch an Advertising campaign to increase consumption of electricity.

In this regard I trust you will scrutinize most thoroughly the entire picture. Belief that increased consumption will increase profit, is in my thinking only true regards cost for servicing the utility i.e. that present staff will be able to handle the increased load.

Belief that 40 cents of each dollar collected from us citizens is profit is in my estimation most misleading, as it really is an over-charge or a prepayment of a portion of our tax.

Should you decide to advertize you will be using our money to subsidize Red Deer merchants selling electrical equipment, this, I believe and hope you will not do.

Yours truly,

D. D. HIGH

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NO. 5.

MURPHY, ARMSTRONG, BEAMES & CHAPMAN

Barristers and Solicitors  
5015 - Ross Street

July 25th, 1967

Commissioners  
City of Red Deer  
City Hall  
Red Deer, Alberta

Dear Sirs:

RE: Northwestern Utilities Ltd.

We enclose original and 7 copies of an Agreement renewing the above company's franchise for a term of 10 years.

We draw to your particular attention paragraph 2(c) of the Agreement containing new clause 10 which provides for payment by the company in lieu of all taxation as set out in sub-clause (b) of 7 3/4% of gross receipts from domestic and commercial sales within the limits of the City of Red Deer as they exist from time to time and 3% of gross receipts of industrial sales within the limits of the City as they now exist. The above qualification respecting industrial sales, which is the same as that contained in the Edmonton franchise, is inserted so that if the company negotiates special rates for industries outside the City of Red Deer, the company will not have to pay a franchise tax in respect thereof if such industries are, by reason of annexation, subsequently within the City of Red Deer.

It will also be noted that the new rates of franchise tax will be effective September 1st rather than August 22nd by reason of the large amount of accounting work which would be necessary for the small sum which would be involved.

The City Auditor and the writer recommend that the Agreement be approved and if Council agrees, first reading should be given to a by-law in the enclosed form. Three certified copies of the by-law should then be forwarded to us whereupon we will forward the same to the company for the purpose of obtaining Board approval following which, the by-law can receive second and third readings and the Agreement can be executed.

We will look forward to hearing from you in due course.

Yours faithfully,

J. W. BEAMES

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#### COMMISSIONER'S COMMENTS

Concur with recommendations of City Solicitor and Mr. Sheridan. It should however be noted, in connection with the second paragraph of the City Solicitor's letter, that the qualification regarding industries outside the City which may be brought within the City at a future date, has been removed with the agreement of Northwestern Utilities. This leaves the City free to negotiate this question at the time any industrial consumer establishes outside the City.

DENIS COLE,  
City Commissioner

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NO.6.

September 7th, 1967

TO: + City Commissioners

FROM: City Engineer

RE: "Waiving of Formalities" in Tenders

I thought you might be interested in informalities in 1967 Public Work tenders to date. You will note that City Council did waive formalities for both major contracts. If Council had not done so the additional cost to the taxpayer would have been \$3,190.00 plus \$9,361.20 = \$12,551.20.

I am satisfied that Council made the right decision in both instances. The opportunity to do so was afforded by the existence of the waiver clause. It is self evident that the waiver clause should be kept in our tender calls.

#### 1. WASKASOO CREEK BRIDGE - June 23, 1967

Cascade Builders Limited - Item 8 of the tender left blank (other works) and Consent of Surety supplied by telegram rather than on the form provided. \$ 64,950.00

Harsim Construction Limited - the names of the subcontractors or suppliers were omitted. \$ 66,997.00

Burns & Dutton Construction (1962) Ltd. - did not show the supplier of the pre-stressed girders. \$ 79,175.00



Forest Construction Limited - unit prices for additions to or deductions from the work was \$ 111,942.00 not given.

Poole Construction Limited - no informalities \$ 68,140.00

Therefore, if this clause was not in effect the Contract would be awarded to the third lowest tenderer, Poole Construction Limited, at an increased cost of \$3,190.00. It is also noted that four out of the five tenderers had some informality in their tender.

2. 1967 UTILITY CONTRACTS NO'S. 1 and 2

	<u>Utility No.1</u>	<u>Utility No. 2.</u>	<u>TOTAL</u>
Patrick Pipelines Ltd.	\$ 78,016.15	\$ 93,959.00	\$ 171,975.15
Burns and Dutton	95,658.25	106,635.85	202,294.10
G. C. McLeod & Co. Ltd.	108,382.74	94,332.36	202,715.10
Borger Construction Ltd.	149,348.20	85,572.10	234,920.30
Craigs Welding & Const.	116,238.31	no bid	116,238.31

Patrick Pipelines Limited tender was conditional in that they would not enter into contract unless given both projects. If their bid was rejected on this informality then the No. 1 Contract would have been given to Burns and Dutton and the No. 2 Contract to Borger Construction Limited. Considering these latter two tenders for \$95,658.25 and \$85,572.10 respectively for a total price of \$181,236.35. This would be an increase in cost over the combined total for Patrick Pipelines Ltd. of \$9,361.20.

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

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September 7th, 1967

TO: City Council

FROM: City Commissioner

RE: Informal Bids - Olympic Swimming Pool

As requested I report hereunder the circumstances of the award of a contract to Britton Construction Ltd., in respect of the Olympic Swimming Pool.

This matter was not a simple question of accepting an informality in a bid and for this reason it is necessary to review the circumstances under which this contract was executed.

HISTORY OF CASE

1. When the old swimming pool was sold to McLeods the total proceeds amounted to \$98,000.00. City Council made it clear that its replacement by a new pool must not exceed the funds made available as a result of the sale.
2. On this basis G. R. Beatson & Associates designed a pool 25 metres long and 37 feet wide.
3. Representations were later made to Council that it would be most unfortunate if the width of the pool was not increased to 42 feet



thereby making the pool qualify for Olympic standards.

4. Council agreed that tenders should be invited on the basis of both a 37 foot pool and a 42 foot pool, and this made necessary the design of two pools by the Architects.
5. The two pools for which plans were prepared by the Architects, were of standard concrete construction, but it was recognized that contractors might wish to place proposals and bids for other types of construction and the tender documents were worded to the effect that any contractor could submit alternative proposals (e.g. aluminum lined pools or steel lined pools) providing that the contractor submitted plans of their proposals to the Architects for approval in advance i.e. alternative designs had to be approved by the Architects prior to submitting a bid on such alternative.
6. Canada Gunitite Co. Ltd., were interested in submitting a proposal using the gunitite method of construction, but wrote to the Architect advising him that they were unable to bid as they found it difficult to get firm prices on various phases of the installation.
7. Britton Construction together with four other companies, submitted formal bids in respect of the 37 foot pool, and the 42 foot pool as designed by the Architects. The bids for the 42 foot wide pool were as follows:-
 

Parkins Construction	\$ 126,300
Buchanan Construction	\$ 131,130
Bird Construction	\$ 134,467
Poole Construction	\$ 135,336
Britton Construction	\$ 138,139
8. Enclosed, however, with Britton Construction's formal bid, was a letter making an alternative proposal to the City. This alternative proposal included the following provisions:-
  - (a) They would construct a 42 foot wide pool using pioneer gunitite procedures and methods of construction, and a pressure filtration system, for the sum of \$112,630.00 all dimensions and other items to be as required in the original tender documents.
  - (b) They would provide a five year guarantee on the gunitite structure (as compared with the one year normal maintenance warranty specified in the tender documents).
  - (c) The pool would be finished with 'maccite', a permanent white finish which would not require painting (as compared with the proposal in the tender document of a concrete pool painted white).
9. On the following day Britton Construction submitted a further explanatory letter to the effect that their detailed drawings which would be submitted, would meet the regulations of all the appropriate authorities, that the guarantee of five years which was proposed would be covered by a five year bond, and that all other plans and specifications would be unchanged with the exception of the pool basin, and finally that a pressure system would be used in place of a vacuum system in the filtration plant. Finally, detailed working drawings would be submitted for the approval of the Architects if the proposal was accepted.



10. It therefore followed that Council could either accept the lowest formal bid of \$126,300.00 for the pool as designed by the Architects, or alternatively it could reject all of the formal bids and negotiate a contract on the basis of the proposals submitted by Britton Construction in conjunction with Pioneer Gunite, i.e. for \$112,630.00.
11. In making the choice the Council considered the following factors:-
- (a) The City would get a 42 foot Olympic Pool for \$13,670.00 less than the lowest formal bid, (without considering adjustments in winter works and Architects fees).
  - (b) The Pool would be covered by a five year guarantee and a five year bond.
  - (c) A no maintenance finish would be placed on the concrete of the pool.
  - (d) The City Solicitor advised City that it had every legal right to refuse all formal bids and to negotiate a contract on the basis of this new proposal.
  - (e) It was noted that the proposal of Britton Construction was not made subsequent to the opening of bids on the original design.
  - (f) The new proposal of Britton Construction would involve the City in finding an additional \$7,000.00 over and above the funds made available as a result of the sale of the old swimming pool. The acceptance of the lowest formal bid would have necessitated raising an additional \$21,000.00.
  - (g) The Architect wrote as follows:-  
  
"It is my opinion that Britton Construction Ltd., together with Pioneer Gunite Ltd., can construct an acceptable pool".  
  
In this connection it may be noted that Pioneer Gunite were involved in the construction of the Vancouver Olympic pool.
  - (h) The tender documents included the usual clause giving Council the right to refuse all or any bids and to waive informality.
12. After careful deliberation of the report submitted by the Architects and the Commissioners, Council unanimously agreed to enter into a contract with Britton Construction on the basis of their new proposal.

#### COMMENT

It is submitted that in fact Council rejected all the formal bids including the formal bid of Britton Construction, and then negotiated a contract for a pool with a different type of construction, and a different type of filtration plant.

The Recreation Superintendent reports that he is highly satisfied with the pool and in particular the special type of filtration plant provides a quality of water which in his view is second to none.

Although many difficulties were experienced with this contractor, the finished cost of the pool was very close to the original price and estimate, and the construction was effected at a saving of approximately \$10,000.00 of tax payers money. (An increase in Architects fees required by changed design, reduced the saving from about \$13,000 to about \$10,000.)

Due to the difficulties of Britton Construction obtaining the necessary bond, monies have been withheld to look after any possible repairs or maintenance which may be required to the basin within the five year period.

While there may be merit in following a completely inflexible procedure, cases do arise where it would not seem in the best interests of the tax payers to be unduly rigid.

It is suggested that if Council or the majority of Council are of the view that we should in every case and without exception, refuse to consider any bid where there is any informality whatsoever, then surely Council would be advised to make that decision when such informal bid is received rather than pre-judge circumstances which have not yet arisen.

In this particular case it may be argued that an informal bid was accepted or it may be argued that all formal bids were rejected and negotiations were undertaken in respect of a new proposal.

Submitted to Council as requested.

DENIS COLE,  
City Commissioner

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NO. 7.

RED DEER REGIONAL PLANNING COMMISSION

September 7th, 1967

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

Dear Sir:

Further to Council's direction of May 8th, 1967, I am enclosing a draft resolution regarding the 1967 amendments to the Planning Act.

I trust this resolution is in accordance with Council's request.

Yours truly,

R. R. CUNDY, M.T.P.I.C.  
Director

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DRAFT RESOLUTION

WHEREAS the Planning Act prior to the 1967 amendments thereto provided for two different methods of land use control, namely, Development Control and Zoning, and

WHEREAS a Council of a Municipality prior to the said amendments could by the adoption of zoning provide positive direction on development and protect land value through the establishment of land use regulations, and

WHEREAS any changes in zoning prior to the said amendment required an amending Zoning By-law to be advertised in a local newspaper and a public hearing thereon, and



WHEREAS the appeal procedure prior to the said amendments provided for appeals under a Zoning By-law to be heard by the Development Appeal Board whose decision was final, except on questions of law, and

WHEREAS subsection (5) of Section 123 now allows a person the right to apply to Council to develop a specific use of land or convert or erect a building or structure, the use of which is not provided for in the zone under the Zoning By-law, and

WHEREAS said subsection (5) has the effect of destroying the aims, purpose and intent of Zoning and Zoning By-laws by by-passing the provisions on amending Zoning By-laws and by introducing still another form of development control, and

WHEREAS Section 128 now provides for further appeals from a decision of the Development Appeal Board to Council and then to the Provincial Planning Board, and

WHEREAS the appeal procedure under section 128 now can cause unnecessary delays to developers, should further appeals be filed which prohibits the issuing of a building permit.

THEREFORE BE IT RESOLVED that the Council of the City of Red Deer request that subsection (5) of Section 123 and Section 128 be repealed and that the former provisions of The Planning Act be reinstated to provide a municipality with the right to control development through a Zoning By-law, and to provide the Development Appeal Board with the right to decide issues of appeal without further appeals except on a question of law, and

FURTHER BE IT RESOLVED that the City of Red Deer support the principle allowing the continuance of the exercise of development control in a case where the general plan or parts thereof is adopted under Section 130 of The Planning Act provided an appeal from a decision thereunder shall be heard by the Development Appeal Board who shall have the right to rule on all appeal without further appeals except on a question of law.

FOOTNOTE The above draft resolution calls for the replacement of the status of Zoning and a Zoning By-law by repealing the 1967 amendment under Sections 18 and 19 of Bill 82, and the reinstating of the previous provisions of the Planning Act.

Further that Council supports the continuance of the exercise of development control in cases where a General Plan is adopted by Council after a public hearing and the General Plan is approved by the Provincial Planning Board under Section 130 of The Planning Act.

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#### COMMISSIONER'S COMMENTS

Concur with recommendation. The effect of this resolution is to request the Province to repeal the certain amendments it has recently passed to the Planning Act and so -

- (1) Reduce the lengthy appeal procedure
- (2) Re-instate the authority of Zoning By-laws by removing Council's right to approve uses not permitted under the By-law without By-law amendment.

DENIS COLE,  
City Commissioner

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REPORTSNO. 1.

August 31st, 1967

TO: City Council

FROM: City Commissioner

RE: Proposed New Court House & City Parking Lot  
49th Street

When the City sold its parking lot to the east of the Bay building to the Province, Council authorized the purchase of land for another parking lot to replace it on the east side of the Lock & Key premises and extending from 49th Street to 48th Street. It further authorized the allocation of the balance of the purchase price for the gravelling, paving and lighting of this parking lot to bring it up to the standard of the parking lot purchased by the Province.

Arrangements were made with the Province under which we continued to use the parking lot east of the Bay, until such time it is required for the construction of the new Court House.

It is proposed to transfer the meters and the light standards from the lot east of the Bay to the new parking lot at that time.

Rather than leave the new site idle, it has been cleared and gravelled for -

- (a) Replacement of the staff parking resulting from the construction of the Library, and
- (b) For public parking without charge.

Although adequate funds are available for paving and completing this new parking lot, it has been considered unnecessary to incur this expense for staff parking and free public parking, and it is proposed to defer the paving, lighting and metering of this lot until such time as the Province commences construction of the new Court House on the lot east of the Bay.

In this connection we have recently enquired from the Province as to when it is expected that construction on the Court House will begin. If they propose construction this Winter, then the City should complete the new parking lot before freeze-up. If, however, construction of the new Court House is not to start before next Spring, then it is recommended that the expenditure be deferred until next year.

We have now been advised that the "tendering target date for the above (building) is June 1968 and that tenders probably will be called in Spring 1968".

In the circumstances we propose to defer the paving, curbing, metering and lighting of the new lot until next year.

This report is submitted for Council's information.

DENIS COLE,  
 City Commissioner

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NO. 2.

13.

August 29th, 1967

TO: City Council  
FROM: Building Inspector

RE: Home Occupation Application

The following application meets with the requirements of Zoning By-law No. 2011, and is submitted for Council approval:-

1. Charles W. Fowlie, 3520 - 49 Avenue - Painter (Inter-Provincial Painting & Decorating Ltd.)

G. K. JORGENSEN,  
Building Inspector

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NO. 3.

September 1st, 1967

TO: City Clerk  
FROM: Land Administrator & Tax Collector

RE: Business Tax Adjustments

City Council at meeting of July 11th, 1966 passed the following resolution:-

"Effective July 12th, 1966, any application for adjustment of Assessment for Business Tax purposes or for rebate of Business Tax will not be considered or approved by Council."

The new Municipal Taxation Act 1967 Section 80(2) stipulates that if a person does not carry on the business during every month of the year, he is only liable for the payment of that part of the full annual business tax in respect of that business which is in proportion to the number of months of that year during which he carried on that business.

In view of the above, the resolution of July 11th, 1966 should be amended by striking out that portion referring to Business Tax rebate, and leaving therein the portion dealing with assessments.

D. J. WILSON,  
Land Administrator & Tax Collector

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NO. 4.

September 7th, 1967

TO: City Commissioner  
FROM: Purchasing Agent

In response to our request for prices on 3000 ft. of 6" sewer service pipe complete with accessory items, including couplings, lubricant and size adaptors, prices were received from five firms. An alternative cost was requested on a quantity of 5000 ft. with a possible view to quantity purchase savings.

<u>VENDOR</u>	<u>LOCATION</u>	<u>LOT PRICE 3000'</u>	<u>LOT PRICE 5000'</u>	<u>DELIVERY</u>
Western Supplies Ltd.	Red Deer	\$ 2681.75	\$ 4381.75	late Sept.
Crane Supply Ltd.	Red Deer	2738.95	4462.80	3-4 weeks.
EMCO Ltd.	Calgary	2942.00	4798.00	4 weeks.
Can. Johns-Manville Co. Ltd.	Edmonton	3287.80	5363.00	Oct. 6th.
Engineering & Plumbing Supplies Ltd.	Calgary	3283.75	5343.75	1-14 days.

There is no saving indicated by any firm for the purchase of the larger quantity.

I would, therefore, recommend we purchase 3000' of 6" sewer service pipe together with necessary accessories for a total cost of \$2681.75, from Western Supplies Ltd. of Red Deer.

Respectfully submitted,

A. S. KRAUSE,  
Purchasing Agent

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#### TREASURER'S COMMENTS

Concur with recommendation of the Purchasing Agent.

H. K. HALL,  
City Treasurer

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#### COMMISSIONERS COMMENTS

Concur with recommendation.

R. E. BARRETT,  
Mayor

D. COLE,  
City Commissioner

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#### NO. 5.

The Industrial Director's Report to August 31st, 1967 is attached to the Agenda.

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#### NO. 6.

September 8th, 1967

TO: City Commissioners

FROM: City Treasurer

RE: Treasurer's Report August 31st. 1967



Attached are sufficient copies of the Treasurer's Report Summary outlining budget performance to August 31st, 1967 for submission to Council.

H. K. HALL,  
City Treasurer

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NO. 7.

September 7th, 1967

TO: City Commissioners & Council

FROM: Alderman R. G. McCullough

As a means of becoming competitive with Calgary and Edmonton in the sale of aviation gasoline, the Airport Commission has asked (the airport manager) to reduce the City's tax on gasoline from 5¢ per gallon to 3¢ per gallon.

This is part of an agreement made with our fuel supplier and our airport gasoline vendor wherein we reduced the final price of gasoline sold at the airport a total of 6¢ per gallon..

The Airport Commission feels that by this action gasoline sales will increase enough to offset the reduction in tax collected. (During July and August a total of 17,685 gallons of gasoline were sold).

The Airport Commission requests Council's authority of this reduction in gasoline tax from 5¢ per gallon to 3¢ per gallon.

R. G. McCULLOUGH,  
Chairman, Airport Commission

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COMMISSIONERS' COMMENTS

If Council agrees to this change, it should be made retro-active to \_\_\_\_\_ when it was put into effect.

R. E. BARRETT,  
Mayor

DENIS COLE,  
City Commissioner

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WRITTEN INQUIRIESNO. 1.

The following Written Inquiry and reply appeared in Council Agenda for Meeting of August 28th, 1967 and was tabled for two weeks to enable Alderman R. N. McGregor to be present when same is discussed.

"As it is now almost two years since the City of Red Deer contributed \$500.00 towards the purchase of an aircraft to be used to commemorate Penhold activities of the past, may Council be advised as to the present disposition of this aircraft and when we may expect to see this unit properly located."

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RE: Alderman McGregor's Written Inquiry - Harvard

This plane was purchased by the City for \$500.00. In addition, \$700.00 was provided to the C.O.C. for its installation, who at that time, were contemplating putting it on the land in front of their building. Due to the weather and other factors, the plane had to be stored in one of the hangars at Penhold for sometime. During this period, rentals amounting to about \$200.00 charged by the D.N.D. were paid by the Chamber. Later, the plan to install it by the Chamber building was not approved and at this time, there are no firm plans to put it anywhere.

The Chamber has agreed to refund to the City the balance of the \$700.00 and let the City undertake the installation.

A possible location has been suggested North of the A.M.A. Building between 49th and Gaetz Avenues at the bottom of the hill.

I would suggest that we defer any action until these roads are completed and in the meantime, consider any alternate location.

R. E. BARRETT,  
Mayor

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NO. 2.

The following Written Inquiries were submitted by Alderman R. Dale at meeting of Council August 28th, 1967:

"Report requested from Director of Social Service Dept. The following information required from records from the City Welfare Department, also where possible from the records of Provincial Welfare Department.

1. No. of welfare recipients in the City of Red Deer.

2. Ages.

3. Whether married or single. If married, no. of dependents and ages of each.

Is spouse employed whole or part time.

Any of family employed.

4. How long on welfare.

How long on welfare in Red Deer.  
If reoccurring case.



5. Recipients employment record; any trade or special qualification. School record and qualifications.
6. Date of review by Welfare Director of each individual case.
7. Rates and amounts of social assistance received by families and single persons."

"There appears to be no lane at the rear of Simpson Sears, old Beaver Lumber building, Red Deer Florists, Dr. Whitney's buildings, etc. It appears to be a railway spur and lane combined. As garbage trucks and delivery trucks are forced to use same, it appears that neither the City of Red Deer or railway maintain same.

Not only is it unsightly, but extremely hazardous for vehicles.

Can action be taken at once?"

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September 7th, 1967

TO: City Clerk

FROM: City Engineer

RE: Written Inquiry by Ald. Dale - Lane  
West of Gaetz Ave. - Vicinity of 47th St.

The spur track west of 50 Avenue between 48th and 47th Streets exists in a 20 foot lane allowance. The spur track is in use. At present vehicular traffic making deliveries must pass over private property throughout the length of the block.

It would be possible to construct a lane which could afford both rail and vehicular access. The lane would have to be paved.

Details of construction would have to be approved by the railway company. This would include raising some of the rail on the north end. In this area the track is flat. The top of track and the top of pavement need to be flush but in addition the lane must have a gradient to drain. The cost of raising the rail to provide drainage would be expensive. The rails would also have to be flanged to permit paving between them. This is also expensive.

The charges for a paved lane do not normally reflect abnormal costs. In other words, the properties affected would only pay the normal uniform rate for a paved lane.

We are presently inviting petitions for local improvements for 1968. The affected owners should be advised of their right to petition.

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

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#### COMMISSIONER'S COMMENTS

This is a C.N.R. track. To the best of my knowledge there are only one or two rail users on this track. It is hoped that in the not too distant future these users will re-locate and the spur be removed. For this reason it is recommended no action be taken at this time.

DENIS COLE,  
 City Commissioner

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September 7, 1967.

18.

The following is a report from the records of the Social Service Department as requested for inclusion on the Council agenda of September 11, 1967, submitted by Mrs. J. Wileman, Social Worker II, Acting Director during absence on annual leave of Mr. W.H. Irvine, Director.

Similar information requested from the records of the Red Deer Regional Office of the Department of Public Welfare is not obtainable by this department as we have been advised by the administrator, Mr. D.I. Hougan, that he is not authorized to release such information. Mr. Hougan suggested that this request be channelled by Council through the Minister or the Deputy Minister of the Department of Public Welfare.

We submit as follows:

1. Number of welfare recipients in the City of Red Deer.

As of September 6, 1967, there are eight. Reasons for low number of active social assistance cases are: 1. amendment of Public Welfare Act as of July 1st, 1967, when residence rules were revised. As of this date many cases have been referred to the Department of Public Welfare. 2. the current favorable employment picture.

2. Ages.

34, 40, 40, 42, 43, 49, 52, 64

3a. Whether married or single.

married -- six  
one single and one separated, no dependents.

If married, number of dependents and ages of each.

couple, no dependents  
couple with nine dependents; ages 17, 16, 15, 13, 11, 10, 7, 6, 4  
couple with six dependents; ages 15, 14, 11, 9, 4, 1  
couple with two dependents; ages 12, 9  
couple with three dependents; ages 7, 4, 3  
couple with six dependents; ages 17, 16, 15, 11, 6, 5

3b. Is spouse employed whole or part time.

one spouse employed full time, five spouses not employed

3c. Any of family employed.

one daughter of one family employed full time

4. How long on welfare.

Case I - since June of 1967, periodic supplementary assistance only  
Case II - since April of 1966, periodic supplementary assistance only  
Case III - since June of 1967, supplementary assistance only  
Case IV - since late August 1967, spouse received one time emergency assistance  
Case V - from July to December of 1966, full assistance.  
from January of 1967 to present, supplementary assistance.  
Case VI - since October of 1966, periodic assistance, supplementary or full  
Case VII - since August 27, 1967, supplementary assistance  
Case VIII - supplementary or full assistance since 1961



5. Recipients employment record; any trade or special qualification. School record and qualifications.

- Case A - good employment record, knowledge of dry cleaning, hotel clerking and landscaping; school record not known; age over 60 causative factor in unemployment.
- Case B - poor employment record; painter and construction worker; inadequate education.
- Case C - good work record; hotel clerk; unemployed due to illness.
- Case D - good work record; labourer.
- Case E - good work record; office worker; some university education.
- Case F - previous good work record; unemployed due to illness; hotel clerk; low grade education.
- Case G - good steady work record; construction worker; grade II education; unemployed due to injury.
- Case H - extremely poor work record; labourer; low grade education.

6. Date of review by Welfare Director of each individual case.

not known to the undersigned.

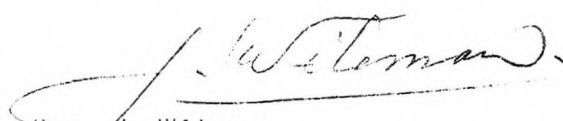
7. Rates and amounts of social assistance received by families and single persons.

- Case i - assistance for groceries only, issued at \$8.00 per week as needed.
- Case II - assistance with groceries only since July 1st of 1967, total of \$17.00 has been issued to date.
- Case III - supplementary assistance to complement compensation payments, drugs as prescribed and utility bills.
- Case IV - emergency assistance only, totalling \$35.00.
- Case V - since January of 1967 supplementary assistance to low wage earner with large family. \$120.00 a month plus school supplies during September of 1967.
- Case VI - rent at \$60.00 a month, groceries at \$13.40 per week, plus utilities issued as needed depending on employment by spouse.
- Case VII - groceries at \$40.00 per week for a period of ten days plus utilities to date.
- Case VIII - rent at \$65.00 per month and groceries at \$35.00 per week, plus utilities and drugs as prescribed since March 16th of 1967. Prior to this date supplementary assistance complementing seasonal benefits from Unemployment Insurance Commission for period of thirteen weeks.

Attached are maximum rates for grocery allowance. However maximum rates are not used in all cases. Rents vary greatly but the average rent paid for families on assistance is approximately \$75.00.

As there is an ever-shrinking number of unskilled jobs the need for short term assistance to assist people over the stumbling blocks in their paths is very real. The ultimate goal is to guide those on assistance to become self-supporting citizens.

Respectfully submitted,

  
Mrs. J. Wileman,  
Social Worker II.

<u>STATUS</u>	<u>MALE</u>	<u>FEMALE</u>
	<u>FOOD</u>	<u>FOOD</u>
Adult living with others	\$27.60	\$24.00
Adult living alone	33.10	28.70
Adult living alone with inadequate cooking and refrigeration facilities	36.80	31.90
Married couple	51.50	
Children under one year	13.60	13.60
one year old	13.90	13.90
two years old	13.90	13.90
three years old	13.90	13.90
four years old	14.80	14.80
five years old	14.80	14.80
six years old	14.80	14.80
seven years old	19.60	19.60
eight years old	19.60	19.60
nine years old	19.60	19.60
ten years old	20.80	20.80
eleven years old	20.80	20.80
twelve years old	26.20	25.20
thirteen years old	26.20	25.20
fourteen years old	26.20	25.20
fifteen years old	26.20	25.20
sixteen years old	32.50	26.20
seventeen years old	32.50	26.20
eighteen years old	32.50	26.20
nineteen years old	32.50	26.20
twenty years old	32.50	26.20

NOTE:

- (1) For family of two food allowance may be increased by 10%. If cooking and refrigeration facilities are inadequate, increase by 15%.
- (2) For a family of three increase 5% except if one member is an infant, then increase by 10%. Also, if cooking and refrigeration facilities are inadequate, increase by 10% (if one is an infant increase by 15%.)
- (3) For a family of 4, 5 or 6, calculate according to tables.
- (4) For a family of 7 or more persons, deduct 5% from food and clothing.
- (5) Special Diets - Suggested allowances on Recommendation of Doctor:
 

Diabetes	- \$6.40 per month
Ulcer	- \$6.30 per month
Low Calorie	- \$3.25 per month
High Protein	- \$8.00 per month
Gluten Free Diet	- \$7.50 per month
Tuberculosis	- \$8.00 per month (on discharge)
Pregnancy	- \$6.40 per month (last 3 months only)
Lactation	- is covered in allowance for infants
Restricted Sodium Diet	- \$3.75 per month

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NO. 1.

ALBERTA POWER COMMISSION

Room 307,  
100th Avenue Building,  
10405 - 100 Avenue,  
Edmonton, Alberta

August 21st, 1967

His Worship Mayor Barrett  
City of Red Deer  
RED DEER, Alberta

Dear Sir:

The other evening when I stopped in Red Deer for dinner, I parked near your Central Park and I had the very great pleasure of walking through it. I have never seen such a beautiful and well laid out floral display as that. It struck me so forcibly that I felt I had to write you about it. The City which, of course, finances such a display is to be congratulated and so are the men--whoever they are-- who actually planned it, laid it out and keep it as beautiful as it is.

Yours truly,

J. G. MacGREGOR

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NO. 2.

4327 Michener Drive  
Red Deer, Alberta

August 11, 1967

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

Dear Sir:

I am seriously thinking of installing a swimming pool at the above address. Would you be kind enough to advise me concerning the following aspects of such an installation.

1. It would be much more convenient and economical if the pool could be constructed on the land presently under lease from the City.
2. If the above plan cannot be given consideration due the legal ramifications, would the City consider selling me the piece of land in question. If so, could you advise what the selling price might be.

As you are aware, the present conditions existing with respect to our lease arrangement, the land cannot be developed as a building site but is to be maintained for landscaping purposes only. Due to its topographical location I respectfully suggest that it could never be used as a building site, especially since there is an easement at the rear of the lot in question protecting the service facilities for this sub-division. If the land could be purchased reasonably, it could be further developed as a beauty spot with the extra "fill" that would be available from the excavation for the pool.

Your favorable consideration toward a mutual solution to this request would be greatly appreciated. I shall look forward to receiving your comments.

Yours very cordially,

D. H. THORN

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September 1, 1967

TO: City Commissioner

FROM: Land Administrator

RE: Lot 4, Block 13, Plan 6084 H.W.  
Adjacent to 4326 Michener Drive

Further to Mr. Thorn's request to purchase or lease the above described property for the construction of a swimming pool.

In order to assist you and City Council in this matter, the following report is submitted.

The land in question is located on Michener Drive, adjacent to Mr. Thorn's property.

In 1954, Mrs. Code owned Lot 13, containing 2.85 acres which she had subdivided to create the present subdivision. The subdivision plan created Michener Drive and nine lots (One lot for the Code house, one lot public reserve, and seven lots for sale purposes). In November 1956, Mrs. Code dedicated Lot 4 to the City with the understanding that the property would be reserved for park and landscaping purposes, as the site was unsaleable for building purposes. The City of Red Deer, the same year, entered into a twenty year lease agreement with Mr. Thorn which would allow him to landscape Lot 4 in conjunction with his own property.

When Mr. Thorn made his application he was advised that the City Act stipulates that the City Council could not dispose of or devote the property to any other use than it was dedicated for, unless the assent of a majority of the electors voting on a by-law for same was obtained or Mrs. Code withdrew her stipulation to the dedication. (The property was not registered in Land Titles as a park or park reserve or as a dedicated lot).

Mr. Thorn has now submitted a letter from Mrs. Code releasing the City from our obligations and has requested that the matter be submitted to City Council.

As you are aware, Mr. Thorn's land and ours extends from Michener Drive down the hill to 44th Avenue. In keeping with Mrs. Code's original wishes and the City's policy respecting hillsides, I would recommend that the City exchange the East half of Lot 4 for the West half of Lot 5 with the applicant paying all subdivision and registration costs.

Please advise Mr. Thorn when this matter will appear on the Council agenda.

Respectfully submitted,

D. J. WILSON,  
Land Administrator

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COMMISSIONER'S COMMENTS

Concur with recommendation of the Land Administrator providing City Solicitor is satisfied that a donor of land for 'park and landscaping purposes' can later withdraw the qualifications on such a gift and thereby relieve the City of an obligation to refer the matter to a plebiscite.

DENIS COLE,  
City Commissioner

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August 28th, 1967

City of Red Deer  
Red Deer, Alberta

This letter will serve to notify you that I am agreeable to release the land dedicated to the City by myself and subsequently leased to Mr. D. H. Thorn of 4327 Michener Drive for landscaping purposes.

I understand that Mr. Thorn would like to construct a swimming pool on a portion of this land and I am agreeable to allow the City to dispose of or use the land as they see fit.

(Mrs.) Edna Weatherby  
Witness

(Mrs.) Margaret Code  
Mrs. M. Code

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NO. 3.

Red Deer Flying Club,  
5718 - 57 Avenue,  
Red Deer, Alberta.

September 7, 1967.

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

Dear Sirs:

The following resolution was passed at the September 5, 1967 meeting of the Red Deer Flying Club.

"WHEREAS the City of Red Deer has purchased a Harvard Aircraft as a memento to the pleasant associations with the personnel of the Department of National Defence involved in the Pilot Training Program carried on for many years at the Penhold Air Base.

AND WHEREAS it is felt by the Red Deer Flying Club that the best location for mounting the aircraft is the entrance to the Red Deer Industrial Airport.

THEREFORE BE IT RESOLVED that the Chamber of Commerce and the City of Red Deer be approached with this suggestion, and further

THAT these bodies consider approaching the Base Commander of the Canadian Forces Base Penhold with a view to getting the co-operation of present and for-

mer flying personnel in this project."

Yours truly,

RED DEER FLYING CLUB

H. Millard  
Club President

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NO. 4.

PARKLAND OIL PRODUCTS LTD.

Corner Gaetz Ave. & 52 St.  
Red Deer, Alberta

September 6th, 1967

City Council  
City of Red Deer

ATTENTION:: Mr. Pat Amy, City Clerk

Dear Sir:

Parkland Oil Products Ltd. would like to propose the following development for your kind consideration:

1. That the City of Red Deer lease to Parkland Oil Products Ltd. all of Lot 7B, Block 3, Plan 1142 N.Y. for a period of ten years. Parkland would request the first right of refusal to purchase the site at anytime during its lease as well as having first right of refusal to renew the lease at its expiration. We understand the sale price of the land is presently \$3,324.75 and the rental would be \$458.58 per year for the year 1967.
2. We would ask that the building commitments be dropped due to the shape of the lot and the use which we wish to make of it.
3. We are prepared to do the following site improvements over the next 12 month period as shown on our plan:
  - A. Pave the entrance and exit driveway area for 20' from the curb.
  - B. Gravel the storage area and the remaining area of the driveway to allow easy access to and from the pumps and tanks.
  - C. The remainder of the site will be grassed.
  - D. Fence the storage site to a height of 6' above grade with wire mesh fencing.
  - E. Install pumps and/or tanks as required for use by our fleet customers.
4. Parkland Oil Products feels there is a need for a development of this type in Red Deer which will initially call for the installation of one "Key lock" Pump and underground gasoline tank. Each customer has his own special key which will activate the pump and record the gasoline used on the customer's own meter. The customer is then invoiced on a weekly or monthly basis for the gasoline used. This allows



truckers and fleet customers to obtain fuel on a 24 hour, 7 days per week basis. The pump would be unattended and no service work would, of course, be undertaken.

This type of pump has just recently been inspected and approved by the Dept. of Weights and Measures and Canadian Standards Assoc. for use in Canada. This installation would be a first in Alberta to our knowledge as the only other pumps of this type in Western Canada are in use by the Saskatchewan Power Corp. in Saskatoon.

Truck parking would be rented as required.

Above ground tanks could be used if required by individual customers for special fuels, i.e. Diesel fuel, purple gasoline for tractors, etc.

5. Parkland Oil Products Ltd. have need of an area to store tanks, drums, pipe, construction material, etc. which are not immediately needed. The fenced area shown on the plan would supply our need.
6. Parkland Oil Products Ltd. is a Red Deer based independent oil company, supplying dealers and distributors with petroleum products throughout Central Alberta. We would appreciate very much your kind consideration and approval of our proposal.

Thanking you very much, I remain

Yours truly,

JACK C. DONALD

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September 8th, 1967

TO: City Council

FROM: Land Department

With respect to Parkland Oil Products Ltd. request to lease Lot 7B, Block 3, Plan 1142 N.Y.

The property is located adjacent to the Dowell of Canada operation on 54th Avenue in the C.P.R. Industrial Area. The Lot is of a rectangular shape having a frontage of 229 ft. with a depth of 104 ft. to nil.

The matter of requiring a building commitment on City owned land, was discussed with the applicant and it was recommended that, in view of this type of industry not requiring any buildings, that they make application to City Council for a lease for the above described property.

Recommend that the land be leased on the following basis:-

1. Ten year lease/purchase option. (Non-renewable, same as Riverside Industrial Area).
2. If property purchased, a minimum building requirement of 3000 sq. ft. to be required. (Normal time limits to apply).
3. Pave the entrance and exit driveway area for 20 ft. from the curb.
4. Gravel the storage area and the remaining area of the

driveway to allow easy access to and from the pumps and tanks.

5. The remainder of the site will be grassed.
6. Fence the storage site to a height of 6 ft. above grade with wire mesh fencing.
7. Site to be kept in an orderly and husbandlike manner.

Respectfully submitted,

D. J. WILSON,  
Land Administrator

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COMMISSIONERS' COMMENTS

Concur with recommendations.

R. E. BARRETT,  
Mayor

DENIS COLE,  
City Commissioner

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NO. 5.

Clarence Schochenmaies  
S. S. #1, Box 7083  
Red Deer, Alberta

Dear Sirs:

I request a permit for sheds and coops to house and store feed poultry.

As these buildings need repair will repair and paint them up in the next three months, to give a better appearance.

Yours truly,

C. SCHOCHENMAIES

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September 7th, 1967

TO: City Clerk

FROM: Building Inspection Department

RE: C. Schockermaier, S. S. 1, Box 3083, Red Deer, Alberta.  
Application for Approval of Temporary Buildings.

The premises are zoned A2 and has as a permitted use the keeping of poultry for home use.

The temporary buildings to house and feed poultry have been moved onto the site without obtaining building permits.



Only City Council can authorize the temporary buildings. We suggest approval be granted with the following conditions, that the buildings be painted within three months and that a screen fence be erected between the buildings and 67th Street.

G. K. JORGENSEN,  
Building Inspector

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COMMISSIONER'S COMMENTS

This is a small building in a small building zone, and therefore it does not seem reasonable to require a high standard of accessory buildings. On the other hand, poor structures of this type add nothing to the appearance of what we expect will be one of the main approaches to the City.

DENIS COLE,  
City Commissioner

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PETITIONS & DELEGATIONSNO. 1.

July 10th, 1967

TO: Mayor and City Council

RE: Lane Closure

We the undersigned property owners hereby petition for the cancellation of the registered lane located between 44 Avenue and 43 A Avenue running north of 35 Street to the lane south of 37th Street.

The said lane was dedicated upon subdivision of the original lots (excepting thereout lot 12 which is unsubdivided). It is therefore requested that the lane be cancelled and the land revert equally to the adjacent property owners.

We agree that all costs of the survey and registration will be borne by the undersigned and that we will sign easement agreements for the existing power line and poles.

Respectfully submitted,

<u>Lot</u>	<u>Block</u>	<u>Plan</u>	<u>Owner</u>	<u>Address</u>
14A	3	2423NY	G. C. & E. Wates	3504 - 44 Avenue
14B	3	2423NY	A. & J. Knopp	4316 - 35 Street
13A	3	3007NY	A. E. & E. E. Dingwall	3511 - 44 Avenue
13B	3	3007NY	F. R. & M.K. Fink	4118 - 36 Street
11A	3	4175NY	D. G. Stafford	3519 - 44 Avenue
11B	3	4175NY	L. J. & E. Grimson	3577 - 54 Avenue Crescent
		*	.	*

September 5th, 1967

LAND ADMINISTRATOR'S COMMENTS

Recommend approval subject to a 20' easement for Power Line, from all property owners including Lot 12 which is not subdivided.

D. J. WILSON,  
Land Administrator

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RED DEER REGIONAL PLANNING COMMISSION

September 7th, 1967

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

Dear Sir:



RE: Petition to convert lane to easement - Lots 11, 13  
& 14, Block 3, Located off of 44th Avenue between  
35th & 37th Streets.

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Thank you for your letter of September 6th, 1967 requesting our comments on the above request.

The following facts must be considered:-

- 1.. Lot 12 has not signed the petition
2. Lot 12 has a garage so located that lane access is necessary
3. Plan "A" shows overall design approved for area by Red Deer Regional Planning Commission after consulting property owners. To date Lot 12 and Lot 7 have not subdivided. Upon application to subdivide lane will be required off Lot 12 and Street widening will be required off Lot 7 as has been required in connection with past subdivision in this area.

To accomplish the request asked for in the petition would mean moving the garage on Lot 12 and/or purchase of additional land off the lot to the north or south to provide an off street driveway.

Sketches will be prepared to illustrate the alternatives mentioned and with Councils permission, I will present a verbal report at the Council meeting on this matter.

Yours truly,

R. R. CUNDY, M.T.P.I.C.  
Director

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#### COMMISSIONERS' COMMENTS

See no objections to cancel portions of lane now registered subject to such easements as may be required and subject to satisfactory arrangements being made with owner of Lot 12, all costs of same being met by the petitioners.

R. E. BARRETT,  
Mayor

DENIS COLE,  
City Commissioner

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NOTICES OF MOTIONNO. 1.

The following Notice of Motion was submitted by Alderman McCullough at meeting of Council, August 28th, 1967:-

"WHEREAS in the Council meeting of August 27th, 1967, it was established that additional permanent staff may be hired in any Department simply by budgeting for increased expenditure in that Department, without focusing Council's attention on the increase in permanent staff, and

WHEREAS this practise could result in permanent expansion of City staff without Council being aware of same, and

WHEREAS awareness of any increase in City personnel structure should be the primary consideration of any Alderman.

THEREFORE BE IT RESOLVED that all future proposed increases in permanent staff in the City of Red Deer receive prior attention of Council and be expressed in terms of the number of extra people proposed to be employed."

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COMMISSIONERS' COMMENTSRE: Notice of Motion - Permanent Staff

The following report is submitted for Council's consideration in conjunction with the above quoted Notice of Motion.

The "preamble" of the motion expresses concern over the fact that the budget document does not make clear proposed changes in the number of permanent staff, thereby enabling Council to consider such proposals.

The "resolution" proposes that no increases in permanent staff should be made without the prior "attention" of Council.

Regarding the preamble, there will be no difficulty in focusing Council's attention to proposed increases in permanent staff at budget time, where administrative, clerical, fire and police personnel are involved whose salaries are charged to a salary account. In the case of operational staff, whose wages are charged to a number of operational accounts, some difficulty may be experienced for the following reasons-

1. The volume of work and level of service may be materially changed by Council at budget time. This will be reflected in the budget by increases or decreases in the amounts allocated to operational accounts - e.g. street sweeping, snow cleaning, sewer construction, etcetera.

2. The amount of work to be executed by City crews will not only be reflected in the operational budget but also in the amount of work authorized by Council during the year in prepaid subdivisions or to be financed by debentures.

3. Operational accounts are made up of wages, machine time and materials. Where adjustments are made to such accounts, adjustments must be made to these three items:

Where there is a material change in the work force, either due to changes in the budget or due to the seasonal nature of some of the work (e.g. construction), the major changes are effected by the addition or reduction of temporary staff or temporary appointments. The number of crews are expanded or contracted and permanent staff are temporarily promoted to junior supervisory positions or revert to their former positions as the case may be.



This expansion and contraction of the work force requires careful evaluation of two factors:

- (1) The number of permanent experienced employees should be the minimum for which it can be clearly established that there is year round production work.
- (2) The number of permanent experienced employees should not be less than that number required to operate efficiently when the work force is expanded to its maximum by the addition of temporary and casual labour during periods of peak work load.

These two requirements are not and cannot always be the same where seasonal and/or construction work is involved, and the decision is normally left to management (in the City's case, the Commissioners in consultation with Department Heads).

If time economy is to be practised, the maximum flexibility is required, careful administrative and personnel practises must be exercised, and an efficient balance between permanent and temporary staff during peak periods maintained.

For these reasons it is considered that in the case of staff whose wages are charged to operational accounts, a requirement to obtain Council approval to any change in the permanent staff would be prejudicial to both the efficiency and economy of the operation. It is therefore recommended that no change should be made in present procedures in respect of operational staff whose wages are charged to operational accounts.

#### PRESENT POLICY AND PROCEDURES

The Commissioners By-law (No. 2088) reads as follows:-

"Section 4(f) The Commissioners shall recommend to Council for approval the appointment and salary of Heads and Assistant Heads of various Departments.

Section 4(g) The Commissioners shall, subject to paragraph 4(f) hereof, hire such employees as are necessary to carry on the administration of the City."

The "Position description" of the City Commissioner is worded in identical terms.

The Commissioners therefore have authority to hire, on a permanent or temporary basis, such employees as in their opinion may be necessary to carry on the administration of the City, subject of course, to there being sufficient funds in the appropriate function of the budget to meet the cost.

The Personnel Office keeps accurate records of the number of permanent positions of each classification authorized by the Council and/or the Commissioners. No increase in this establishment of permanent staff is permitted without the prior approval of the Commissioners and applications for any increase are made by a Department Head and carefully scrutinized by the Personnel Officer and Commissioners before such approval is granted.

It should be noted that a number of Department Heads have not been filling authorized permanent positions when they become vacant, if in their opinion it is not necessary at the time. This may result from a temporary drop in the work load, contracting or subcontracting work rather than employing City staff (where this is found more economical), or in temporary re-organization of the work force. Eleven authorized permanent positions are now vacant.

There is a possibility that Department Heads may not make such economics, and will keep all authorized positions full, if procedures are made difficult and lengthy to refill such positions when it becomes necessary.

Council authorizes the services and works it wishes undertaken each year and the funds to provide and execute such services and works. It is submitted that the labour force and its deployment to carry out such works, within the funds provided, is normally a Manager's or Commissioner's function. The Commissioners are, of course, responsible to Council for their actions.

If Council approves this Notice of Motion, changes should be made in the Commissioners' By-law and the present hiring procedures.

R. E. BARRETT  
Mayor

DENIS COLE,  
City Commissioner

\* \* \* \* \*



BY-LAW NO. 2011/I-N

Being a by-law to amend By-law No.2011, The Zoning By-law of the City of Red Deer.

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

1. Table 15 is amended by deleting the conditional use "Distribution or Transmission lines for sewage, water, storm water and power"

and substitute the following:

"Distribution or transmission lines for sewage, water, storm water, power and gas, and gas regulating stations."

The Zoning Map as defined in Section 2 (3) (cc) and the Residential Subdistrict Map referred to in Section 5 (5) and the Trunk Road Map referred to in Section 1, subsection (1), are hereby amended in accordance with Zoning Maps A 75 & A 76 hereunto attached and forming part of this By-law, and signed by the Mayor and City Clerk, and impressed with the corporate seal of the City of Red Deer.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_ A.D. 1967

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_ A.D. 1967

APPROVED BY THE PROVINCIAL PLANNING BOARD this \_\_\_\_ day of \_\_\_\_\_ A.D.1967

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

\_\_\_\_\_ A.D.1967

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

BY-LAW NO. 2274

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CITY CLERK OF THE CITY OF RED DEER TO SIGN AND EXECUTE ON BEHALF OF THE CITY AN AGREEMENT WITH NORTHWESTERN UTILITIES, LIMITED, AMENDING AND RENEWING THE FRANCHISE AGREEMENT DATED THE 24th DAY OF SEPTEMBER, 1945, MADE BETWEEN THE CITY AND THE SAID COMPANY.

WHEREAS it is deemed expedient to renew and amend the franchise agreement made and entered into between the City of Red Deer and Northwestern Utilities, Limited, dated the 24th day of September, 1945, as set forth in the Agreement hereto annexed and marked as Schedule "A".

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

1. That the franchise Agreement made between the City and Northwestern Utilities, Limited, dated the 24th day of September, 1945, be renewed for a period of Ten (10) years upon and subject to the terms and conditions set forth in the agreement hereto annexed and marked as Schedule "A".
2. That the Mayor and City Clerk of the City are hereby authorized to affix the seal of the City to the agreement set forth in Schedule "A" hereto annexed and to execute the same in the name and on behalf of the City.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_ A.D. 1967.

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_ A.D. 1967.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this \_\_\_\_ day of \_\_\_\_\_ A.D. 1967.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



August 31, 1967

TO: MARKETING COMMITTEE

FROM: INDUSTRIAL DIRECTOR

PROGRESS REPORT

1. American Can Company : Decision to proceed with plant already announced publicly. Company is now completing plans.
2. \_\_\_\_\_ : Technical and financial research still being conducted by Company.
3. Canadian General Transit Co. : All arrangements for land and services now completed by Company with the City. Construction will start as soon as the intricate track-age arrangements are completed with the railway.
4. \_\_\_\_\_ : New management has shelved plans for expansion to Western Canada "at this time".
5. Corbetts Limited : File closed. Company decided to locate new facilities in Calgary as previously reported.
6. Western Stockyards : Company has now applied for subdivision approval of site in Riverside area and completed negotiations for purchase of Sims Auction Mart.
7. \_\_\_\_\_ : Although Council's proposal to this Company was apparently not acceptable, this file is not yet closed.
8. \_\_\_\_\_ : File still open but company not convinced that they can meet local competition. Shortage of qualified personnel in home office still holding up progress.
9. Canada Packers : No further announcement. Will be reviewing the situation with Company principals in person later in September. Deadline for development set out in agreement with City was June 30, 1967.

To sum up, four of the aforementioned nine companies have invested substantially in land and services in Red Deer and three are nearing completion of their plans. These are:

- No. 1. American Can Company
- No. 3. Canadian General Transit Company
- No. 6. Western Stockyards Ltd.
- No. 9. Canada Packers Ltd.

One other (No. 2), is an active file;  
Three others (Nos. 4, 7 & 8), are still open files;  
File No. 5, Corbetts Limited is closed.

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Fifteen firms were listed under "New Files" in my report of June 5th.

Two are in the planning stage and have been announced:

- No. 1. Martos TransCanada Limited
- No. 2. Jubilee Beverages Limited

One is suspended for "at least two years", according to the president of the Company, owing to pressure of business in the home office -(No. 3.)[\_\_\_\_\_].

One was suspended when the national retailer concerned lost the interest of a potential franchise-holder -(No. 13)[\_\_\_\_\_].

Five are still examining the possibility of new development or local expansion (Nos. 6, 7, 8, 10, & 12). --  
[\_\_\_\_\_;\_\_\_\_\_;\_\_\_\_\_;\_\_\_\_\_;\_\_\_\_\_.]

One was brought together with No. 12, to explore the possibility of a joint development (No. 11)-- [\_\_\_\_\_]

Two were discussions only and not prospective developers (Nos. 5 & 14).

Three of these firms have completed their projects:

- No. 4. Eye-Wear Studio Ltd.
- No. 9. Consolidated Concrete Ltd.
- No. 15. Industrial Metals Ltd.

Owing to the intervention of the holiday season both for client firms and for city personnel, it has not been possible to pursue these contacts with the normal regularity. This is predictable during July and August.



To sum up these 15 "New Files" of May 26th:

- Three are completed (Nos. 4, 9 & 15)
- Two are well advanced in planning (Nos. 1 & 2)
- Six are still in preliminary planning stage (Nos. 6, 7, 8, 10, 11 & 12)
- Two are suspended (Nos. 3 & 13)
- Two were discussions only and are not planning any immediate action (Nos. 5 & 14).

For convenience in future reporting all "New Files" are consecutively numbered. Since we have already reported a total of 24 files, the next report starts with file #25. It is suggested that all holders of my report dated May 26, 1967, as presented to Council June 5, 1967, should re-number the new files in that report starting on page 2, that is - Martos TransCanada Limited becomes file #10, and Industrial Metals Ltd. completes this section as #24.

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#### NEW FILES

- 25. \_\_\_\_\_ Information provided regarding available sites for extension or relocation of a bulk oil plant.
- 26. \_\_\_\_\_ Information gathered and provided regarding publicly owned and privately owned sites and premises for possible steel building frame assembly operation.
- 27. \_\_\_\_\_ Principals of this national retail company were brought together with a major development firm regarding a substantial project for Red Deer.
- 28. \_\_\_\_\_ Information provided and negotiations carried on regarding an industrial site for a science laboratory.

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OTHER DEPARTMENTAL ACTIVITIES

Government

A total of 33 contacts with various levels of government were made by telephone, mail and in person.

Utilities & Railways

11 contacts, as above.

Publicity & Promotional

Prepared articles, advertising and press releases for Alberta Business Journal, weekly financial papers, local and provincial news media;  
Total revision of Industrial Brochure almost completed for printing;  
Typed the complete text of the Treasurer's Financial Report for offset printing;  
Prepared and provided inexpensive City Maps for the Chamber of Commerce to help economize on the more expensive coloured maps;  
Attended Japanese External Trade Organization meetings and supplied promotional material.

Mailing

The mailing programme reported previously was suspended early in June for two reasons:

1. Summer is a poor mailing season.
2. Mr. Oppel (Fantus) advised that some changes in the programme were desirable. We are still awaiting a detailed recommendation as promised by him before replenishing depleted mailing supplies.

*M. C. Hogan*

M. C. Hogan,  
Industrial Director.

MCH:sgp



## CITY OF RED DEER TREASURERS REPORT SUMMARY AUGUST

1967

PAGE 1

99-99999

ACCOUNT

DESCRIPTION

BUDGET

CURRENT MO

YEAR  
TO DATEOVER/UNDER BUDGET PERCENT  
SPENTHRS-YEAR  
TO DATE

## TAXATION

10-01000	GENERAL AND DEBENTURE TAXATION	1,098,480CR		1,096,290.13CR	2,190-	99.8
10-02000	SCHOOL TAXATION	1,381,105CR		1,381,148.29CR	43	100.0
10-03000	HOSPITAL TAXATION	171,080CR		171,103.90CR	24	100.0
10-04000	BUSINESS TAX	165,910CR	26,835.00CR	169,142.37CR	3,232	101.9
10-05000	LOCAL IMPROVEMENTS-OWNERS SHARE	357,090CR	85,113.94CR	357,037.18CR	53-	100.0
10-05000	INTERIM TAX PREPAYMENT + INTEREST					
	TOTAL	3,173,665CR*	111,948.94CR*	3,174,721.87CR*	1,056	*100.0*

## LICENSES AND PERMITS

11-01000	LICENSES AND PERMITS	92,600CR	9,699.20CR	68,082.13CR	24,518-	73.5
	TOTAL	92,600CR*	9,699.20CR*	68,082.13CR*	24,518-	*73.5*

## RENTS, CONCESSIONS AND FRANCHISES

12-01000	CITY PROPERTIES	25,915CR	3,511.46	22,574.25CR	3,341-	87.1
12-02000	PROTECTION FACILITIES	5,700CR	7.50CR	4,773.93CR	926-	83.8
12-03000	UTILITY AGREEMENTS	267,785CR	25,755.51CR	143,361.17CR	124,424-	53.5
	TOTAL	299,400CR*	22,251.55CR*	170,709.35CR*	128,691-	*57.0*

## FINES

13-01000	FINES	62,275CR	7,954.50CR	46,914.00CR	15,361-	75.3
	TOTAL	62,275CR*	7,954.50CR*	46,914.00CR*	15,361-	*75.3*

## INTEREST, TAX PENALTIES

14-01000	INTEREST AND TAX PENALTIES	18,500CR	10,235.32CR	28,714.70CR	10,215	155.2
	TOTAL	18,500CR*	10,235.32CR*	28,714.70CR*	10,215	*155.2*

## SERVICE CHARGES

15-01000	SERVICE CHARGES	3,175CR	1,640.05CR	1,895.66CR	1,279-	59.7
	TOTAL	3,175CR*	1,640.05CR*	1,895.66CR*	1,279-	*59.7*

## RECREATION AND COMMUNITY SERVICES

16-01000	RECREATION CENTRE	28,200CR	5,603.14CR	21,728.64CR	6,471-	77.1
16-02000	MEMORIAL CENTRE	6,000CR	1.63CR	4,559.00CR	1,441-	76.0
16-03000	ARENA	15,700CR	741.45CR	8,122.55CR	7,577-	51.7



## CITY OF RED DEER    TREASURERS REPORT    SUMMARY    AUGUST    1967

PAGE    2    16-03000  
OVER/UNDER    PERCENT    HRS-YEAR  
BUDGET    SPENT    TO DATE

ACCOUNT	DESCRIPTION	BUDGET	CURRENT MO	YEAR TO DATE	OVER/UNDER BUDGET	PERCENT SPENT	16-03000 HRS-YEAR TO DATE
16-04000	GREAT CHIEF ATHLETIC PARK TOTAL	1,600CR 51,500CR*	392.98CR 6,739.20CR*	936.40CR 35,346.59CR*	664- 16,153-*	58.5 68.6*	*
	CEMETERY						
17-04000	CEMETERY REVENUES TOTAL	6,500CR 6,500CR*	175.00CR 175.00CR*	3,181.00CR 3,181.00CR*	3,319- 3,319-*	48.9 48.9*	*
	CONTRIBUTIONS, GRANTS AND SUBS.						
18-01000	FEDERAL CONTRIBUTIONS	48,940CR	7,793.23CR	10,701.10CR	38,239-	21.9	
18-02000	PROVINCIAL CONTRIBUTIONS	502,580CR	6,373.22CR	351,325.54CR	151,254-	69.9	
18-04000	RELIEF OF TAXATION TOTAL	597,295CR 1,148,815CR*	49,849.00CR 64,015.45CR*	398,791.00CR 760,817.64CR*	198,504- 387,997-*	66.8 66.2*	*
	MISCELLANEOUS REVENUES TOTAL		*	*	*	*	*
	GENERAL GOVERNMENT						
25-01000	MAYOR	13,665	1,248.87	6,903.06	6,762	50.5	
25-02000	COUNCIL	20,460	808.80CR	10,870.40	9,590	53.1	
25-03000	COMMISSIONER	24,365	1,807.82	15,957.55	8,407	65.5	
25-04000	PERSONNEL	23,260	1,304.74	12,740.01	10,520	54.8	563.00
25-05000	TREASURY	110,085	7,592.32	63,460.59	46,624	57.6	3.00
25-06000	UTILITY BILLING SECTION		424.83	1,538.31CR	1,538		
25-07000	PURCHASING AND STORES	20,865	1,994.43	13,957.94	6,907	66.9	188.00
25-08000	CITY CLERK	44,595	4,193.65	29,003.59	15,591	65.0	
25-09000	ASSESSOR	40,195	2,011.07	19,482.86	20,712	48.5	
25-10000	LAND + TAX	35,660	3,019.66	21,489.85	14,170	60.3	
25-12000	AUDITOR	8,800		90.00	8,710	1.0	
25-13000	SOLICITOR	15,650	1,349.54	7,981.24	7,669	51.0	
25-14000	CITY HALL OPERATION	36,390	4,018.99	18,925.62	17,464	52.0	186.50
25-15000	OTHER GENERAL GOVT EXPENDITURES TOTAL	94,710 488,700 *	29,519.60 57,676.72 *	88,092.78 307,417.18 *	6,617 181,281 *	93.0 62.9*	72.00 1,012.50 *
	PROTECTION TO PERSONS + PROPERTY						
26-01000	FIRE DEPARTMENT	336,125	30,967.93	212,545.09	123,580	63.2	52.50
26-02000	POLICE	299,090	25,629.72	188,730.10	110,360	63.1	
26-03000	PROTECTIVE INSPECTION	34,135	2,878.06	22,314.30	11,821	65.4	
26-04000	STREET + TRAFFIC LIGHTS	145,650	12,351.49	97,462.03	48,188	66.9	1,399.50
26-05000	DOG CONTROL	8,000	507.87	4,876.66	3,123	61.0	95.50



## CITY OF RED DEER    TREASURERS REPORT    SUMMARY    AUGUST

1967

 PAGE 3    26-05000  
 OVER/UNDER BUDGET    PERCENT SPENT    HRS-YEAR TO DATE

ACCOUNT	DESCRIPTION	BUDGET	CURRENT MO	YEAR TO DATE	OVER/UNDER BUDGET	PERCENT SPENT	HRS-YEAR TO DATE
26-06000	OTHER PROTECTION SERVICES	1,600	519.78	1,153.57	446	72.1	
	TOTAL	824,600 *	72,854.85 *	527,081.75 *	297,518 *	63.9*	1,547.50 *
PUBLIC WORKS							
27-01000	SKIN PATCHING	20,000	8,169.84	9,939.61	10,060	49.7	1,626.50
27-02000	COARSE PATCHING	12,000	657.24	5,501.32	6,499	45.8	855.50
27-03000	CRACK FILLING	7,690		6,973.21	717	90.7	1,562.00
27-04000	GRADING ROADS AND LANES	17,710	1,627.40	9,150.14	8,560	51.7	1,117.50
27-05000	OTHER MAINT. OF ROADS AND LANES	20,900	2,535.85	14,172.30	6,728	67.8	2,831.25
27-06000	SIDEWALK REPAIRS	7,270	1,744.30	6,941.53	328	95.5	1,625.50
27-07000	STREET AND CURB PAINTING	7,200	114.57	4,277.14	2,923	59.4	574.50
27-08000	SIGN MAINTENANCE + INSTALLATION	7,410	360.06	4,201.25	3,209	56.7	1,089.50
27-09000		620	70.83	454.45	166	73.3	137.50
27-10000	PARKING METER MAINTENANCE	5,960	82.87	2,619.19	3,341	43.9	946.00
27-11000		1,050	609.00	778.00	272	74.1	
27-12000	GARAGE, YARD + STORES MAINTENANCE	23,310	1,840.64	12,565.08	10,745	53.9	2,372.00
27-14000	BRIDGE MAINTENANCE	2,950	1,544.26	1,622.06	1,328	55.0	436.00
27-15000	DRAINAGE MAINTENANCE	21,160	308.63	9,369.74	11,790	44.3	2,685.00
27-17000	GENERAL MAINTENANCE	8,580	871.30	4,548.73	4,031	53.0	697.00
27-18000	SMALL EQUIPMENT MAINTENANCE	500		20.70	479	4.1	2.00
27-19000	SNOW + ICE REMOVAL	65,000		53,759.71	11,240	82.7	7,501.50
27-20000	SUPERVISED PARKING LOT	4,000	639.19	2,156.98	1,843	53.9	3.00
27-25000	CAPITAL EXPENDITURES FROM REVENUE	75,920	13,615.32	65,289.57	10,630	86.0	1,074.00
	TOTAL	309,230 *	34,791.30 *	214,340.71 *	94,889 *	69.3*	27,136.25 *
EQUIPMENT POOL MAINTENANCE							
28-01000	EQUIPMENT MAINTENANCE OVERHEAD		201.56	1,451.37CR	1,451		1,166.00
28-02000	PUBLIC WORKS EQUIPMENT POOL	60,845CR	3,268.38CR	37,157.37CR	23,688-	61.1	5,880.50
28-03000	PARKS EQUIPMENT POOL	2,475	152.41	1,488.75	986	60.2	946.00
	TOTAL	58,370CR*	2,914.41CR*	37,119.99CR*	21,251-*	63.6*	7,992.50 *
SANITATION + WASTE REMOVAL							
29-01000	STREET SWEEPING	18,600	2,127.55	12,413.15	6,187	66.7	2,124.50
29-02000	STREET FLUSHING	7,100	1,008.96	3,538.26	3,562	49.8	558.00
29-03000	GARBAGE COLLECTION	76,230	6,267.84	49,367.88	26,862	64.8	
29-04000	GARBAGE DISPOSAL	33,370	3,132.79	23,966.88	9,403	71.8	3,231.00
29-05000	DUST CONTROL - SPRINKLING	1,260	119.25	403.15	857	32.0	69.50
29-06000	DUST CONTROL OILING	15,000	497.71	13,042.39	1,958	86.9	1,453.50
29-07000		1,400	1,072.00	928.00	472	66.3	
	TOTAL	152,960 *	14,226.10 *	103,659.71 *	49,301 *	67.8*	7,436.50 *
HEALTH							
30-01000	HEALTH	225,920	68,849.74	163,081.48	62,839	72.2	



## CITY OF RED DEER      TREASURERS REPORT SUMMARY      AUGUST

1967

PAGE 4

30-01000

ACCOUNT	DESCRIPTION	BUDGET	CURRENT MO	YEAR TO DATE	OVER/UNDER BUDGET	PERCENT SPENT	HRS-YEAR TO DATE
	TOTAL	225,920 *	68,849.74 *	163,081.48 *	62,839 *	72.2*	*

## SOCIAL SERVICE

31-01000	ADMINISTRATION	34,685	2,692.12	21,829.92	12,855	62.9	
31-02000	OTHER	36,700	4,421.79	40,899.20	4,199-	111.4	
31-03000	PREVENTIVE SOCIAL SERVICE	18,325	784.17	6,817.78	11,507	37.2	
	TOTAL	89,710 *	7,898.08 *	69,546.90 *	20,163 *	77.5*	*

## EDUCATION

32-01000	EDUCATION	1,381,105		844,504.00	536,601	61.1	
	TOTAL	1,381,105 *		844,504.00 *	536,601 *	61.1*	*

## RECREATION

33-01000	ADMINISTRATION	57,120	4,014.59	24,917.34	32,203	43.6	87.00
33-02000	RECREATION CENTRE	43,720	6,044.24	29,671.60	14,048	67.9	77.50
33-03000	ARENA	22,710	1,357.79	12,095.47	10,615	53.3	1,594.25
33-04000	ICE PLANT MAINTENANCE	3,870	124.75	1,731.37	2,139	44.7	
33-05000	MEMORIAL CENTRE	12,510	52.46CR	6,767.05	5,743	54.1	
33-06000	GREAT CHIEF PARK	4,590	2,871.27CR	1,141.68CR	5,732	24.9	867.00
33-07000	OUTDOOR RINKS CONST. + MAINT.	13,230	1,290.26CR	7,007.52	6,222	53.0	2,993.00
33-08000	NORTH RED DEER	2,700	11.13	2,040.66	659	75.6	778.00
33-09000	SPEEDSKATING OVAL	980	20.19	210.49	770	21.5	
33-10000	CENTRAL RINKS	2,250	123.42	2,982.79	733-	132.6	1,263.00
33-11000	GRANDVIEW	3,140	5.79	1,786.22	1,354	56.9	633.00
33-12000	MOUNTVIEW	2,390	45.44	2,571.35	181-	107.6	995.00
33-13000	WESTPARK	3,170	19.29	2,010.09	1,160	63.4	659.00
33-14000	SOUTH HILL	1,300		3.28	1,297	.3	
33-15000	PLAYGROUND PROGRAMS	10,290	4,494.65	8,721.78	1,568	84.8	2.50
33-16000	OTHER ATHLETICS PROGRAMS	2,710	588.24	5,524.47	2,814-	203.9	
33-17000	OTHER NON-PHYSICAL PROGRAMS	1,560	225.32	353.99	1,206	22.7	
33-18000	PLAYGROUNDS + PLAYFIELDS	9,530	1,201.46	4,864.75	4,665	51.0	2,121.00
	TOTAL	197,770 *	14,062.31 *	112,118.54 *	85,653 *	56.7*	12,070.25 *

## COMMUNITY SERVICES - GENERAL

34-01000	COMMUNITY SERVICES GENERAL	67,980	17,050.81	55,284.33	12,696	81.3	306.50
	TOTAL	67,980 *	17,050.81 *	55,284.33 *	12,696 *	81.3*	306.50 *

## PARKS

35-01000	ADMINISTRATIVE	22,725	1,227.27CR	11,341.31	11,384	49.9	122.00
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## CITY OF RED DEER TREASURERS REPORT SUMMARY AUGUST

1967

 PAGE 5  
 OVER/UNDER BUDGET PERCENT SPENT  
 35-01000 HRS-YEAR TO DATE

ACCOUNT	DESCRIPTION	BUDGET	CURRENT MO	YEAR TO DATE	OVER/UNDER BUDGET	PERCENT SPENT	35-01000 HRS-YEAR TO DATE
35-02000	SMALL EQUIPMENT MAINTENANCE	1,640	112.78	978.58	661	59.7	372.00
35-03000	FORMAL PARKS + GARDENS MAINT.	16,560	5,745.61	12,435.07	4,125	75.1	3,725.50
35-04000	SPECIAL USE PARKS MAINTENANCE	8,090	1,190.34	4,598.55	3,491	56.8	1,722.25
35-05000	INFORMAL PARK + BOULEVARD MAINT.	9,180	1,130.91	7,371.67	1,808	80.3	2,378.00
35-06000	PARKS BOULEVARD CONSTRUCTION	15,830	1,181.13	11,917.07	3,913	75.3	3,321.50
35-07000	GREENHOUSE MAINTENANCE	850	418.28CR	138.35CR	988	16.3	7.50
35-08000	WEED AND PEST CONTROL	7,170	1,865.12	7,280.43	110-	101.5	2,334.50
35-09000	TURF MAINTENANCE	14,070	3,344.86	12,354.83	1,715	87.8	3,534.00
	TOTAL	96,115 *	12,925.20 *	68,139.16 *	27,975 *	70.9*	17,517.25 *
CEMETERY							
36-01000	CEMETERY MAINTENANCE	7,450	631.45	5,630.73	1,819	75.6	2,068.50
36-01000	CEMETERY CONSTRUCTION						
36-03000	GRAVE DIGGING	3,820	131.51	1,553.32	2,267	40.7	506.50
	TOTAL	11,270 *	762.96 *	7,184.05 *	4,086 *	63.7*	2,575.00 *
DEBT CHARGES							
37-01000	DEBT CHARGES	731,410	58,677.60	477,324.89	254,085	65.3	
	TOTAL	731,410 *	58,677.60 *	477,324.89 *	254,085 *	65.3*	*
UTILITIES							
38-01000	UTILITIES	193,000	21,845.00	156,758.94	36,241	81.2	
	TOTAL	193,000 *	21,845.00 *	156,758.94 *	36,241 *	81.2*	*
APPROPRIATIONS FOR RESERVES							
39-01000	APPROPRIATIONS FOR RESERVES	36,510	3,433.44	25,721.44	10,789	70.5	
	TOTAL	36,510 *	3,433.44 *	25,721.44 *	10,789 *	70.5*	*
GEN. CAPITAL EXP. FROM REVENUE							
40-01000	MISC. CAPITAL EXPENDITURES	24,000		24,000.00		100.0	
	TOTAL	24,000 *	*	24,000.00 *		100.0*	*
JOINT OR SPECIAL EXPENDITURES							
41-01000	JOINT OR SPECIAL EXPENDITURES	17,580		13,180.50	4,400	75.0	
	TOTAL	17,580 *	*	13,180.50 *	4,400 *	75.0*	*
MISCELLANEOUS							
42-01000	INDUSTRIAL DEVELOPMENT	40,290	1,451.35	24,093.50	16,197	59.8	



## CITY OF RED DEER    TREASURERS REPORT SUMMARY    AUGUST    1967

PAGE 6  
OVER/UNDER BUDGET    PERCENT SPENT    42-01000 HRS-YEAR TO DATE

ACCOUNT	DESCRIPTION	BUDGET	CURRENT MO	YEAR TO DATE	OVER/UNDER BUDGET	PERCENT SPENT	42-01000 HRS-YEAR TO DATE
42-02000	GRANTS	43,225	1.88	25,776.66	17,448	59.6	175.50
42-03000	CIVIL DEFENCE	15,150	952.27	10,340.50	4,810	68.3	
42-04000	OTHER	10,750	2,827.24	8,748.30	2,002	81.4	23.50
	TOTAL	109,415 *	5,232.74 *	68,958.96 *	40,457 *	63.0*	199.00 *

## E.L. + P. REVENUES

60-01000	SALE OF ELECTRICAL ENERGY	1,416,000CR	106,356.61CR	817,846.72CR	598,153-	57.8	
60-02000	SALES TO OWN MUNICIPALITY	190,000CR	15,666.55CR	120,068.42CR	69,932-	63.2	
60-05000	MISCELLANEOUS REVENUE	65,130CR	2,863.24CR	54,892.15CR	10,238-	84.3	
	TOTAL	1,671,130CR*	124,886.40CR*	992,807.29CR*	678,323-*	59.4*	*

## E.L. + P. EXPENDITURES

61-01000	ADMINISTRATION AND GENERAL	40,100	1,447.11CR	26,460.60	13,639	66.0	973.50
61-02000	CUSTOMER BILLING AND COLLECTING	21,160	1,545.81	14,740.16	6,420	69.7	296.00
61-03000		695,000	100,104.00	372,559.20	322,441	53.6	
61-04000	DISTRIBUTION MAINTENANCE	50,325	2,318.88	38,591.39	11,734	76.7	7,946.50
61-05000	GENERAL MAINTENANCE	3,900	156.70	2,279.11	1,221	65.1	481.00
61-06000	E.L. + P. EQUIPMENT POOL	480	25.54CR	898.22	418-	187.1	776.00
61-07000	OTHER	676,475	55,776.63	445,254.22	231,221	65.8	
61-08000	DEBT CHARGES	2,330	190.00	1,693.75	636	72.7	
61-09000	CAPITAL EXPENDITURE FROM REVENUE	181,760	24,027.90	82,839.36	98,921	45.6	6,050.00
61-09000	SURPLUS						
	TOTAL	1,671,130 *	182,647.27 *	985,316.01 *	685,815 *	59.0*	16,523.00 *

## WATER UTILITY REVENUE

63-01000	SALE OF WATER	383,200CR	32,597.47CR	221,098.60CR	161,301-	57.9	
63-02000	MISCELLANEOUS	25,150CR	286.54CR	3,593.97CR	21,556-	14.3	
63-03000		66,790CR		66,794.14CR	4	100.0	
	TOTAL	475,140CR*	32,884.01CR*	292,286.71CR*	182,853-*	61.5*	*

## WATER UTILITY EXPENDITURE

64-01000	ADMINISTRATION AND GENERAL	33,875	2,912.73	22,885.56	10,989	67.6	6.00
64-02000	CUSTOMER BILLING AND COLLECTING	16,495	1,588.35	12,225.56	4,269	74.1	998.00
64-03000		23,260	2,154.36	13,902.32	9,358	59.8	
64-04000	PUMPING MAINTENANCE	3,740		1,273.23	2,467	34.0	25.50
64-05000	DIST. MAINT. -EXCEPT METERS-	38,080	4,787.40	21,527.71	16,552	56.5	5,432.00
64-06000	METER MAINTENANCE + INSTALLATION	4,770	166.78	2,428.46	2,342	50.9	641.00
64-07000	PURIFICATION AND TREATMENT	56,900	5,159.62	40,074.35	16,826	70.4	7,135.50
64-08000	WELLS + INTAKE MAINTENANCE	26,450		22,892.52	3,557	86.6	1,382.00
64-09000	TREATMENT PLANT + BUILDING MAINT	7,040	3,838.03	5,176.47	1,864	73.5	
64-10000	OTHER	73,060	11,704.33	37,879.93	35,180	51.8	1,659.00



## CITY OF RED DEER    TREASURERS REPORT SUMMARY    AUGUST    1967

 PAGE 7  
 OVER/UNDER BUDGET    PERCENT SPENT    64-10000 HRS-YEAR TO DATE

ACCOUNT	DESCRIPTION	BUDGET	CURRENT MO	YEAR TO DATE	OVER/UNDER BUDGET	PERCENT SPENT	64-10000 HRS-YEAR TO DATE
64-11000	DEBT CHARGES	198,660	16,555.00	132,440.00	66,220	66.7	
64-12000	CAPITAL EXPENDITURE FROM REVENUE	2,810			2,810		
	TOTAL	485,140 *	48,886.60 *	312,706.14 *	172,434 *	64.5*	17,279.00 *
SEWER UTILITY REVENUE							
66-01000	SERVICE CHARGES	133,290CR	11,510.74CR	75,848.84CR	57,441-	56.9	
66-02000	MISCELLANEOUS		575.00CR	5,285.00CR	5,285		
66-03000		18,320CR		18,319.80CR		100.0	
66-04000		22,780CR	1,898.00CR	15,188.00CR	7,592-	66.7	
	TOTAL	174,390CR*	13,983.74CR*	114,641.64CR*	59,748-*	65.7*	*
SEWER UTILITY EXPENDITURE							
67-01000	ADMINISTRATION	25,180	2,096.00	16,736.00	8,444	66.5	
67-02000	CUSTOMER BILLING AND COLLECTING	6,750	230.00	3,107.44	3,643	46.0	
67-03000	SEWER COLLECTION MAINTENANCE	34,120	3,455.01	23,577.53	10,542	69.1	6,650.00
67-04000	SEWAGE PUMPING AND TREATMENT	4,230	514.06	1,206.79	3,023	28.5	418.00
67-05000	OTHER	7,650	1,455.10	4,692.74	2,957	61.3	
67-06000	DEBT CHARGES	96,460	8,040.00	64,300.00	32,160	66.7	
	CAPITAL EXPENDITURE FROM REVENUE						
	TOTAL	174,390 *	15,790.17 *	113,620.50 *	60,769 *	65.2*	7,068.00 *
	TOTAL	*	*	*	*	*	*
67-06000	TRANSIT REVENUES						
	TOTAL	*	*	*	*	*	*
69-01000	TRANSPORTATION REVENUES	85,780CR	8,150.41CR	57,392.95CR	28,387-	66.9	
69-02000	MISCELLANEOUS REVENUES	4,100CR	100.00	3,483.05CR	617-	85.0	
69-03000		77,760CR	6,445.00CR	51,555.00CR	26,205-	66.3	
	TOTAL	167,640CR*	14,495.41CR*	112,431.00CR*	55,209-*	67.1*	*
TRANSIT EXPENDITURES							
70-01000	ADMINISTRATION	20,620	3,899.17	12,779.74	7,840	62.0	5.00
70-02000	BUILDINGS MAINTENANCE + OPERATION	10,150	659.14CR	5,068.18	5,082	49.9	14.00
70-03000	BUS MAINTENANCE	35,985	1,275.37	18,103.28	17,882	50.3	3,381.00
70-04000		170	66.51	66.51	103	39.1	24.00
70-05000	TRAFFIC PROMOTION	1,550	143.08	1,163.42	387	75.1	85.00
70-06000	TRANSPORTATION EXPENSE	64,265	2,357.69	42,747.88	21,517	66.5	14,231.00
70-07000	DEBT CHARGES	16,480	1,375.00	11,000.00	5,480	66.7	
70-08000	CAPITAL EXPENDITURE FROM REVENUE	18,420	131.40	17,375.43	1,045	94.3	



## CITY OF RED DEER    TREASURERS REPORT SUMMARY    AUGUST

1967

 PAGE 8  
 OVER/UNDER BUDGET    PERCENT SPENT    70-08000  
 HRS-YEAR  
 TO DATE

ACCOUNT	DESCRIPTION	BUDGET	CURRENT MO	YEAR TO DATE	OVER/UNDER BUDGET	PERCENT SPENT	70-08000 HRS-YEAR TO DATE
	TOTAL	167,640 *	8,589.08 *	108,304.44 *	59,336 *	64.6*	17,740.00 *
AIRPORT REVENUE							
72-01000	AIRPORT FACILITIES	5,000CR	605.35CR	4,178.15CR	822-	83.6	
72-02000	MISCELLANEOUS REVENUE	1,500CR	1,001.00CR	1,001.00CR	499-	66.7	
72-03000	PROVIDED BY GEN REV FROM TAX LEVY	8,690CR	612.00CR	6,246.00CR	2,444-	71.9	
	TOTAL	15,190CR*	2,218.35CR*	11,425.15CR*	3,765-*	75.2*	
AIRPORT EXPENDITURES							
73-01000	ADMINISTRATION AND GENERAL	7,160	105.95	3,792.24	3,368	53.0	
73-02000	FLYING FIELD AND HANGARS	4,900	291.99	2,388.23	2,512	48.7	
	TOTAL	12,060 *	397.94 *	6,180.47 *	5,880 *	51.2*	
GENERAL CAPITAL AND LOAN ASSETS							
	TOTAL	*	*	*	*	*	*
GENERAL CAP AND LOAN LIABILITIES							
	TOTAL	*	*	*	*	*	*
	TOTAL	*	*	*	*	*	*
GENERAL REVENUE ASSETS							
	TOTAL	*	*	*	*	*	*
SUBDIVISION INVESTMENT							
	TOTAL	*	*	*	*	*	*
THIRD PARTY WORK							
	TOTAL	*	*	*	*	*	*
GENERAL REV LIABILITIES + SURPLUS							
	TOTAL	*	*	*	*	*	*
	TOTAL	*	*	*	*	*	*
	TOTAL	*	*	*	*	*	*
	TOTAL	*	*	*	*	*	*
	TOTAL	*	*	*	*	*	*
	TOTAL	*	*	*	*	*	*
	TOTAL	*	*	*	*	*	*



## CITY OF RED DEER

## SUMMARY OF AUDIT QUESTIONNAIRE RESULTS

	No. of Years Present Aud- itor held appointment	Has quest. of periodic change of audit. ever been considered.		Policy Adopted	Basis for Policy or Comments
		YES	NO		
<u>British Columbia</u>					
Prince George	12		X		Continuous appointment, but audit staff change.
Kelowna	33		X		
Penttigon	39		X		In fact the Company has been sold 9 times during this period.
<u>Alberta</u>					
Lethbridge	34		X		
Red Deer	10	X			Presently under consideration.
Medicine Hat	20		X		Personnel change periodically.
Edmonton	40		X		Firm has changed names during period because of change in partnership.
Calgary	4		X	No set policy estab. but council expressed feeling that (1) audit should be rotated (2) preference should be given to local as op- posed to national firms (3) no time limit set but 5 yrs. consid. reasonable.	Basis (1) Need for fresh viewpoint (2) relationship may become too close if not rotated (3) share City business among firms.



	No. of Years Present Auditor held appointment	Has quest. of periodic change of audit. ever been considered.		Policy Adopted	Basis for Policy or Comments
		YES	NO		
Other Provinces					
Moncton, N.B.	20	X		No policy adopted.	Question has been considered on several occasions.
Brampton, Ont.	15		X		
Hoose Jaw, Sask.	"many years"		X		Personnel change every two or three years.
Brandon, Man.	5	X		Prior policy to change every three or four years. New policy is to have two audit firms appointed, and a senior C.A. from each firm alternate annually to take charge of audit - no time limit.	Main basis continuity. Large audit takes about 2 yrs. to program and by end of 4 yrs. audit firm is in a position to make constructive recommendations.
Timmins, Ont.	40		X		
Prince Albert, Sask.	30		X		Partnership has changed hands 3 times.
Stratford, Ont.	15		X		
North Bay, Ont.	22		X		
Frederickton, N.B.	1		X		
Belleville, Ont.	7		X		



MEMORANDUM OF AGREEMENT made this            day of            1967:

BETWEEN:

THE CITY OF RED DEER,  
a municipal corporation in the  
Province of Alberta,  
(hereinafter called "the City"),

OF THE FIRST PART,

- and -

NORTHWESTERN UTILITIES, LIMITED,  
a body corporate having its head  
office at the City of Edmonton,  
in the Province of Alberta,  
(hereinafter called "the Company"),

OF THE SECOND PART.

WHEREAS by Agreement made on the 24th day of September, 1945,  
(hereinafter called "the franchise agreement") the City granted to the  
Company a special franchise to supply natural gas to the City and the  
inhabitants thereof for the term of Twenty (20) years from the 30th day  
of November, 1947, or from such earlier date as that upon which the  
Company may commence to supply natural gas pursuant to the original  
agreement; and

WHEREAS the City and the Company agree that the date on which  
the Company commenced to supply natural gas to the City pursuant to the  
original franchise agreement dated 24th day of September 1945, was the  
22nd day of August, 1947; and

WHEREAS in and by the franchise agreement it was agreed between the City and the Company that at or before the expiration of the term thereof the said franchise agreement might be renewed for a period not exceeding Ten (10) years and so on from time to time with such alterations, if any, as might be agreed upon by the parties and approved by the Public Utilities Board; and

WHEREAS it has been agreed between the City and the Company that the franchise agreement be renewed upon and subject to the terms of this agreement; and

WHEREAS the terms of this agreement have been approved by the Public Utilities Board;

NOW THEREFORE IT IS MUTUALLY CONVENANTED AND AGREED by and between the parties hereto as follows:

1. The City hereby gives, grants and confers upon the Company, its successors and assigns a renewal of the special franchise to supply natural gas to the City and the inhabitants thereof for a renewed term of Ten (10) years from the 22nd day of August, 1967, upon and subject to the terms and conditions of the original franchise agreement dated the 24th day of September, 1945, as amended and altered by this agreement.

2. That the original Franchise Agreement dated the 24th day of September, 1945 be and the same is hereby altered and amended as follows:

- a) By striking out Clause 7 of the Franchise Agreement and substituting therefor the following:



"7. The Company shall charge for natural gas supplied to the City and/or the inhabitants thereof such price or rates as may be approved or fixed from time to time by the Public Utilities Board."

b) By striking out Clause 8 and substituting therefor the following:

"8. The City agrees that it will not during the term of the renewed franchise agreement or any further renewal thereof grant to any other person, firm or corporation the right to lay pipes in its public streets, roads, squares, lanes, alleys and other public highways or places for the purpose of conveying or supplying natural gas to or in the City for any purpose so long as the Company supplies to the City and the inhabitants thereof their reasonable requirements of natural gas."

c) By striking out Clause 10 and substituting therefor the following:

"10. The Company agrees to pay to the City for the period from the 1st day of September, 1967 to the 22nd day of August, 1977 on the sale of gas within the limits of the City of Red Deer as they exist from time to time an amount equal to the sum of seven and three-quarter per cent (7-3/4%) of the gross receipts of the Company during the said period from the sale of gas to domestic and commercial customers and to industrial customers served under Rate No. 1 General Rate or Rate No. 2 Optional Rate and three per cent (3%) of the gross receipts of the Company during the said period from the sale of gas to industrial customers served under Rate No. 3 - Optional High Load Factor Rate, the said amount to

be paid annually on or before the 1st day of March in each year commencing with the 1st day of March, 1968 for the amount payable hereunder for the preceding calendar year.

"The City agrees to accept the payments made to it by the Company under the preceding paragraph hereof in lieu of and in satisfaction of:

- (a) the five per centum (5%) of the gross receipts of the Company from the sale of natural gas payable by the Company under paragraph 10 of the original Red Deer franchise; and
- (b) one-third of all taxes of any and all kinds howsoever payable by the Company to the City with respect to the calendar year 1967; and all taxes of any and all kinds howsoever payable by the Company to the City with respect to the calendar years 1968 to 1977, inclusive, and in particular without restricting the generality of the foregoing in lieu of all franchise taxes and taxes on lands, buildings, improvements, pipe lines, works, transmission lines, plant, machinery, equipment and apparatus owned by the Company and used solely by it for the purpose of buying, producing, selling and distributing natural gas, provided that notwithstanding the foregoing the Company shall pay to the City frontage taxes, business taxes, special taxes, if any, imposed pursuant to sections 537 to 542, inclusive, of the City Act,



special frontage assessments, and special local benefit assessments, if any, imposed pursuant to Part IX of the said Act."

3. This agreement shall enure to the benefit of and shall be binding upon the successors and assigns of each of the parties hereto.

IN WITNESS WHEREOF the parties hereto have hereunto caused their respective corporate seals to be affixed, authenticated by the signatures of their proper officers as of the day and year first above written.

THE CITY OF RED DEER

Per: \_\_\_\_\_  
Mayor

Per: \_\_\_\_\_  
City Clerk

NORTHWESTERN UTILITIES, LIMITED

Per: \_\_\_\_\_  
General Manager

Per: \_\_\_\_\_  
Secretary

*File*

ADDITIONAL AGENDA

For Regular Meeting of Council of the City of Red Deer to  
be held in Council Chambers, City Hall, Red Deer, Monday,  
September 11th, 1967 commencing at 5:00 P.M.

=====

NO. 1.

Report on 67th Street Underpass

Attached please find:-

- (A) Letter dated September 8th, 1967 from Stanley Associates Engineering Ltd. reporting on the bids received for the above project.

\*

\*

\*

STANLEY ASSOCIATES ENGINEERING LTD.

Consulting Engineers,  
8908 - 99th Street,  
Edmonton, Alberta

September 8th, 1967

Mr. N. J. Deck, P. Eng.,  
City Engineer,  
The City of Red Deer,  
Red Deer, Alberta

Dear Sir:

RE: 67th Street Underpass & Approaches

We have now checked the five tenders for the above noted project and have found the total tender prices to be as follows:

1. Burns & Dutton Construction (1962) Ltd.	\$ 510,065.00
2. Poole Construction Limited	511,253.25
3. Commonwealth Construction Co. Ltd.	572,872.22
4. Fraser & Rice Construction Ltd.	563,253.45
5. Standard - General Construction (International) Ltd.	538,472.55

The changes in the tender prices were due to errors in multiplication and addition. On the basis of the tenders received we recommend that the low tender submitted by Burns & Dutton Construction (1962) Ltd. for the sum of Five Hundred and Ten Thousand and Sixty-five Dollars (\$510,065.00) be accepted, pending Provincial Government approval.

We are enclosing two (2) copies of each of the following:

1. The Bid Summary Sheet.
2. The Cost Sharing Breakdown based on the low tender price.

We understand you will be advising the Provincial Government as to the Council's decision regarding the tender award.

Yours very truly,

STANLEY ASSOCIATES ENGINEERING LTD.

Per: G. R. Donald, P.Eng.

\*

\*

\*



- (B) Letter dated September 7th, 1967 from Burns & Dutton Construction (low bidder) requesting an early award of the Contract.

BURNS & DUTTON CONSTRUCTION (1962) LTD.

5720 Fourth St. S. E.,  
Box 5220, Station "A",  
Calgary, Alberta

September 7th, 1967

His Worship The Mayor and Council,  
City of Red Deer,  
City Hall,  
Red Deer, Alberta

Gentlemen:

RE: 67th Street Underpass

We understand that your engineers, Stanley Associates Engineering Ltd., will be recommending that as we are low bidders, the contract be awarded to our firm.

Should you and the Council find that our proposal is in order, we would appreciate your consideration in awarding the project as soon as possible.

An early award is required:

- To insure completion of sufficient earthwork prior to cold weather to enable us to work on the structure through the winter months.
- To utilize available crews and equipment before they are committed to other projects.

Thank you for your consideration.

Yours truly,

BURNS & DUTTON CONSTRUCTION (1962) LTD.

Chief Engineer

\*

\*

\*

- (C) A petition for reduced assessment and taxes from the residents of nine homes on 59th Street West of 57th Avenue, due to proximity of the railway, which will be a permanent problem if the 67th St. Underpass is constructed.

September 7th, 1967

City Council  
City of Red Deer,  
Alberta.

Gentlemen:

We the undersigned, residents of 59th Street West of 57th Avenue feel that if the 67th Street underpass is built, continuation of the C.P.R. train

service through the residential area of North Red Deer will result. This is most undesirable for the following reasons:

- (a) since our properties back to the said railway, much vibration results in our houses because of the speed, weight and proximity of the trains and results in loosening windows and doors and cracks in the walls.
- (b) Excessive use of the whistle while passing through this area is causing hardship to young children through interrupted sleep and frayed nerves to housewives.
- (c) As evidenced by the recent train derailment in North Red Deer, a potential danger exists to life and property.

Be it therefore resolved that:

- (a) Because of the said railway, property value is lowered and houses in this area are hard to sell; remuneration in the form of vastly reduced property taxes and tax assessment value for said area should be implemented by City Council.

Signed this 7th day of September, 1967.

<u>NAME</u>	<u>ADDRESS</u>
G. D. Young	5805 - 59th Street
Lorna Young	5805 - 59th Street
Henry Vonkeman	5809 - 59th Street (railroad is very unkempt and untidy, also an
Elly Vonkeman	5809 - 59th Street eye-sore)
Vi Morrical	5817 - 59th Street
A. J. Morrical	5817 - 59th Street (Feels taxes are too high in comparison to other parts of Red Deer).
W. O. Nolan	5821 - 59th Street
Helen C. Nolan	5821 - 59th Street
Mrs. Anne Doyle	5901 - 59th Street
Mr. Lou Doyle	5901 - 59th Street
W. Vollman	5801 - 59th Street
Mrs. W. Vollman	5801 - 59th Street
Gwen Leithead	5825 - 59th Street
Alf. Leithead	5825 - 59th Street
Helen Hill	5905 - 59th Street (I feel like taxes are far too high)
Mrs. Grace Zee	5813 - 59th Street
G. Zee	5813 - 59th Street (Owners)

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Council requested the administration to thoroughly explore the possibility of re-routing the main C.P.R. line through the C.N.R. Riverside Industrial Area, at the same time as we processed the 67th Street Underpass proposal. The following action was taken.

Mr. Frawley (Counsel for the Provincial Government of Ottawa) has had a number of dealings with the Railways and Board of Transport Commissioners as well as the Federal Ministers concerned in this area and we have corresponded at some length with him and Mr. Telford of the Provincial Freight Bureau. The outcome of this correspondence was three letters sent under the signature of the Mayor and myself to the Vice Presidents of the two railways and to the Board of Transport Commissioners. Copies of these letters, and the replies are attached.

(D) Letter dated August 22nd, 1967 to Mr. G. Roger Graham, Vice President of the C.N.R.

August 22nd, 1967

Mr. G. Roger Graham,  
Vice President,  
Mountain Region,  
C.N. Railway,  
Edmonton, Alberta

Dear Mr. Graham:

There has existed for some time a problem of service between your railway and your competition in this City. Current interest developed recently in discussions on future industrial development and in the servicing

The suggestions put forward in this letter are not meant to breach, in any way, our agreement. We wish to open discussion for upgrading service to our mutual satisfaction and benefit. The competitive and industrial development situation is changing and some of the reasons for reconsideration are as follows:

or turns to trucking.

2. With more intensified competition from road transport, any delays on either railroad tend to ruin the overall rail public image.
3. In a city the size of Red Deer, the economic capability to service industrial areas is limited. If proper standards are to be maintained, it is desirable to service only one industrial park at a time.
4. A reasonable standard of rail service to industry presently located is a moral obligation.
5. Joint service to all industrial areas in the City will place industrial development officers of both railways and the City in a position that they can truly sell the best we have to offer.

To achieve this goal of joint service - which we feel in the long run is to the advantage of all parties - there are many possible approaches. Some of these are outlined in an appendix to this letter. To find the one which will be mutually agreeable will require a truly forward-looking, enlightened search. It is obvious from many of the developments that are projected and others that have taken place in your company, that thinking is being oriented to the present, rather than remaining enshrined in the regulatory maze and semi-monopolistic era which no longer exists. We, therefore, request that, at your earliest convenience, we meet with all interested parties to discuss all the ramifications of the various solutions.



Any necessary studies can then be instituted and the data assembled to find the best solution to this challenge.

It is most desirable from the City point of view that the meeting be arranged as soon as possible (preferably the first week of September) as our discussions may have a bearing on the decision Council must make on or about September 20th, in respect of the 67th Street grade separation.

Yours very truly,

R. E. BARRETT,  
Mayor

DENIS COLE,  
City Commissioner

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#### POSSIBLE SOLUTIONS

#### APPENDIX A

We understand that this problem can be solved by several means. Those which have been brought to our attention are as follows:

- (a) The C.N. presently has running rights over the C.P. to service the interchange. This could be extended to allow direct service to all C.P. located industry in central Red Deer and Golden West. Another part of such an agreement could provide the C.P. with access over C.N. trackage to Riverside.
- (b) City Council has requested that the possible relocation of the C.P. track and the joint use of an upgraded C.N. line to Red Deer Junction be reconsidered. This proposal was originally placed before your company in a letter to Mr. G. F. Middleton on July 18th, 1963. In connection with this proposal, we have written the Board of Transport Commissioners to ascertain if such a change could be considered as a "diversion" under the Railway Act and therefore eligible for subsidy under the Grade Separation Fund for the new crossings that would be created. A sketch of this proposal is attached.
- (c) Red Deer is served in switching and interswitching service by the C.N. road-haul engine from Edmonton. Since working agreements seem to preclude an upgrading of the service on interchange traffic, possibly an agreement to have the C.P. provide this service could be arranged.

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- (E) Reply dated September 7th, 1967.

#### CANADIAN NATIONAL RAILWAYS

Mountain Region  
G. R. Graham  
Vice-President  
Edmonton, Alberta

September 7th, 1967

Mr. R. E. Barrett,  
Mayor

Mr. Denis Cole,  
City Commissioner

Dear Mr. Mayor and Senior Commissioner:



Your letter of 22 August outlining what you indicate to be problems in regard to industrial development in Red Deer has been received.

I regret to inform you that I will not be available for a meeting as my presence is required in Montreal during the week of 18 September and I have other commitments for the fourth week of September. In view of these circumstances, I will outline for you the Canadian National Railways' position in regard to the points enumerated in your letter.

1. The contentions mentioned in this item in regard to transportation services to Red Deer, insofar as the Canadian National Railways is concerned, are not correct. We deliver by rail to Red Deer as fast as we do to either Calgary or Edmonton and the businessmen of Red Deer enjoy a comparable service. We also have a trucking arm that deals very efficiently with goods required to be moved by this method of transportation. We have never had a complaint from any customer in Red Deer since the re-arrangement and development of our new trackage and new facilities for handling less than carload freight and the administration of the Master Agency Plan.
2. I disagree entirely with the statement made here and feel that my answer to Item No. 1 sufficiently covers Item No. 2.
3. The problem outlined here is entirely the responsibility of the City of Red Deer, bearing in mind that commitments that have already been made must be honored, and this is the case insofar as the agreement between the City of Red Deer and Canadian National in Riverside Industrial Park is concerned. The onus of successful development depends entirely upon the City of Red Deer with all assistance within reason that we can give them. If the City decides to open a second industrial area it is entirely their prerogative, and we have no objections to this kind of planning as the financial responsibility rests with the City of Red Deer.
4. We have, without any uncertainty, maintained our moral obligation insofar as rail service is concerned to the City of Red Deer and it is our policy to continue this service in perpetuity.
5. We serve many joint industrial areas in various parts of Canada co-operatively with the Canadian Pacific Railway which have been laid out by municipal and railway development officers and have no objection to entering into agreements of this nature. However, it must be clearly understood, and I repeated this to you and your council at our last meeting, that we made provision over and above the required interchange rules to allow the Canadian Pacific Railway equal access into the Riverside industrial area by the use of our facilities, specially constructed at north junction on the north boundary of the industrial park, which up to the present the Canadian Pacific have not wished to avail themselves of in efficient movement of traffic into the industrial area under discussion, and we are not prepared at this time to take any further initiative in this respect. As I stated before, the matter is entirely the policy of the Canadian Pacific Railway. If the City of Red Deer wishes to develop the Riverside Industrial Park as a joint area, we will have no objection whatsoever provided that the City repays in full to the Canadian National Railways approximately \$578,000.00 which is the sum Canadian National has invested from the effective date of the agreement up to the present time in Riverside Industrial Park, plus interest at  $5\frac{1}{2}\%$  on the various sums of money commencing from the date of individual expenditures. Upon completion of this transaction we would be agreeable to the cancellation of our agreement with the City to give you a free hand to renegotiate the industrial park on whatever basis you choose.



The third last paragraph of your letter making mention of the attached appendix brings out problems which are matters for negotiation between the Canadian National and Canadian Pacific Railways. Up to the present time we have not been approached by the Canadian Pacific for running rights over our industrial lead for use as a re-arrangement of their main line, and until such approach has been made we have no comments to offer in this regard. It must be clearly understood that this is a transportation problem between the two railways and the railway desiring the re-arrangement must make an approach to the Company who are owners of the trackage in question.

In regard to the third sentence in the first paragraph of your appendix, I wish again to emphasize that the Canadian National Railways has behind it a vast experience of industrial development and we endeavour to use the knowledge gained therefrom in a wise, prudent and faithful way to assist municipalities across Canada to develop independent industrial parks. Such has been the case in Red Deer but it appears it is not satisfactory to the City. Therefore, I would suggest that you give serious consideration to the proposals made to you in regard to acquisition of Riverside Industrial Park. Then you will be entirely free to plan and do as you see fit with the property.

A meeting such as you have requested in your letter to me does not indicate in any way what other parties have been invited to attend and we do not know whether or not the Canadian Pacific would be represented. May I suggest to you that until the proper approach is made by Canadian Pacific to Canadian National, it is only a waste of time to gather for a meeting and listen to conjectures when the factual side of the case should be completely developed by the two railway companies involved.

I hope I have outlined the Canadian National's position quite clearly, and should you still consider a meeting necessary at some future date I will give the matter further consideration and be prepared to attend.

Yours very truly,

G. R. Graham,  
Vice-President

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(F) Letter dated August 22nd, to Mr. J. N. Fraine, Senior Regional Vice-President, C.P.R.

August 22nd, 1967

Mr. J. N. Fraine,  
Sen. Reg. Vice President,  
C.P. Railway,  
Vancouver, B.C.

Dear Mr. Fraine:

There has existed for some time a problem of service between your railway and your competition in this City. Current interest developed recently in discussions on future industrial development and in the servicing of interchange movements to some industries presently located here. It is felt that our city requires joint service in our industrial parks to provide the best climate for development.

Some of the reasons discussed are as follows:-

1. The trend to smaller inventories in business requires that time-in-transit be reduced to a minimum. Many industries believe that this can only be achieved where they can preserve at all times a choice of carrier and for this reason are now demanding joint rail service. Where such service is lacking industry is seeking alternative locations or turns to trucking.



2. With more intensified competition from road transport, any delays on either railroad tend to ruin the overall rail public image.
3. In a city the size of Red Deer, the economic capability to service industrial areas is limited. If proper standards are to be maintained, it is desirable to service only one industrial park at a time.
4. A reasonable standard of rail service to industry presently located is a moral obligation.
5. Joint service to all industrial areas in the city will place industrial development officers of both railways and the city in a position that they can truly sell the best we have to offer.

To achieve this goal of joint service - which we feel in the long run is to the advantage of all parties - there are many possible approaches. Some of these are outlined in an appendix to this letter. To find the one which will be mutually agreeable will require a truly forward-looking, enlightened search. It is obvious from many of the developments that are projected and others that have taken place in your company, that thinking is being oriented to the present, rather than remaining enshrined in the regulatory maze and semi-monopolistic era which no longer exists. We, therefore, request that, at your earliest convenience, we meet with all interested parties to discuss all the ramifications of the various solutions.

Any necessary studies can then be instituted and the data assembled to find the best solution to this challenge.

It is most desirable from the City point of view that the meeting be arranged as soon as possible (preferably the first week of September) as our discussions may have a bearing on the decision Council must make on or about September 20th, in respect of the 67th Street grade separation.

Yours very truly,

R. E. BARRETT,  
Mayor

DENIS COLE,  
City Commissioner

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#### APPENDIX A

#### POSSIBLE SOLUTIONS

We understand that this problem can be solved by several means. Those which have been brought to our attention are as follows:-

- (a) The C.N. presently has running rights over the C.P. to service the interchange. This could be extended to allow direct service to all C.P. located industry in central Red Deer and Golden West. Another part of such an agreement could provide the C.P. with access over C.N. trackage to Riverside.
- (b) City Council has requested that the possible relocation of the C.P. track and the joint use of an upgraded C.N. line to Red Deer Junction be reconsidered. This proposal was originally placed before your company in a letter to Mr. H. C. McBeth on July 18th, 1963. In connection with this proposal, we have written the Board of Transport Commissioners to ascertain if such a change could be considered as a "diversion" under the Railway Act and therefore eligible for subsidy under the Grade Separation Fund for the new crossings that would be created. A sketch of this proposal is attached.



- (c) Red Deer is served in switching and interswitching service by the C.N. road-haul engine from Edmonton. Since working agreements seem to preclude an upgrading of the service on interchange traffic, possibly an agreement to have the C.P. provide this service could be arranged.

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- (G) Reply dated August 31st, 1967.

# CANADIAN PACIFIC RAILWAYS

August 31st, 1967

Hon. R. E. Barrett  
Mayor, City of Red Deer  
Red Deer, Alberta

Dear Mr. Mayor:

With reference to your letter of August 22nd, in connection with proposal that industries in Red Deer be served by both Railways.

The proposal, which is quite comprehensive, will require careful study and analysis. The subject has already been taken in hand, but it is not expected a conclusion can be reached before it is necessary for your council to make a decision about September 20th in respect of the 67th Street grade separation.

Mr. H. C. MacBeth, our Superintendent at Edmonton, will be our representative at the meeting which you suggest should be held, but as he is at present on annual vacation until September 17th, it would be preferable if the meeting could be held after that date.

We have an open mind on this subject and will be pleased to participate in the discussions of all aspects to determine how the interests of the City and industry in Red Deer may best be met.

If it is possible for you to set the date of the meeting subsequent to September 17th, it would be appreciated if you would advise Mr. MacBeth direct. I am forwarding him a copy of your letter and my reply.

Yours truly,

J. N. FRAINE,  
Senior Regional Vice-President

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- (H) Letter dated August 22nd, 1967 to the Board of Transport Commissioners.

August 22nd, 1967

Mr. R. A. Shier,  
Director,  
Engineering Branch,  
Board of Transport Commissioners of Canada,  
Ottawa, Ontario

Dear Sir:



Our City has had under consideration the problems of railway crossings and joint servicing of our industrial areas. One solution proposed by the Planning Commission would be a relocation of the C.P.R. with joint running rights for both Railways over an upgraded C.N.R. line from the Riverside area to Red Deer Junction.

This scheme would involve the abandoning of a portion of the C.P.R. main line over which there are now three grade crossings, and the construction of a new line connecting the C.P.R. to the C.N.R. immediately North of the River. This new connecting line would necessitate four grade separation structures at 59th and 60th Streets and at Gaetz Avenue and 49th Avenue respectively. (A sketch plan is attached).

Our question to the Board is whether, in your interpretation of the Act and regulations, such a relocation could be deemed to be a "diversion" of the railway and to be "a work for the protection, safety and convenience of the public in respect to the existing crossings" and so qualify for monies from the Grade Separation Fund.

If the grade separation structures at the crossings of the proposed new line would not qualify, it is virtually certain that the scheme will have to be abandoned and the existing grade crossings over the C.P.R. replaced by separating structures, one by one over the coming years.

We would appreciate your opinion as early as possible, so that, if this scheme is within the authority of the Act, discussions can be progressed with the two railways involved, and if not, we can proceed with the construction of the 67th Street grade separation in respect of which an Order has been issued.

Yours truly,

R. E. BARRETT,  
Mayor

DENIS COLE,  
City Commissioner

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(I) Reply dated August 31st, 1967.

BOARD OF TRANSPORT COMMISSIONERS

FOR CANADA

400 Laurier Ave. W.,  
Ottawa 4, Ontario,  
August 31st, 1967.

Mr. R. E. Barrett,  
Mayor,  
City of Red Deer,  
Red Deer, Alberta

Dear Mr. Barrett:

File 49334

This has reference to your letter of August 22nd, 1967, addressed to Mr. R. A. Shier.

It is my personal opinion that the grade separation structures at the crossings of the proposed new line would not qualify for a grant from the Railway Grade Crossing Fund.

Should you so desire, I would be prepared to refer the matter to the Board, but before doing so, would appreciate receiving the following information:

1. Would the grade separations on the proposed new line be required at the time this new line is constructed?
2. What is the approximate daily vehicular traffice at the location of each of the proposed grade separations?
3. What is the approximate daily vehicular traffic at each of the existing grade crossings which would be eliminated?

Yours very truly,

A. G. HIBBARD,  
Acting Director of Engineering.

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It is our considered opinion that without a Board of Transport contribution of 80%, the diversion of the railway and the construction of joint grade separations in connection therewith is not an economic or practical alternative to constructing grade separations, as and when required across the C.P.R. main line (with such a contribution).

It is clear that we cannot expect the participation of the C.N.R. in any studies or negotiations in this regard. We can buy them out at a cost of \$578,000.00 (plus 5½% interest). It is further our opinion that without the support and co-operation of the C.N.R. in this project, the re-routing of the C.P.R. line is neither possible nor practical.

In the circumstances we are of the view that the contract for the 67th Street Underpass should now be awarded.

R. E. BARRETT,  
Mayor

DENIS COLE,  
City Commissioner

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September 11th, 1967

TO: City Commissioners

FROM: City Engineer

RE: Tenders for 67th Street Underpass

- (1) I agree that it is desirable to award a contract for the work at this time. I think it would not be fruitful to delay the work in favour of the very remote possibility that a diversion might be economically feasible in 1968 or 1969.
- (2) The bid of Burns & Dutton was informal. They made some errors in multiplication and addition. The next low bidder, Poole Construction Company, had a formal bid. I presume that City Council will want to take advantage of the "Waiving of Formalities" clause and award to the low bidder, i.e. to Burns & Dutton.

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

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