

A G E N D A

For the meeting of the Council to be
held in the Council Chambers on Monday, April 23, 1956
at 7:30 p.m.

PRESENT:

1. Confirmation of the minutes of the regular meeting of April 9, and April 16, 1956.
2. Correspondence:
 1. Lillian Scott Re: School Site - West Park
 2. E. F. Murphy Re: Tenants in garage.
 3. J. A. Girard Re: Application for Shoe Repair Busin
 4. G. Griffin Re: 44 Ave. between 53St. and 50 St.
 5. E. A. Johnstone Re: Our Gaetz Ave. and No. 2 Highway
 6. A. W. Hudson Re: R.D.J.C.C. Tourist Booth
 7. E. Roger Taylor Re: Petition to adjust Taxes.
 8. Property Owners on 57 St. Re: Petition to pave lane.
 9. Property Owners on 60 St. from 58 Ave. to 59 Ave. Re: Construction of Sidewalks
 10. Petition Re: To hard-surface 54 St. between Gaetz Ave. and 49 Ave.

3. By-law:

1. By-law No. 1867 - Land sales - 3 readings

Name	Lot	Blk.	Plan	Pur Price	Min Value
Halliburton Oilwell Cementing	5125	3	5331HW	\$1275.00	\$30,000
Reginald & Ruby Siddons	8 & 9	10	6269AF	\$ 352.00	nil
Const. Robert Johnston	25	11	970 ks	\$ 355.50	nil
Allen & Gladys Badry	21 & 22	3	7604S	\$ 408.32	nil
Const. Robert Johnston	9	19	970KS	\$ 352.00	nil
Const. Robert Johnston	10	19	970KS	\$ 352.00	nil

4. Reports

1. Land Sale Policy*
2. Re: Tenders for truck for the Electric Light and Power Dept.
3. Re: Boulevards
4. Re: By-law to erect a duplex or apartment or alter a building for these uses in a residential area.
5. Recommended City Policy Re The Purchase of Equipment.
6. Re: Reports and Memorandums between the Commissioners and Engineering Departments.

5. New Business:

1. Payment of Accounts.

LETTER NO.1

RED DEER PUBLIC SCHOOL DISTRICT

April 13, 1956

Mr. James Beveridge
City Commissioner
City Office
Red Deer, Alberta

Dear Mr. Beveridge:

Re: School Site - West Park

In view of the large residential development in the West Park area the School Board feel they will be faced with constructing a school in this area in the very near future.

Some time ago the Board were assured it was the intention of the City to eventually close 56th Ave., between 38th and 39th Streets and that the school site will be enlarged and that a park area will also be created adjacent to the school site. Before the Board proceed with any plans they would like the assurance of the City that the above plan is being carried out, as outlined by Mr. Cole some time ago.

Your advice in this respect will be appreciated.

Yours very truly,

RED DEER PUBLIC SCHOOL DISTRICT NO. 104

"Lillian Scott"
Secretary - Treasurer"

c.c. Red Deer & District Planning Commission

Re: Above Letter

(1) Recommend it be referred to the District Planning Commission.

(2) After the report of our District Planning Commission is received we can go into the matter of who is going to move the two houses in question. My own thinking is that the School Board should be responsible for moving them but if so, all the land in question should be owned by the School Board. However, Council might think it worthwhile having control over part of the school grounds as there is no other nearby area for parks and recreation. In this case a 50-50 share is justified. A decision on this can be delayed until the Planning Commission has reported and Council has had time to study a plan of the area in question.

J.A. Beveridge
City Commissioner

LETTER NO. 2

April 13, 1956

The City of Red Deer
Red Deer, Alberta

Attention: Mr. Beveridge

Dear Sir:

We recently were interviewed by one Elmer Hill in connection with letters sent from this office on the instructions of the City, directing people who have tenants living in garages and shacks at the rear of their property to vacate same on or before May 1st of this year. Mr. Hill asked that we write a letter to the City and point out his particular circumstances and ask that consideration might be given to his landlady until August 31st so that he might remain in the present premises.

This man has an epileptic daughter and some years ago, our recollection is, her father applied to the City of Red Deer for assistance in taking care of her. The

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assistance was quite properly denied as Hill has always been gainfully employed. Hill and his daughter live together in a small shack or converted garage at the rear of premises owned by a Mrs. Moscrip and they have occupied these premises for approximately thirteen years. The reason that Hill stays where he does is due to the fact that the landlady assists him in looking after this epileptic daughter, who requires supervision from time to time. Mrs. Moscrip does not want to get into trouble with the City of Red Deer and, of course, has told Hill that he must move by May 1st. Hill, on the other hand, is quite prepared to cooperate with the City, but says that he cannot make arrangements to have someone take care of his daughter until the end of August. We have told him that we would merely write to the City and ask if they were prepared to grant a concession in this particular case and waive the provisions of the existing by-law at least until the end of August.

Would you kindly let us have an early reply.

Yours truly,

"E.F. Murphy"

KIRBY, MURPHY, ARMSTRONG & BEAMES

April 13, 1956

Kirby, Murphy, Armstrong & Beames
4915 - 50 Avenue
Red Deer, Alta.

Attention: E.F. Murphy

Dear Sir:

Re: Mr. Elmer Hill

We hereby acknowledge your letter of April 15, 1956 regarding the above named.

We have investigated the financial circumstances of Mr. Hill and find that they are such that neither he nor his daughter would qualify for assistance in any form, however we realize the difficult spot he is in and are agreeable to extend the date from May 1 to June 1 in which time he will be allowed to remain living in his present quarters. Under no circumstance can this date be extended.

Trusting you will advise Mr. Hill of this decision.

Yours truly,

"J.A. Beveridge"

City Commissioner

c.c. C.E. Ross

Do not recommend any further extension.

Commissioners

LETTER NO. 3

4922 - 51 Street
Red Deer, Alta.
April 18, 1956

City Clerk
City of Red Deer
Red Deer, Alberta

Dear Sir:

I wish to make application for operating a Shoe Repair Business at 4922-51 Street Red Deer, Alta. In September of 1954 I made inquiry at the City Office and at that time I was advised to open my shop and it would be assessed later. It was assessed and my business tax has been paid.

Would you please advise further at your earliest convenience.

Tank you.

Yours truly,

"J.A. Girard"

Red Deer Shoe Re - Nu

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P.S. The Provincial Government has requested a letter from the Council of the City of Red Deer, setting out its views and opinions in this regard.

April 19, 1956

O.K. at this location.

C.F. Ross

LETTER NO. 4

April 6, 1956

The City of Red Deer
Mayor and Council
City

Dear Sirs:

Am writing you in regards to 44 Avenue between 53 Street and 50 Street.

We feel that this small portion, without much energy could be made into great advantage to the citizens of Red Deer, especially the Chinese gardens, who use this road all the time. All we ask is to have the trees bulldozed out to the property line and the road brought up to where it would be a street and not a slough.

We paid Sam Gehrke \$145.00 for fixing the floor of our basement, he said it was the roots from the tree's across the road that were pushing up the floor.

I don't think I am asking anything unreasonable.

Trusting it will meet with your approval.

Yours truly,

"G. Griffin"
GRIFF'S TAXI

Is on the 1956 program.

Commissioners

LETTER NO. 5

P.O. Box 550
April 17, 1956

Hon. Gordon Taylor
Minister of Highways
Government of the Province of Alberta
Highways Building
Edmonton, Alta.

Dear Mr. Taylor:

Re: Our Gaetz Avenue and No. 2 Highway

On Friday, April 6th we were in Edmonton and had the pleasure of a visit with the Deputy Minister, Mr. Alex Frame, and your Chief Construction Engineer, Mr. A.M. Paul. As Chairman of our City's Highway Committee, our visit with your Department was relative to our Gaetz Avenue and the Province's No. 2 Highway through our City.

At that meeting, in the morning it was tentatively arranged that we should come back in the afternoon, anticipating that we would have the opportunity of another meeting in which you might participate. However, before the arranged meeting time that same afternoon Mr. Frame informed us that he thought it would be desirable to check this item a bit further, possibly taking it to your Executive Council before your Department would be in a position to write us further on this subject. Your Department at that time felt that our City had given them all the necessary preliminary data which brought the item up to the point of a formula for the division of the cost.

Our first meeting with your Mr. Paul and his associate Mr. Hollingshead took place in Red Deer on Wednesday, January 18th, this year. It was decided at that time that we should as promptly as possible submit to your Department our thinking on the subject together with an estimate of cost. This was done in two letters, the first of which was

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dated March 1st. Just in case that letter is not convenient and as this matter is of some urgency with us, attached hereto is copy of same. Page 2 of this letter gives the estimated cost and our thinking on a formula for your apportionment of same.

All other parts of our 1956 works program have been finalized on and it would be very helpful if we could get this item in such shape as it could be put in stream in this year's program on the works part of it and on the cost. It would therefore be very much appreciated if we could have something favorable at an early date.

Yours very truly,

"E.L. Johnstone,
Chairman, Highway Committee

c.c. Mayor J.M. McAfee
c.c. City Commissioner

LETTER NO. 6

April 14, 1956

Mr. Ed Ross
City Hall
Red Deer, Alta.

Dear Mr. Ross:

Re: Red Deer Junior Chamber of Commerce Tourist Booth
and possible new location and extension of present tourist
booth located at present on Gaetz Avenue.

We are requesting information regarding possible leasing of a lot located on the east side of Gaetz Ave. and between the C.N.R. tracks and the entrance to the Nazarene College, lot is believed to be 66' in width. (No - 99' C.N.R.)

The purpose of this is required as we have plans to enlarge our present building to a size of 16' x 24' and install plumbing facilities in same for tourist convenience. We feel that a project of this nature is immediately required by the City of Red Deer.

Other information required would be possible grants to assist us in the operation and maintenance of this tourist booth. At present the Junior Chamber receives a grant from the Senior board and the Sylvan Lake Board of Trade and we pay for a period of 2 1/2 months the sum of 200.00 monthly for a gentleman to work there ten hours per day seven days per week for the summer months.

We will appreciate hearing from you on this matter at your earliest convenience.

Respectfully

"A.H. Hudson"
Sec. Treas.

April 17, 1956

Land referred to is Pcl. A., Plan 2133 EO - This parcel has a 99' frontage - At the present time the Nazarene College driveway and City sidewalk are on this parcel but a small building could be placed either to the north or south of the sidewalk.

C.E. Ross

April 19, 1956

Mr. Ross:

Attached please find plan showing boundaries of City owned Block A.

It is not clear from the letter whether it is desired or proposed to have the 24' facing Gaetz Avenue or the 16' facing Gaetz Avenue.

The approximate location of the Nazarene College driveway is shown.

Six possible locations are shown on the plan, depending which frontage (24' or 16') is to face Gaetz Avenue.

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- Locations 1 & 2 : 16' or 24' on Gaetz Avenue - building will overlap on to C.N.R. property and will not improve vision on C.N.R. approach. This is location proposed by Chamber immediately north of sidewalk.
- Location 3 : 16' to Gaetz Avenue between sidewalk and Nazarene Driveway. Will encroach about 8 feet on to driveway.
- Location 4 : 24' to Gaetz Avenue between sidewalk and Nazarene Driveway. Will encroach 15' on to driveway. i.e. to approximately centre of driveway.
- Location 5 : 24' to Gaetz Avenue as in 4 on Sidewalk of driveway.
- Location 6 : 16' to Gaetz Avenue - virtually no encroachment.

You will note that in each suggested location the building is shown set back 7 feet in accordance with the set back line.

I should ask, are we obtaining a rent from the Nazarene College for this valuable land or is there some other arrangement covering its use by them.

Perhpas the City might consider selling a portion up to the sidewalk in exchange for 7 feet along the entire frontage of the College.

"Denis Cole"
City Engineer & Planner

Recommend site No. 6 for the Tourist Booth. Should inform the Junior Chamber that the building must meet both City and Health Unit building standards.

Commissioners

LETTER NO. 7

April 17, 1956

To the City Council of Red Deer:

Last summer, by permission of the Council, I moved my school bus garage from the campus of Canadian Nazarene College to 5045 - 45 St., parcel B, Block M, Plan 2219 H.W., which is part of the property recently purchased by the MacLean Granit Company. I purposely placed the garage on the extreme west end of the lot, so as to leave the rest of the lot clear for other us. However, I have been assessed for the whole lot, and have been billed for taxes totalling \$311.00 for the year. Inasmuch as I am only using 30 feet of a lot that is 130 feet wide, I would like to petition the Council to consider making an adjustment in the matter.

I wish to attend the Council meeting when this is discussed.

Respectfully submitted,

"R. Roger Taylor"

Do not recommend any change.

Commissioners

Comments, April 17, 1956.

Land 30 x 130			
Assessed valuation		\$660.00	
Valuation of Improvements		<u>1,030.00</u>	
Total		\$1,740.00	@ 64 = \$111.36
Frontages			
Sewer	30 feet @	20	6.00
Water	30 feet @	23	6.90
Special Water	30 feet @	10	<u>3.00</u>
Total Taxes			\$127.26

The taxes of \$311.00 were for the full parcel with frontage of 130'

C.S. Ross

April 17, 1956

The City Commissioners
City of Red Deer
Red Deer, Alta.

Dear Sirs:

Re: Roger Taylor Lease

1. From Agenda:

To: The City Clerk, July 4th, 1955.

I heroby make application to lease Parcel B, Plan 2219 F which was formerly leased to Mr. Bettenson.

I would like to use it for my bus garage, inasmuch as it is necessary to move it from its present site on the campus of the Nazarene College due to the fact that plans are being made to relocate the Camp Meeting there.

Respectfully submitted
"E. Roger Taylor"

Note:

July 4, 1955 - recommend according to standard City Agreement.
C.K.R.

2. From Council: - July 4, 1955

Mr. E. Roger Taylor's application to lease Parcel B, Plan 2219 F was agreed to subject to nitification from C.K.R.D. that they no longer require this land.

3. C.K.R.D. notified land not required. Building so placed that it would not interfere with concrete pads used for guy wires of T.V. Antenna if needed at a later date.
4. Land and improvements placed on tax roll for 1956.
5. Land now being sold to McLean Granite.

Yours truly,

"C. J. Ross"
City Assessor

LETTER NO. 8

Saturday April 7 - 56

To City Council
Red Deer, Alta.

Dear Sirs:

We undersigned property owners on 57th St. request you pave the lane running north of 58th St, and just east of 47th Ave. This can be better done at the time you will be paving this section of 57th St.

1. "Mr. & Mrs. Ellis A. Johnstone" - 4710 - 57 Street
2. "Mr. & Mrs. R.B. Hodgel"

P.S. We realize this if done will be on either a prepaid or frontage basis of payment for this work.

Recommend that we establish a policy where no further lanes other than those now approved, be paved until the streets program in complete.

Commissioners

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LETTER NO. 9

April 19, 1956

We the undersigned would like construction of sidewalks, curb and gutters on 60 St. from 58 Ave. to 59 Ave.

"Mr. & Mrs. Wes Wagar"	-	5314 - 60 Street
"Mr. & Mrs. Frank Deschner"	-	5810 - 60 Street
Mr. E.J. Burchnall"	-	5818 - 60 Street
"Mr. & Mrs. R. Neumann"	-	5802 - 60 Street
"Mr. & Mrs. A. Hoger"	-	5808 - 60 Street
"Mr. & Mrs. L.E. Schmidt"	-	5836 - 60 Street
"Mr. & Mrs. G. Wheeler"	-	5832 - 60 Street

Mrs. Wagar

Petition to be checked and if we agree to do should inform the petitioners that sidewalks, curb and gutter alone are not satisfactory.

Commissioners

LETTER NO. 10

April ,6. 1956

We the undersigned wish to petition the City of Red Deer to hard-surface 54 Street between Gaetz Avenue and 49 Avenue at your earliest convenience.

"R.H. Edgar"	4910 - 54 St.
"J.H. Blades"	4906 - 54 St.
"B.W. Bennett"	4914 - 54 St.
"M.D. Smith "	4920 - 54 St.
"Mrs. W... Denmark"	4911 - 54 St.
"Mrs. Mabel C. Brown"	4930 - 54 St.
"M.R. Churchill"	4921 - 54 St.
"W.J. Grasby"	4917 - 54 St.
"J.R. Marshall"	4915 - 54 St.
"F.S. Grisdale"	4907 - 54 St.
"G. Henry "	4905 - 54 St.
"...R. Mitchell"	4901 - 54 St.
"D.J. McKay"	4926 - 54 St.

Will have to check number of persons petitioning and also this brings up the question of widening 54 Street.

Commissioners

SALE OF LAND
in the INDUSTRIAL AREA
WEST of C.P.R. TRACKS

Effective April 9, 1956

1. Land on Trackage.

The sale price for land on trackage shall be

(1) The assessed value (with no reduction in price for wider frontage.
Plus

(2) The cost of services

Trackage \$ 4.65 plus mtce charge of approx \$10/yr.
per 100 ft.

Sewer 2.82

Water 3.38

Road - gravel 3.40

E. L. & P. .90

\$15.15/front foot

(3) Survey charge - \$50/block.

(4) Service Connection to Property Line \$125 or more as per schedule.

2. Land not on Trackage.

The sale price of land not on trackage shall be:

(1) The assessed value (with no reduction in price for wider frontage)

(2) The cost of services

Water 3.38

Sewer 2.82

Road - gravel 3.40

E. L. & P. .90

\$10.50/front foot

(3) Survey charge - \$125 or more as per schedule.

(4) Service Connection - \$125 or more as per schedule.
to property line

General

(a) Minimum value of improvements:

(b) Along 54 Ave. on both sides -- \$250/front foot with a minimum of \$25,000.

(c) On land other than along 54 Ave. - \$150/front foot with trackage and \$100/front foot without trackage with a minimum of \$10,000

In all cases the appearance of the building must meet the standard required by the Building Inspector.

Note: (a) All services must be prepaid regardless of whether services are available now or will not be available for sometime. No committmen will be given regarding future services except by Council.

(b) All property will be liable for any additional standard frontage charges that the City may levy.

(c) Anyone wishing to purchase land adjacent to trackage must prove to the City's satisfaction that they require trackage for their operations. In all cases the purchaser must make arrangements to construct a spur off the lead line.

Commissioners.

For Prepaid Areas (east of Gaetz Avenue)

The sale price shall be as follows:

- (1) Land - \$9.00 per front foot on inside lots
\$10.00 per front foot on corner lots

- (2) Services:

Water	3.38
Sewer	2.82
Road -- gravel	3.40
E.L.&P.	.90

\$10.50 per front foot

Storm Sewers \$4.50
(where they are to be installed)

\$15.00 per front foot

(Sidewalk, Curb, Gutter, Lanes and Paved Road to be debentured.)

- (3) Back services up to 5 years.
- (4) Survey charge- \$35.00 per lot.
- (5) Service Connection to Property Line - \$125.00 or more as per schedule.
- (6) Minimum floor area -- 850 squ. ft.

For Debentured Areas (west of Gaetz Avenue)

The sale price shall be as follows:

- (1) Land - \$7.50 per front foot on inside lots.
\$8.50 per front foot for corner lots.
- (2) Services - to be debentured at the following rates:

	Debenture	
Sanitary Sewer	20¢ per ft.	20 years
Water	23¢ " "	20 years
Road - gravel	40¢ " "	10 years
Road - paved	40¢ " "	20 years
Curb, Gutter & Sidewalk	39¢ " "	20 years
Curb & Gutter	21¢ " "	20 years
Sidewalk	21¢ " "	20 years
Lanes - gravel	15¢ " "	5 years
Lanes - paved	20¢ " "	20 years

No additional charge for flankage.

Storm Sewers - where installed may be charged \$4.50 per front foot for at the discretion of the City.

- (3) Back services up to 5 years.
- (4) Survey charge - \$35.00 per lot.
- (5) Service Connection to Property Line - \$125.00 or more as per schedule.
- (6) Minimum floor area - 650 sq. ft.

Commercial Land Sales - See Attached Plan for Location.

Lct	Blk	Plan	Ftge	Present				Proposed Sale Price				Sell
				Sale Price	Land	Survey	Service Total	Land	Survey	Minimum	Improvements	
N ¹ / ₂ A114	5	H	37 ¹ / ₂ '	7720	40	225	7990	7720	50	\$30,000	-	No
19	5	H	25'	1950	40	25	2015	2500	50	20,000	-	No
5, 6 & S ¹ / ₂ 8 of 7	9	H	58'	13,280	40	348	13,668 (P.Lot)	15,000	50	45,000	-	No
17 & 18	16	H	50	9,392	40	300	9,732 (P.Lot)	10,000	50	40,000	-	No
21 & 22	19	H	50	11,440	40	300	11,780 (P.Lot)	30,000	50	75,000	-	No
W 30' of 8 & 9	4	K	50X30'	2,615	40	N.L.	2,655		50		1	No
3 & 4	8	K	50'	5,840	40	300	6,180	10,000	50	40,000	-	No
9 & 323' of 10	12	K	48	8,495	40	300	8,835	10,000	50	40,000	-	No
7 & S ¹ / ₂ 8	15	K	37 ¹ / ₂	7,015	40	225	7,280 (P.Lot)	9,000	50	40,000	-	No
	7		616 H.W.117X100	4,160	40		4,200	5,000	50	20,000	-	No
	2		6712e.t.78	1,680	40	N.L.	1,720	8,000	50	20,000	-	Yes
1, 2, 3, 4, S17' of 5	6		6712E.T.125'	9,904	40	744	10,688		50			
3, 4 & 5	7		3935H.W.103'	3,625	40	125	3,790 (South Hill)	10,000	50	40,000	-	Yes
cl. K			3377H.W.249	5,928	40	44D	6,408	25,000	50	150,000	-	Yes
6	19		970K.S. 60	2,112	40	73Deb	2,225 (West Park)	2,500	50	10,000	-	Yes
	19		970K.S. 65	2,288	40	79Deb	2,407 (West Park)	3,500	50	15,000	-	Yes
3	1		4386H.N.100	610	40	1050	1,700 (Ind	920	50	150/ft. foot.	-	Yes
4			100	610	40	1050	1,700 (basis	920	50	"	-	Yes
			100	610	40	1050	1,700 ("	920	50	"	-	Yes
			100	610	40	1050	1,700 ("	920	50	"	-	Yes

Lease Policy

Industrial Area

Land shall only be leased in conjunction with the sale of property as per our land sale policy.

Annual Rental - to include the following:

- (a) 10% of the assessed value of the land.
- (b) Taxes including frontage both present and future.
- (c) Track rental and track maintenance.

Term of Lease - a maximum of 10 years.

Example: on annual basis.

Assessed value - \$2,052.00

Rental on land only -- 10% of \$2,052 = \$205.20

Taxes - 64 mills x \$2,052 = 131.32

Basic rental of land \$336.57

Track rental 46¹/₂¢/front foot

Track mtce 10 ¢/ " "

56¹/₂¢

Total 236 ft. x 56¹/₂¢ = \$133.32 469.86

Frontages (Standard for gravel road, water and sewer)

263 ft. @ 93¢/ft. = \$219.48
Total \$689.34

Commercial Area

Annual rental

- (a) 5% of sale value
- (b) Taxes including frontages
- (c) If City requires any work to be done on the property, City will do it and charge lessee.
- (d) City not to assume any liability or expense for improvements placed on any leased lot.

Term - on a calendar yearly with 30 day suspension clause. No liability for any improvements or other items.

Residential Area

\$1.00 per lot with a 30 day suspension clause. No liability for any improvements or other items placed thereon if lease is revoked.

<u>Date of Purchase</u>	<u>Commence Building</u>	<u>Complete Building</u>
Sept. 1 to Mar. 30	June 1	1 year
April 1 to Sept. 1	Within 2 months after approval by Council	1 year

Penalty for Failure to Commence

No penalty shall be levied for failure to comply with the above provided a letter can be submitted by the applicant showing that he applied for a loan and was turned down or that the loan is still being processed.

In special cases the Assessor may vary the above but in general it shall only be done where there is written evidence from some financial organization of applicant's intention to proceed with construction.

In all other cases, a 10% penalty of the total sale price shall apply. Reports on building permits issued and status of properties shall be submitted in June, July, August and September.

Full Payment to be made within 7 days

All land and services are to be paid for in full within seven days of the approval of application by the City.

Approval of Land Sales
and Leases

Residential - City Commissioners

Industrial - City Council

However in some instances Commissioners have authority to finalize if time is a vital factor.

Commercial - City Council.

All leases and land sales to be processed through the departments as are land sales.

Red Deer, Alberta.
April 16, 1956.

To: Building Inspector

Re: Charge for Service Connection

It has been agreed that the money for service connections shall be collected as follows:

1. For City owned land it is to be paid when the land is sold.
2. For privately owned land it is to be paid at the time the building permit is taken out.
3. For those who have already paid their prepaid utilities, the service charge shall be collected when the application is made for a water turn on.
4. For any who have made a deposit on the sewer and water connections we will complete the service connection to the house at last years price.
5. For the debentured areas we will collect either with the sale price of the lot or failing this, when the building permit is applied for.

No further deposits on water and sewer connections are to be accepted by the Public Works Department. The main responsibility for collecting money for the wervice connections now rests with the Building Inspector rather than the Public Works Department.

The Building Department shall notify the Public Works Department in writing when a service connection has been paid.

Before a water meter is installed the meterman must check with the Building Inspector to make certain the cost of the service connection has been paid.

"J. A. Beveridge"
City Commissioner

c.c. Mayor
City Treasurer
City Engineer
Public Works Office
Bldg. Inspector
Meterman
Public Works Foremen

Re: Frontage Charges on New
Subdivisions

The prepaid frontage charges on all subdivisions to be serviced in 1956 will be \$10.50 per front foot plus \$125.00 or more for the service connection except in the case of lots where storm sewers are to be provided. Where storm sewers are required by the City the price will be \$15.00 per front foot. (\$15.00 per foot in Bowers and \$10.50 per foot on Glover Property.)

The \$10.50 includes:

Sewer	2.82
Water	3.38
Gravelled road	3.40
Power	.90
	<u>\$10.50</u>

Applicable to all new subdivision where storm sewers are to be provided.

The \$15.00 includes:

Sewer	2.82
Water	3.38
Gravelled road	3.40
Power	.90
Storm sewers	4.50
	<u>\$15.00</u>

The following improvements will be debentured

Curb, gutter & Sidewalk	\$5.70 = 39¢ for 20 yrs.
Lanes (gravelled)	.70 = 15¢ for 5 yrs.
Paving	2.40 = 16.5¢ for 20 yrs.

"J. A. Beveridge"

Basic Charge:

(From main to property line only)

For 6" Sewer and 5/8" Copper Water Line.....\$125.00

Additional Charge:

- (1) Where sidewalk curb and gutter or any one
of these must be tunnelled..... 25.00
- (2) Where paving has to be cut and replaced..... 50.00
- (3) Where application is received after Oct. 1,
or work is required and thawing is necessary..... 50.00

The City will not lay pipe from the property line to the house unless specifically requested and then only if and when the machine and crew are available and approved by City Commissioner as the property owner is responsible for this part of the service.

Where the City agrees to lay the connection from the property line to the house a 4" Sewer Pipe and 5/8" Copper Pipe will be laid at a charge of \$4.00 per foot or \$5.00 per foot if thawing is necessary.

"Denis Cole,"
City Engineer

NOTE: Recommend the Land Committee study this report before Council passes same.
JAB

April 10, 1956

Commissioners,
City of Red Deer.

Gentlemen:

In response to our tender request for bids on a truck for the Electric Light And Power Dept, seven quotations were received. Following is a breakdown of the tenders showing the various firms which submitted tenders together with prices received.

Vendor	Make & Model	Base Price	H.D. Generator	Total
Stewart Bros.	Inter'l S-160	2924.94	97.00	3021.94
Whyte Motors	Ford F-500	2700.00	101.05	2801.05
Hepworth Mts.	Merc. M-500	2763.00		
Vellner Mts.	G.M.C. 9533	2530.00	80.65	2600.65
	9543	2546.00	80.65	2626.65
Burrows Ltd.	Fargo H6	2940.00	60.00	3,000.00
	H8	3240.00	60.00	3,300.00
North West Motors Ltd.	Dodge C4F	2500.00		

)WB
130"
154"WB
6cy.
8 cy.

The specifications for the truck called for an alternate quotation on low speed cut in generator, but the brochure on the Dodge truck describes its generator as one, which will keep the battery fully charged, even at idling speeds. This was the feature we had in mind when stipulating this specification.

"A.S. Krause"
Purchasing Agent

NOTE: Approve purchase from North West Motors. Commissioners

North West Motors

April 10/56

Mr. Art Krause
Purchasing Agent
Red Deer, Alta.

Dear Sir:

Should the city council decide that a 129" wheel base truck would suit as well as the 153" wheel base quoted on, there would be a difference of \$30.00 under the price given to you.

Yours truly, "W.B. Moore"

Last year Council agreed to level, provide black loam and seed boulevard upon payment of \$10.00 from the property owners.

This project has proved itself far too complicated and expensive to handle that we ask council if they would pass a resolution repealing the original one. Instead we might consider boulevard construction on a frontage basis.

Commissioners

April 19, 1956

The City Commissioners,
City of Red Deer,
Red Deer, Alberta.

Dear Sirs:

The attached draft By-law is submitted for approval in principle prior to submission to the City Solicitor for drawing up in legal form.

This By-law would have the effect of requiring any person wishing to erect a duplex or apartment or alter a building for these uses in a residential area to obtain the approval of both his neighbors and Council except where sites are specifically set aside for this purpose.

"C.E. Ross"
Building Inspector

BY-LAW NO.....

Being a By-law of the City of Red DEer to provide for the control of constructing or altering buildings into duplexes, multiple dwellings including apartments and boarding houses:

1. No person shall construct or alter any building into a boarding house or multiple dwelling, apartment within residential areas of the City of Red Deer except in new areas where special sites have been laid out or designated for such unless and until the owner or such proposed building:

(a) Applies for a permit in writing from the City Building Inspector together with preliminary plans of such proposed building or alteration.

(b) Shall obtain in writing approval of at least six (6) of the eight (8) property owners nearest the site on which the proposed building is to be erected or altered or two-thirds (2/3) of the nearest property owners within two hundred feet (200') of the proposed building site, whichever is the greater, on a form approved by the City Building Inspector.

(c) The Council, may in its discretion, grant or refuse any application for a permit, subject to such conditions as it may see fit with respect to building or altering of such duplex, multiple dwelling including apartments or boarding houses.

Definitions

Boarding House - three or more self-contained suites.

Multiple Dwelling - (not to include basement suites or upstairs suites)

Apartment -

Recommended City Policy Re the Purchase of Equipment

It is recommended that our purchasing procedure be along the same lines as the City Policy now ineffect with regard to the opening of tenders.

For Purchases over \$2,000

The general procedure to be followed is as set out below:

1. Tenders sent out are to specify (a) Date, time and place where tenders are to be opened. (b) Date, time and place where the equipment operators can point out the special features of their particular equipment and/or demonstrate their equipment. At that meeting there should be at least two Aldermen, one or more Commissioners and the department head concerned. (c) Date, time and place on which the Council will decide on the equipment to be purchased. (No equipment representatives to be allowed at the meeting, no salesmen.)

General

The Purchasing Agent shall be present when tenders are opened to answer any questions that may arise.

After tenders are opened they can be studied by those tendering or any other interested party. The Purchasing Agent will then go over the tenders with a mechanic and the person responsible for the operation of the machine in question and list all the important features so that each tender can be easily and accurately compared. In general, this work should be done at least in part before the date when the equipment representatives are to appear. This report will then be discussed with the department head concerned and copies made available to those attending the meeting of equipment representatives.

Following a hearing of the equipment dealers, the department head concerned shall make his recommendation to the Commissioners in which he shall (1) State what machine he considers is best for the job taking into consideration the initial price, estimated operating cost, etc and (2) What machines he considers are reasonable. That is try to cut down the number of machines to the two or three he thinks are the best buy.

For Purchases from \$1,000 to \$2,000

Some general procedure as above except that the Commissioners and department head concerned will hear the representatives.

Purchases Under \$1,000

Will depend upon what equipment is being bouth but, in general, the department head concerned will hear the equipment representatives and make his recommendation to the Commissioners.

J.A. Beveridge
City Commissioner

April 18, 1956

To: City Engineer

Re: Reports and Memorandums between the Commissioners and Engineering Department.

1. Memos from Commissioners to Engineering Department.

(a) It is agreed that all routine verbal or written memos will be sent directly to the Public Works Office.

(b) All important written memos or reports concerning the Public Works Office will be sent to the City Engineer. Further, any verbal instructions by the Commissioners to employees in the Public Works Department which are of other than a routine nature are to be discussed with the City Engineer before being carried out.

2. Reports from the Engineer Department which are to be considered by Committees of Council, City Council, or other Groups.

All reports from the Engineering Department which are to be considered by all or part of the City Council or other such groups will be addressed to the Commissioners and considered by them prior to the reports being considered by any second party. Further, when the report is submitted it will be submitted as a Commissioners Report and have their backing.

N.B. It is the responsibility of the Engineering Department to take whatever steps in re-organization are necessary so as to have their reports completed at least one day prior to their consideration by a Committee and by Friday morning for the Council Agenda.

The purpose of the above memo is to clarify the proper procedure in dealing with reports and memos. In particular it is to stop instructions going from the Commissioners directly to the Ass't City Engineer and Public Works Foremen, and from the City Engineering Department directly to Council or Committees of Council. It is understood by both the Commissioners and City Engineer that more consideration is going to have to be given by the Commissioners to the City Engineer's Reports and that the City Engineer is going to have to spend more time on direct day to day administration of the Department.

The above general procedure is to be carried out by all depts. In particular, the same procedure is to be carried out by the secretaries of the Police Committee, Arena Board and Recreation Commission. That is, the Commissioners are to go over all agendas and important reports before they are submitted to the body concerned. Further the

Commissioners want to be kept informed of all important matters which are discussed at the meetings. In this way we will be able to keep Council well informed and co-ordinate work of the various departments.

J.A. Beveridge
City Commissioner

April 23, 1956

To: The City Commissioner:

Re: Purchase of New Grader

Attached herewith is a summary of the main features of 6 makes of graders together with net prices after the trade in our AC grader is deducted.

It will be observed that no direct comparison of costs is possible due to the prices including or excluding torque converters (worth about \$2,000), Hydraulic controls and hydraulic moldboards (worth \$600 - \$900).

In the circumstances, to give a guide as to the basic cost of each machine, the cost of the torque converter has been deducted at \$2,000 where provided and the cost of the hydraulic moldboard has been deducted at the price shown in the optional models. In all cases the trade in price has been deducted from the basic price.

Make	Model	Basic Price + less trade in	Value of torque converter	Value of Hydraulic Moldboard	Total
Huber - Warco	4D.115	\$12,290	-----	\$600 (optional)	\$12,900
	6 D	\$11,518	\$2,000 (standard)	\$610 (standard)	\$14,128
Adams	550	\$15,960	-----	\$902 (optional)	\$16,862
	660	\$17,553	-----	\$902 (standard)	\$18,553
Galion	118	\$16,049	-----	\$637 (optional)	\$16,686
	T.500	\$15,122	\$2,000 (standard)	\$637 (standard)	\$17,759
Caterpillar	12	\$16,319	-----	\$845 (optional)	\$17,664
Champion	D.562	\$17,315	-----	\$616 (optional)	\$17,931
	D.565	\$17,616	\$2,000 (standard)	\$616 (standard)	\$20,232
Allis Chalmers	45	\$20,420	-----	\$780 (optional)	\$21,200

Analysis

- Cost (a) It is suggested that on a cost basis, apart from other considerations the Champion and Allis Chalmers graders should be eliminated from our considerations.
- (b) There is no doubt that the Huber Warco is substantially cheaper than any other machine and very sound reasons should be produced before deciding not to purchase this machine as the price comes within our specifications in every respect and includes torque converter, hydraulic controls and moldboard.
- (c) Adams, Caterpillar and Galion prices are very close if differences in equipment are considered.

A. The Huber - Warco

Main problem is that we know very little about this machine. We are informed that there are only 8 machines in the Province at present, most of which are Huber machines and not the product of the Huber-Warco merger.

Mr. J. Laydon purchased one of the first Huber-Warco machines produced in the summer of 1955 and he is satisfied with the machine. His work is not as hard on a machine however at City Work.

The following questions must be decided by Council:

(i) What sort of service and what will the spare parts situation be where only 8 machines are at present in use in the Province? Naturally the Company assures us it will be good, but is this possible?

(ii) Can a City of our size afford to take a chance on a virtually unknown machine even though it represents a capital saving of \$3,00 - \$4,000.

I personally feel the City would be taking an unwarranted risk.

(iii) Price is so much lower than all other machines, even though it includes torque converter, hydraulic controls and hydraulic moldboard, Council should purchase with caution.

B. Adams, Caterpillar, Galion

All these machines are well known, well tried and satisfactory machines.

Caterpillar is the largest grader manufacturer in the world
Galion is the second largest.
Adams is a first class machine.

Due to the fact that there is little difference in basic cost, the choice between these three machines must be on a basis of equipment and service.

(i) Torque Converter

The question has to be decided as to whether at an extra cost of about \$2,000 the City should acquire a model with a torque converter.

Our Mechanic reports as follows:

"On machines such as graders where the load is evenly distributed the advantages of the torque converter do not in my opinion, outweigh the loss of power and increased fuel consumption.

Against this I would submit: -

The graders having torque converters have increased by 300% within 12 months. There can be only two reasons for this. (a) It represents an improvement in design (b) The customers are demanding it. In either case it would seem to be the tendency to include this equipment and in a few years it may make a big difference in trade in value.

Caterpillar	-	do not include on any model
Adams	-	" " " " " "
Galion	-	not included with 118
Galion	-	standard on T.500

(ii) Hydraulic Controls

Our mechanic reports as follows:-

"Hydraulic controls have considerable advantages over their mechanical counterpart. They are smoother, shock proof and cannot be forced (due to a system of by-pass valves). They are slower and lack the sense of "feel" as far as the operator is concerned.

I would submit:-

Firstly the operators prefer such controls as it greatly reduces vibration and fatigue, secondly this equipment is now standard on most machines and may have a bearing on trade-in value at a later date.

Caterpillar - do not include on any model
Adams - not provided on 550
 standard on 660
Galion - standard on 118
 standard on T.500

(iii) Maintenance Costs

Caterpillar have good record of low maintenance costs, there is available parts and service in Red Deer, but parts are expensive.

Galion. We have had a Galion machine for 18 months and have had virtually no down time on major repairs and when required service and parts delivery has been good.

Adams. Service and parts delivery reputed to be good.

(iv) Summary of Adams, Caterpillar and Galion

	H.P. Torque			Hydraulic	Basic Cost	HYD.	Total
	Converter			Controls	After trade	mold	
					in	board	
Adams	550	123	No	No	\$15,960	\$902	\$16,862
						(optional)	
	660	150	No	No	\$17,553	\$902	
						(standard)	\$18,455
Caterpillar	12	115	No	No	\$16,819	\$845	
						(optional)	\$17,664
Galion	118	115	No	Yes	\$16,049	\$637	
						(optional)	\$16,686
	T.500	125	Yes	Yes	\$17,122	\$637	\$17,759
						(optional)	

Note. Where Hydraulic Moldboard is shown as standard equipment this must be purchased with machine.

As stated above there are many pros. and cons. to each machine but I am inclined to think the Galion T. 500 with torque converter, Hydraulic Controls and Hydraulic Moldboard at \$17,759 is the best buy as far as an extra \$1,000 over the cheaper machine we obtain equipment worth substantially more than \$1,000.

Submitted for Consideration

Yours truly,
"denis Cole"
City Engineer

P.S. The question has been raised as to whether we are acquiring a too heavy model in view of the reduction in mileage of gravelled roads. In answer to this the following points must be considered.

- (i) With increased paving will come increased snow removal requiring a heavy machine.
- (ii) The probability that within one year the City will be taking in additional areas including non-paved roads which require a heavy machine.
- (iii) City work involves a high percentage of scarifying of

gravelled roads which is very hard on the machine and the wear and tear is greatly reduced with a heavy machine.

(iv) In spite of growth of City and City work, the number of graders (2) will be the same as 5 years ago. If paving programme does continue we shall require a third grader.

"Denis Cole"

COMMENT: First, we have to decide whether or not the Huber-Warco is a good buy. If it is not, we then have the Galion T.500 where the only question is whether the torque converter and hydraulic controls are valuable. The operators believe these features are important. However, if this is not agreed to we then come to the Galion 118. Also at this point, a caterpillar can be justified if it is felt "goodwill" is worth \$800. J.A.B.

Vendor	Make	Model	Weight	Eng- ine Make	Eng- ine H.P.	FULL Cons- Tor- Hydra- Float- tant que lic ing Mesh Conv-Con- AxlesTrans.ertortols				Cost	Trade-In	Net Cost	Additional for Hydra- ulic Mold Board
						Yes	No	Yes	No				
Costello Equip.	Huber	4D115	25,515	G.M.	123	Yes	No	No	Yes	19,900.00	7,000.00	12,900.00	610.00
	Warco	6D	25,300	G.M.	102	Yes	Power shift	Yes	Yes	21,128.00	7,000.00	14,128.00	Standard
Construction Equip. Industrial Road	Moams	550	26,922	G.M.	123	Yes	Yes	No	No	21,960.00	6,000.00	15,960.00	902.00
	Galion	118	25,080	G.M.	115	Yes	Yes	No	Yes	19,849.00	3,800.00	16,049.00	637.00
	Galion	T500	25,325	Cum- mins	125	Yes	Power shift	Yes	Yes	21,559.00	3,800.00	17,759.00	Standard
Union Tractor	Cater- pillar	12	24,623	Cat	115	Yes	Yes	No	No	21,819.00	5,000.00	16,819.00	845.00
Ferguson Supply	Champ- ion	D-562	27,000	G.M.	125	Yes	Yes	No	Yes	21,315.00	4,000.00	17,315.00	616.00
	Champ- ion	D-565	29,300	G.M.	134	Yes	Yes	Yes	Yes	24,116.00	4,500.00	19,616.00	616.00
Waterous Ltd.	A.C.	45	25,375	A.C.	120	No	No	No	No	23,420.00	3,000.00	20,420.00	780.00