

A G E N D A

For the MEETING OF RED DEER CITY COUNCIL
to be held in the Council Chambers, City
Hall, Red Deer, MONDAY, DECEMBER 23rd, 1974,
commencing at 4:30 P.M.

- (1) Confirmation of December 9th & Special Minutes of
December 16th, 1974

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1.

UNFINISHED BUSINESS

NO. 1

TO: CITY COUNCIL

FROM: CITY CLERK

RE: 1975 Budget and Long Range Equipment Report

A copy of the above noted report was presented to members of Council at their meeting December 9, 1974 and was tabled for a period of two weeks to enable members of Council to thoroughly examine the contents of the report.

In order that planning for 1975 may proceed without delay Council consideration of the report is requested by the City Engineer.

Yours truly,

R. STOLLINGS,
City Clerk.

RS/mt

DATE: December 16, 1974

TO: Mayor, City Commissioner

FROM: City Treasurer

RE: 1975 Budget and Long Range Equipment Report

The above report was submitted to Council at the December 9, 1974 meeting of Council for approval to purchase the 1975 equipment prior to budget approval.

On reviewing the 1975 requirements with the City Engineer it was determined the following equipment is related directly or indirectly to the prepaid and debenture construction program:

Flusher Truck	\$ 20,000
Tractor	8,000
Vibrator Packer	40,000
Survey Van	7,000
4 - Two Way Radios	2,400
4 - Portable Radios	4,000
4 - Half Ton Trucks	14,400
Tanden Gravel Truck	18,000
	<hr/>
	. \$113,800
	<hr/>

It is my recommendation that the above purchases be charged to Subdivisions. Recovery of the cost would be obtained from individual subdivision accounts through hourly usage charges.

A. Wilcock

A. Wilcock
City Treasurer

AW:mg

Barristers, Solicitors, Notaries

J.W. BEAMES, Q.C.
T.H. CHAPMAN
D.C. SYMINGTON
L. LIZEE

208 PROFESSIONAL BUILDING
4808 ROSS STREET
RED DEER
ALBERTA
T4N 1X5

TELEPHONE (403) 346-6603
TWX 610-841-5684

YOUR FILE

OUR FILE

December 11, 1974

His Worship Mayor McGregor and
Members of Council
City of Red Deer
City Hall
RED DEER, Alberta

Dear Sirs:

Re: Utility Rate Hearings

I refer to a copy of the letter of December 2, 1974 from the President of the A.U.M.A. to the Premier respecting intervenors on utility rate increase applications which appeared in the last Council agenda.

The concern expressed by the A.U.M.A. was the duplication of costs incurred by various intervenors and the suggested solution was the hiring by the Board or the Government of only one group of experts to intervene on behalf of all consumers in general rate increase applications.

While I certainly understand the concern expressed, I am unable, with the greatest respect, to agree with the solution suggested. In the first place, the solution proposed appears to be based upon one of the functions of the Public Utilities Board being to protect the interests of the consumers. While the Board is to protect the interests of the consumers in the same way as the Courts are to protect the interests of citizens, the duty of the Board is to fix fair and reasonable rates which are not only fair and reasonable to the consumers on the one hand but are also fair and reasonable for the company on the other. The Board, therefore, I believe, is and should continue to be an impartial tribunal and that would not be possible if the Board itself hired experts to question the company's proposed rates. That objection, and in my view it is a substantial one, would not arise, at least to the same extent, if the Government hired the experts, although I am not certain that the Government, presumably being concerned with the interests of all "citizens", both individual and corporate, would wish to do so, and in addition, it may be a cause of legitimate concern to the companies having the Government, in effect, represented before a Government appointed Board. I would further observe that the A.U.M.A. suggestion could relate only to

City Council

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December 11, 1974

"phase I" proceedings in which the Board determines the company's over all revenue requirements and in which the interest of all consumers are normally identical, and not to "phase II" proceedings in which the Board fixes individual rates, which, in the aggregate, will produce the total required revenues and in which the interests of the various "individual" consumers can be and often are in conflict.

We come then to the concern of duplication of costs. While it is true that in phase I proceedings, as well as phase II proceedings, various intervenors may and have retained their own separate counsel and in some cases separate consultants in the same professional field, I cannot say that a "duplication" has resulted in the sense of the various intervenors going over the same ground. There is a conscious effort on the part of phase I intervenors to co-operate if at all possible and practicable in the retention of consultants as in the joint effort of the A.U.M.A. and R.E.A. in phase I of the last Calgary Power hearing. A "duplication" of professional consultants is not and has not been common. There are, however, usually a number of counsel involved, but in my view that is not necessarily a bad thing for a number of reasons. In the first place, the proceedings themselves are so complex that it is extremely difficult for only one counsel, not having the assistance of a number of qualified people which the company's counsel does, to handle all aspects of the case in detail, with the result that intervenors' counsel endeavour to share the burden. Secondly, there is a scarcity of experienced intervenor public utility rate counsel. At the present time, only Alan Brownlee, who acts primarily for rural clients, and I, acting primarily for urban clients, have any substantial experience in these matters which is probably evidenced by the fact that I am presently engaged in all 5 major rate hearings presently in progress and Alan Brownlee in 3. I am presently general counsel for the Consumers' Association of Canada (ALberta) which has begun to intervene in public utility rate applications but because I am acting for the A.U.M.A. in the Alberta Power case, for Red Deer in the Northwestern Utilities case and may be acting for the A.U.M.A. and/or Red Deer in the pending Calgary Power case, the Consumers' Association of Canada has had to retain other counsel on those matters. That, I think, is a good thing in that it ensures that more counsel become experienced in these matters upon whom the consumers can rely for representation. In any event, there is a satisfactory safeguard against unnecessary duplication in that the awarding of costs is in the sole discretion of the Board and I would assume that if intervention was made frivolously or was not of any value or assistance, the Board could and should decide not to award costs to such an intervenor (so as to have the same paid by the company and recovered through the rates), in which case that intervenor would have to bear its own costs. The A.U.M.A. suggestion would presumably result in any intervenor who decided to retain its own consultants having to bear its own costs. That, I submit, would be

City Council

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December 11, 1974

reasonable only if the experts hired by the Government were well-experienced and qualified but, unfortunately, that may not necessarily be so in which case the public interest would presumably require that other consultants be available.

I am enclosing the body of a submission to the Cabinet which I and my accounting advisor, Keith Anderson, prepared on behalf of the Consumers' Association of Canada in support of an application for financing which further elaborates on the views expressed above.

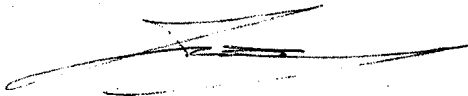
It will be obvious from all of the foregoing that in my view the present "system" is the best one notwithstanding the substantial costs which, I believe of necessity, are involved, but which nevertheless represent a very small part, indeed, of the over all costs charged to consumers.

Council of the City of Red Deer has already resolved to intervene in the Northwestern Utilities hearings in respect of which I am already engaged. In that case, the company is applying this week for interim rates and the hearing itself will begin next year. Council has not yet resolved to intervene in the new Calgary Power hearings and I would respectfully recommend that it do so. I do not yet know whether the A.U.M.A. will wish me to act in the latest Calgary Power hearings although on my own responsibility I have already entered an appearance before the Board on behalf of the A.U.M.A. and made submissions with respect to interim rates, the City having already received a copy of my report in that connection.

I expect to be in attendance at the next Council meeting at which time I will be pleased to answer any questions which there may be and provide any further information which may be requested.

I am taking the liberty of sending a copy of this letter to the A.U.M.A. which I trust is in order.

Yours truly,



J. W. Beames

JWB:blh
encl.

cc - Alberta Urban Municipalities Association
10145 - 104 Street
Edmonton, Alberta

1. The Philosophy of Public Utility Rate Regulation

The regulation of public utilities by a body such as the Alberta Public Utilities Board is generally conceded to be necessary to take the place of or be a substitute for the competitive forces which would normally operate in the "open market place" of a free enterprise economy.

The utility companies subject to such regulation are, generally speaking, free from those competitive forces by reason of being granted exclusive rights to provide products or services, for example, electric energy and natural gas, within a specified service area. In return for this exclusive right, the utility companies can be expected to achieve economies of scale and thus lower unit costs of service than would otherwise be possible in such capital intensive industries. By way of general illustration, it would be reasonable to expect unit costs of service to be higher if 2 or more utility companies were in direct competition in the same service area for the same service or product which would result in extensive duplication of, for example, transmission and distribution systems and, in the case of electric utilities, generating facilities.

By reason of being granted monopoly rights in their respective service areas, utility companies are thus shielded from the normal competitive forces which normally result in the

incentive to provide services at reasonable prices, and it is for the purpose of offsetting this negative factor that regulatory authorities exist.

The regulatory authority must, in setting rates and returns for public utility companies, be fair to all concerned: on the one hand, to the investors in the securities of the utility companies; and on the other hand, to the consumer of the product or service of the utility company, which consumers have little, if any, choice of alternative product or service. !

In order that the regulatory authority be able to impartially determine what result is fair and reasonable to all concerned, it is axiomatic that all sides of the matter be adequately represented and have the opportunity to have their views, and those of their advisors and consultants, heard.

As a result of the sheer size and complexity of public utility companies and the concomitant questions involved in their fair regulation, the individual consumer is simply not able to directly participate in any form of effective intervention in regulatory rate hearings. The result of a lack of effective intervention on behalf of consumers can be two fold:

(1) The regulatory authority and its staff would be burdened with the dual, and, it is submitted, irreconcilable responsibilities of:

- (a) acting on behalf of consumers, and
- (b) making impartial decisions or judgments, and/or

(2) The results of the regulatory process must weigh in favour of the utility company if, for no other reason, than by

default in the representation of the consumer interest.

It should be noted that the Alberta Public Utilities Board simply does not have (and it will be later submitted should not have) the staff necessary to adequately represent the consumer interest even if it were considered appropriate for the Board to undertake the representation of the consumer interest.

The public utility rate regulatory process is a necessary creature and product of government, and, it is submitted, it therefore follows that it is incumbent upon government to ensure that such process, in fact, functions as intended. If, by reason of complexity, time and cost, the consumers cannot properly ensure that such process functions, government must, it is submitted, provide financial assistance to or on behalf of consumers so as to ensure adequate representation of the consumer interest in public utility rate regulation proceedings.

2. Statutory Background

The rates charged to consumers by public utility companies such as Calgary Power Ltd., Alberta Power Limited, Northwestern Utilities Ltd. and Canadian Western Natural Gas Ltd. are, by virtue of the provisions of the Public Utilities Board Act (and similar provisions in the Gas Utilities Act) under the control of the Public Utilities Board. Such provisions, in effect, contemplate the exercise of such control arising in

three different situations: firstly, upon a complaint by a "consumer" that the rates charged exceed what is just and reasonable (this situation has arisen infrequently, for example, the complaint of the City of Red Deer and the Town of Jasper Place in the early 1960's respecting the rates charged by Calgary Power Ltd.); secondly, upon the initiative of the Public Utilities Board (this situation has arisen relatively infrequently, for example, the present Northwestern Utilities Ltd. rate hearing); and, thirdly, upon application by the utility company for increased rates, which is the way in which most hearings are initiated.

The control of the Public Utilities Board is not limited by any "franchise" or contract granted or entered into by, for example, a municipality. The foregoing powers of the Public Utilities Board are in addition to its general supervisory powers which include the requirement that all rates charged to consumers by a public utility company be filed with the Board. Those rates cannot be changed nor new rates instituted without the Board's approval. If a public utility company seeks to increase or change its rates, the burden of proof is upon the utility company to show that those increases or changes are just and reasonable.

Although a rate hearing may be initiated in any of the three different ways mentioned above, the ultimate issue is the rates to be charged to the consumers, and accordingly, the consumers have a direct interest in any event, and no distinction should be made as to the manner in which public utility rate

hearings are initiated.

3. Practical Operation

A public utility rate hearing is traditionally conducted in two separate parts or "phases". In "phase I", the Board must determine the total revenues which the utility should reasonably recover through the rates charged to all consumers. These revenues must be sufficient to pay the costs reasonably incurred by the utility company for operating expense including the purchase or production of fuel or energy, depreciation of the utility company's plant, municipal taxes, income taxes, interest on the company's debt, dividends on the company's preferred shares and also a "fair return" to the utility company's common shareholders. The utility makes estimates of its future sales and the rates which will be necessary to cover its estimated future costs mentioned above. All consumers have a vital and common interest in testing the company's future estimates of revenue and expense so as to ensure, so far as possible, that revenues are not understated nor expenses overstated, either or both of which would require higher rates. In addition, all consumers have a vital and common interest in examining the other costs which the rates charged to the consumers must produce, such as, depreciation, income and other taxes, interest on debt, preferred share dividends and the determination of a fair return to the common shareholders. All of these considerations result in

hearings which are exceedingly complex, time consuming and expensive, and which require experienced counsel, experienced accounting and related advice and assistance, and, as well, consultation and advice with such people as economists, financial advisors and engineers respecting such matters as "fair return", financing programs and depreciation. As an example of such time, and resulting complexity and expense, the Calgary Power Ltd. rate hearing just recently concluded started in the Fall of 1972, required over 50 days in actual hearings before the Public Utilities Board which resulted in over 5,000 pages of transcript and many thousand pages of supporting exhibits and documentation, as well as the advice ^{to} ~~the~~ both sides of many professional consultants and advisors. As is mentioned below, improvements in procedures have now been implemented which will result in a reduction of the time required for such hearings and as a result, the expense thereof. Such hearings are, however, absolutely essential in the public interest. Few, if any, citizens in Alberta do not directly or indirectly pay for the various utility services provided by the owners of public utilities, and the amounts which the consumers pay therefor represent a significant portion of their disposable incomes.

4. The Issues

It is submitted that there can be no doubt of the necessity of Public Utilities Board control over consumer utility rates, and the real question therefore is the manner in which that control can be most effectively and expeditiously exercised in the public interest.

As in any other field of human endeavour, the present "system" is not perfect. It is submitted that it is vastly preferable to any other system which could be employed. Further, it is submitted, that there is really only one other system which could be employed, and that is the "commissioned staff" approach. The latter approach could be implemented in two ways:

(1) The commission could have on permanent staff all of the many professional experts and consultants mentioned above.

(Some commissions in the United States have several hundred people on permanent staff.) Such an implementation would be inefficient and costly because the services of such people would not likely be required on a full time basis or anything approaching it. There is further doubt that the commission could attract and hold well-qualified and experienced people which situation would tend to benefit the public utility companies.

(2) The commission could retain such people as required. That approach would be less inefficient and costly (the costs would likely approximate those incurred by the consumers under the present system), but would have the disadvantage (as would

implementation (1)) of the commission losing in appearance, and perhaps in fact, the desirable status of being an impartial tribunal, and instead appearing to become the advocate of the consumers.

It is accordingly submitted that the public interest is best served by the present system. Briefly described, the present system is that the consumers intervene in the public rate hearings with counsel and consultants, the costs of which the Board usually directs to be paid by the company and be recovered by it out of the rates charged to all of the consumers for whose benefit such interventions are made. Accordingly, it is obviously in the interests of the consumers to keep such costs, which they eventually pay, as low as possible.

It goes without saying that every effort should continue to be made to improve the present system and, as mentioned above, many improvements have recently been instituted which will result in a reduction of both the time and expense involved in such hearings.

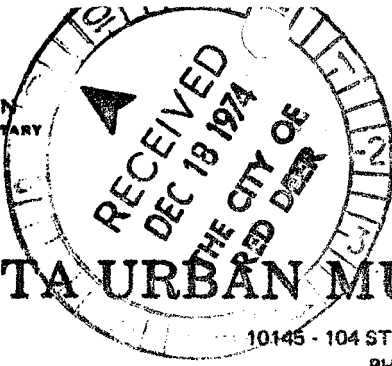
The critical shortcoming of the present system, so far as the consumers are concerned (with the possible exception of only the largest municipalities or industrial concerns), is the tremendous financing problem involved. It will be apparent from the foregoing that the costs involved in such rate hearings are very large indeed. In addition to the indirect costs involved, for example, the costs of the Board itself and the staff of the company, there are very substantial direct costs associated with

the fees and expenses of consultants and the cost of court reporting services. Costs of such a magnitude simply cannot be absorbed by any but the very largest consumers if, indeed, even they are able to absorb them, and hence, without assistance, adequate consumer representation is practically impossible. Although, as mentioned above, such costs are usually paid by the company and recovered from the rates charged to all consumers, the time lag between the incurring of the costs and their payment is so substantial that such ultimate recovery of costs does not remove the practical impossibility of the representation of the consumer interests mentioned. As an example, the bulk of the costs incurred in the Calgary Power hearing which commenced almost 2 years ago have not yet been paid.

The solution provided by the present Government in respect of the Calgary Power hearings and in respect of the Alberta Power hearings, that is, interest free financing to intervenors is, it is submitted, an excellent one, the continuance of which is vital in the public interest. That solution, of course, leaves a possible contingent problem in the event that the Board does not see fit to award costs to an intervenor who has received financing for the purpose of intervention. In the past, this possible problem has not eventualized presumably because the Board felt that the interventions were justified and of value and assistance to it. In addition, the ever present possibility of not recovering the costs would have a salutary effect on

parties considering an intervention which was really not warranted. The foregoing comments apply principally to "phase I" but also to "phase II". Individual consumers face a very serious and difficult problem in testing the individual rates but it is vital that they be permitted to do so. Such testing often is beneficial to other consumers and, as a result, the costs thereof should reasonably continue to be borne by the consumers generally through the rates. If there was any real likelihood that intervenors who intervened properly and not frivolously, whether on phase I or phase II, would have to bear all of their own costs, most intervenors would, in effect, be prohibited from intervening which is obviously not in the public interest. Most intervenors, however, do not intervene frivolously, particularly because of the possibility of having to bear costs. The simple fact is that consumers intervene only because they wish to be assured that they are being treated fairly.

E. NEWMAN
EXECUTIVE SECRETARY



ALBERTA URBAN MUNICIPALITIES ASSOCIATION

10145 - 104 STREET, EDMONTON, ALBERTA T6J 1A4
PHONES: 422-4331 - 424-8438

December 16, 1974

To: City Clerks & Municipal Administrators

Dear Sir:

Re: Intervenors on Utility Rate Increase Applications

Further to the "Open Letter" to Premier Lougheed on the above subject, dated December 2, 1974. Several copies were mailed to you.

This letter is being forwarded to you as a customer of Calgary Power Ltd., to explain the Executive's stand respecting the duplication of costs in rate hearings, but in particular the current application by Calgary Power Ltd. for a 17 ½% increase.

Your Executive met with the Provincial Cabinet on Wednesday, December 11, 1974, when this subject was discussed more fully, we were advised that they also had similar concerns to those expressed in our "Open Letter." We were further advised that the Hon. R. Farran is a member of a committee studying ways and means of initiating a speedier, less costly and more efficient method of intervening in rate hearings.

In the meantime, the City of Calgary have already appointed their intervenors in this latest hearing, and at the suggestion of Alderman T. Priddle of Calgary, supported by Mayor Rod Sykes, the following resolution was adopted by our Executive:

"That the A.U.M.A. Executive agree to the proposal of the City of Calgary being supported by the A.U.M.A. in its intervention respecting the current rate hearing application by Calgary Power Ltd."

In summary, the A.U.M.A. will not be taking advantage of the Government interest free financing in this latest hearing, as the City of Calgary will be opposing the general rate increase application, which, if successful will be to everybodys advantage. Naturally, they cannot participate in the second phase of the hearings.

To: City Clerks & Municipal Administrator
December 16, 1974
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This means that you will not be required to provide any financing or even put up a per capita guarantee as was the case in the first hearing, which incidently has not been completely finalized at the time of writing, respecting allocation of the costs of the hearing.

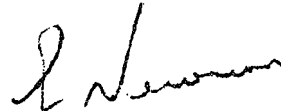
However, this does not preclude any municipality from making its own submission to the Public Utilities Board, or engaging their own intervenors if they so desire.

In the interest of avoiding duplications of costs in the present method of very expensive rate hearings, we trust you will agree with the action taken by the A.U.M.A. Executive.

Please bring this letter to the attention of your Mayor and Council.

Wishing you the compliments of the season.

Yours very truly,



E. Newman
Executive Secretary

EN:tml

COMMISSIONERS' COMMENTS

We are of the opinion that if the City of Calgary are intervening on the second Calgary Power Rate Hearing, that the City of Red Deer not participate in this hearing, as it would appear duplication of efforts would occur.

"R.N. MCGREGOR"
Mayor

"T.G. SUCHY"
City Commissioner

NO. 3

December 10, 1974

TO: CITY COUNCIL

FROM: City Clerk

Following is a notice of motion introduced at November 25, 1974 meeting of City Council and tabled at that time pending receipt of further information on the proposal by Chateau Developments Limited.

"Council of the City of Red Deer having considered report dated November 20, 1974 by the City Commissioner. T. Suchy, concerning a policy statement which would assist the Administration in advising prospective developers interested in shopping centers, do hereby resolve and agree that until all facts are known with regards to two specific developments in the downtown area. those companies interested in developing shopping centre facilities in the fringe areas be advised that for the next six months, which period of time may be shortened or extended, the City will be studying and considering its position with regard to commercial development in the central business core versus north or south hill development, bearing in mind that Council are most interested in seeing development in the downtown area at this time."

Members of Council will recall that the above item was again tabled at the December 9, 1974 meeting until such time as Council had met with Chateau Developments Limited later in the evening.

What action do Council now wish to take in respect of this matter.

Yours truly,

RS/mt

R. STOLLINGS,
City Clerk.

COMMISSIONERS' COMMENTS

In view of discussions with Chateau Developments Limited and policy already established, we would recommend the above resolution be withdrawn and no further action be taken at this time.

"R.N. MCGREGOR"
Mayor

"T.G. SUCHY"
City Commissioner

NO. 4

19 December 1974

TO: COUNCIL
FROM: CITY CLERK

RE: OCCUPANCY PERMITS

At the last meeting of Council, the members authorized preparation of a bylaw to provide for the issuance of Occupancy Permits in the City of Red Deer. The necessary bylaw has been prepared and is attached hereto as Bylaw 2349/A-74.

Draft copies of the proposed Occupancy Permits are also enclosed for the information of Council.

"R. STOLLINGS"
City Clerk



Application No.

THE CITY OF RED DEER

APPLICATION FOR OCCUPANCY PERMIT

I/WE hereby make application for occupancy permit under the provisions of the Building By-law in accordance with the plans and supporting information submitted herewith and which form part of this application. (PLEASE PRINT).

Applicant:

Address: Tel. No.

- Registered owner of land:

- Address: Tel. No.

Address of property on which the occupancy is to be effected:

Lot (parcel); Block; Registered Plan No.

- Land Classification: Section:

- Interest of Applicant if not owner of property:

Use of Building:

New

☐

Addition

☐

Date Building Occupied: Change of Use

☐

Other

☐

Signature of Applicant: Date:

FOR OFFICIAL USE ONLY

NOTICE OF DECISION

The above application has been

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS REFUSED FOR THE FOLLOWING REASONS.

Date of Decision:

Development Officer

THIS IS NOT A BUILDING PERMIT

The applicant is not excused from complying with the requirements of any federal, provincial or other municipal legislation, or the conditions of any easement, covenant, building scheme or agreement affecting the building or land.



23.

**CITY OF RED DEER
OCCUPANCY PERMIT**

Tenant or Owner _____

Lot Zoned:- _____

Building Address:- _____

Date:- _____

PERMISSIBLE LOADS

Floor	Floors lbs. per <input type="checkbox"/>	Fire lbs. per <input type="checkbox"/>	Occupant Number	

TO BE POSTED IN A CONSPICUOUS PLACE

OCCUPANCY APPROVED FOR:- _____

**A BUILDING PERMIT IS REQUIRED FOR ANY
CHANGE, ALTERATION OR ADDITION TO
THIS BUILDING.**

Tenant or Owner _____

Building Inspector
or Fire Inspector _____

This Permit good for the above occupancy only. Change of occupancy requires a new permit.

NAME OF BUILDING:- _____

ZONE:- _____

DDR SS _____

DEPARTMENTAL INFORMATION

Floor	Wall Construction	Floor Construction	Floor Load	Fire Load	Fire Alarm	Fire Escape	Fire Exting.	Spr Sf. P.	
Bas.									
1st									
2nd									
3rd									
4th									
5th									
6th									
7th									
8th									
9th									
10th									

Date of issue _____

24.

REPORTS

NO. 1

DATE: December 16, 1974

TO: City Commissioner

FROM: City Treasurer

RE: Purchase of 1975 Planting Material Needs

Attached are purchase orders for different suppliers for 1975 planting material needs (trees and shrubs). The total amount involved is \$3,794.60. This is a 35% increase over the 1974 amount of \$2,820.

The approval for the purchase of the shrubs is ordinarily done by Council each year because the orders must be placed prior to budget approval. It is the recommendation of the Parks Superintendent, Purchasing Agent and the City Treasurer that the purchases be approved. The purchases are being awarded to the low tenders.

AWilcock

A. Wilcock
City Treasurer

AW:mg

Att'd.

COMMISSIONERS' COMMENTS

We concur with the recommendations of the City Treasurer and would point out that the quantity of supplies ordered for 1975 is comparable with 1974, and the lowest tender has been accepted in each instance on individual items.

"R.N. MCGREGOR"
Mayor

"T.G. SUCHY"
City Commissioner

NO. 2

DATE: December 16, 1974

TO: Mayor, City Commissioner

FROM: City Treasurer

RE: Purchase of Hydrants and Valves

As a result of a request for quotations on hydrants and valves for subdivision work there were eight tenders received of which the lowest follow:

Item:	ITT Grinnel Sales Ltd.		Crane Ltd.		Canada Valve	
	Tender *	Delivery	Tender*	Delivery	Tender***	Delivery
28 Hydrants	No quote	-	\$ 541.60	20 weeks	\$ 542.90	8 - 12 weeks
4-12" Valves	\$599.55	8 months	642.86	Jan. 15/75	645.60	Part Stock - bal.-6-8wks.
6-10" Valves	410.34	7 months	445.97	$\frac{1}{2}$ stock bal. Jan. 31/75	450.15	"
1-10" Valves	410.34	8 months	447.91	Stock	450.15	"
21-8" Valves	255.18	5 months	270.51	Stock	281.15	"
7-8" Valves	255.18	4 months	272.02	Stock	281.15	"
32-6" Valves	149.06	4 months	159.13	Stock	165.20	"
11-6" Valves	149.06	4 months	159.84	Stock	165.20	"

NOTE: All prices quoted are unit prices per valve or hydrant.

* Price in effect at time of shipment

*** Firm Price for shipment within 60 days.

It is the recommendation of the Purchasing Agent and the City Treasurer that the hydrants be purchased from Canada Valve and Hydrant Company at a total cost of \$15,201.20 and the valves be purchased from Crane Supply at a total cost of \$19,171.81.

The purchase of the hydrants from the second lowest bidder Canada Valve is recommended because it is a firmer price and earlier delivery.

The purchase of valves from the second lowest bidder Crane Ltd. is recommended because of earlier delivery.

Purchase orders are attached for your approval. Because the tenders recommended are not the lowest and exceed \$2,000, Council approval is required. I recommend your approval of the purchase orders now and Council be requested to confirm the action taken at the next Council meeting.

A Wilcock

A. Wilcock
City Treasurer

AW:mg

COMMISSIONERS' COMMENTS

Recommend Council award contract as suggested by the
City Treasurer.

"R.N. McGREGOR"
Mayor

"T.G. SUCHY"
City Commissioner

NO. 3

REAL CANADIAN MOUNTED POLICE MUNICIPAL POLICING REPORT

NOTE: ADDITIONAL INFORMATION WILL BE SUPPLIED UPON REQUEST.

TO The Mayor City of Red Deer			MONTH OF November 1974 POLICING OF City of Red Deer		DATE 5 DEC 74 MEMBERS ON DUTY 37
MUNICIPAL BY-LAWS	COURT CONVICTIONS	VOLUNTARY PENALTIES	WARNINGS	DISMISSED	WITHDRAWN
TRAFFIC, EXCLUDING PARKING					
PARKING	296	2463	126		97
OTHER BY-LAWS					
COMPLAINTS RECEIVED 810		COMPLAINTS INVESTIGATED 810		UNLIGHTED STREET LAMPS	
FIRES ATTENDED 7	BUSINESS PLACES UNLOCKED 20		RECOVERABLE EXPENSES		LIQUOR CASES 37
LIQUOR SITUATION Normal	ARTICLES LOST 20		ARTICLES FOUND 10	BICYCLES STOLEN 11	BICYCLES RECOVERED 13
PRISONERS' EXPENSES AND MAINTENANCE (MEALS)			FINES IMPOSED UNDER MUNICIPAL BY-LAWS		

MUNICIPAL CASES

REVENUE COLLECTED AND PAYABLE TO	MUNICIPALITY	PROVINCE	FEDERAL GOVERNMENT
FINES			
COSTS			

MILEAGE ON MUNICIPAL DUTIES

RCMP TRANSPORT 18104	MUNICIPAL TRANSPORT	HIRED TRANSPORT
-------------------------	---------------------	-----------------

NO. OF CASES, WHERE ASSISTANCE RENDERED TO MUNICIPALITY AND NO REPORT SUBMITTED.

REMARKS:

M.V. accidents during the month of November - 113
 Fatal accidents - 1 (female passenger killed) Injury accidents - 12 Injured persons - 18
 Property damage accidents - 100 Estimated damage - \$141,250.00
 Charges laid as a result of accidents - 64
 Burglar alarms answered during the month - 14
 Total number of H.T. Act - 197
 54 persons arrested under Section 82(2) of the L.C. Act and released the following morning without charges.

The City's traffic accident record of 19 months fatality free came to an abrupt end with the death of Margaret Griffin in a collision with a road grader on 67th Street.

The first murder in some time was also investigated. The 16 year old accused is in custody charged with non-capital murder.

A relatively mild November did nothing to deter petty crime and mischief since offences of this type did not drop off which is usually the case come winter.

The Force embarked upon an overtime programme in October. This has had a definite impact on manpower resources since the method of compensation for overtime worked is lieu time off as a first consideration, followed by payment as a second resort. I am attempting to maintain the same police presence in those areas and at those times when there is a definite need. Some areas of police operations may have to be curtailed and I would be willing to discuss this aspect with you should you so desire.

(C.C. Coutts) Insp. Officer
 1/c Red Deer City DEPARTMENT

NO. 4

December 11, 1974

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Membership in Canadian Federation of
Mayors and Municipalities

We have received an invoice from the Canadian Federation of Mayors and Municipalities for membership fees for the period January 1 to March 31, 1975. It appears the Federation are changing their fiscal year to co-incide with the Federal Government year end and for this reason have issued an invoice for only 1/4 of the year.

The amount of the invoice is \$175.49 based on $2\frac{1}{2}\phi$ per capita and a population of 28,079. With current population figures the amount should be $2\frac{1}{2} \times 28,818 + 4 = \180.11 .

Do Council wish to maintain a membership in this association?

Respectfully submitted,

R. STOLLINGS,
City Clerk.

COMMISSIONERS' COMMENTS

We would recommend membership in the C.F.M.M. be retained for the period January 1, 1975 to March 31, 1975.

"R.N. MCGREGOR"
Mayor

"T.G. SUCHY"
City Commissioner

NO. 5

17 December 1974

TO: COUNCIL

RE: PROCEDURE BYLAW - CITY OF RED DEER

As directed by Council, November 12th, 1974 the special committee of Council established to review the Procedure Bylaw have met with City Solicitor, T. Chapman, the Commissioner and myself and have completed their review and suggested changes to the Bylaw.

The changes suggested have been penciled in on the copy of the current Bylaw attached hereto and have been made basically to incorporate procedures presently being followed in Council meetings.

A draft amending bylaw has been prepared and is attached as Bylaw 2323/A-74.

"R. STOLLINGS"
City Clerk

NO. 6

DATE: December 16, 1974

TO: Mayor, City Commissioner

FROM: City Treasurer .

RE: Maximum Debt Limitation 1975 - 1981

City Council at the August 26, 1974 meeting approved the following proposed debenture borrowings for the period 1975-1981:

<u>Year</u>	<u>General Fund and Deficit Producing Utility Borrowings</u>	<u>Self Supporting Utility Borrowings</u>	<u>Total Borrowings</u>
1975	\$ 900,000	\$ 137,000 (1)	\$1,037,000
1976	900,000	74,000 (1)	974,000
1977	1,000,000 -	53,000 (1)	1,053,000
1978	1,000,000	-	1,000,000
1979	1,100,000	-	1,100,000
1980	1,100,000	-	1,100,000
1981	1,100,000	-	1,100,000

Notes: (1) Based on Seven Year Plan 1974 - 1980

Subsequent to Council approving the above debt limitation for the period 1975 - 1981 two factors have required the limitation be reviewed:

1. Announcement of the Provincial government that debenture borrowings for 1974 and subsequent years would be at 8% interest.
2. The need to recognize inflation.

As a result of the review of the debt limitation that was undertaken a new table of proposed borrowings for 1975 - 1981 has been projected:

. . . 2

TABLE 2

PROPOSED DEBENTURE BORROWINGS 1975 - 1981

<u>Year</u>	<u>General Fund and Deficit Producing Utility Borrowings</u>	<u>Self Supporting Utility Borrowings</u>	<u>Total Borrowings</u>
1975	\$1,000,000	\$ 137,000 (1)	\$1,137,000
1976	1,100,000	74,000 (1)	1,174,000
1977	1,200,000	53,000 (1)	1,253,000
1978	1,300,000	-	1,300,000
1979	1,400,000	-	1,400,000
1980	1,400,000	-	1,400,000
1981	1,500,000	-	1,500,000

Note (1) Based on Seven Year Plan 1974 - 1980

Based on the new projection of debt limitation for 1975 - 1981 the following projection of general debt annual debt repayments for 1975 - 1982 has been calculated:

PROJECTION OF GENERAL DEBT ANNUAL REPAYMENTS 1975-1982

TABLE 3

<u>Year</u>	<u>Debenture Payments</u>	<u>Less Local Improvement Charges</u>	<u>Net Debenture Repayments</u>	<u>Dollar Increase From Prior Year</u>	<u>Percent Increase</u>
1967	\$ 698,530	\$ 271,980	\$ 426,550	\$ 66,600	18.5
1968	780,340	289,340	491,000	64,450	15.1
1969	854,220	281,730	572,490	81,490	16.6
1970	921,738	297,100	624,638	3,618	.6
1971	917,232	301,390	615,842	(8,796)	(1.4)
1972	955,000	311,140	643,860	28,018	4.5
1973	974,118	318,940	655,178	11,318	1.8
1974	1,018,257	329,670	688,587	33,409	5.1
1975	1,080,465	335,000	745,465	56,878	8.3
1976	1,150,526	341,000	809,526	64,061	8.6
1977	1,224,282	347,000	877,282	67,756	8.4
1978	1,294,694	353,000	941,694	64,412	7.3
1979	1,377,788	359,000	1,018,788	77,094	8.2
1980	1,466,521	365,000	1,101,521	82,733	8.1
1981	1,558,119	371,000	1,187,119	85,598	7.8
1982	1,665,691	377,000	1,288,691	101,572	8.6

NOTE: Projection is based on 1975 - 1981 borrowings at 8%.

- 3 -

The average annual general debt repayments for the period 1975 - 1981 is 8.1%. This is .9% higher than the projection based on the original 1975 - 1981 debt limitation proposal. This increase reflects the assumption that inflation will continue for some time. If inflation drops below 10% in the future, the debt limitation will require review.

Per capita debt projections based on population projections contained in the original report follow:

TABLE 4

PROJECTION OF PER CAPITA DEBT 1975 - 1981

<u>Year</u>	<u>General Fund</u>	<u>E.L. & P.</u>	<u>Water</u>	<u>Sewer</u>	<u>Transit</u>	<u>Total Debt</u>	<u>Per Capita Debt</u>
1975	\$ 8,040,872	\$15,978	\$1,481,655	\$3,492,752	\$42,473	\$13,073,730	\$446
1976	8,529,260	14,573	1,413,348	3,366,428	27,614	13,351,223	448
1977	9,096,085	13,087	1,331,988	3,247,812	25,309	13,714,281	453
1978	9,760,045	11,516	1,220,878	3,128,504	22,852	14,143,795	460
1979	10,494,098	9,855	1,130,833	3,000,918	20,232	14,655,936	469
1980	11,208,090	8,098	1,054,821	2,874,323	17,439	15,162,771	477
1981	11,997,307	6,240	974,343	2,739,343	14,461	15,731,694	487

The projection of per capita debt based on the proposed new debt limitation would be \$487 per capita by 1981 versus \$433 under the previous debt limitation.

It is not recommended that the debt limitation be increased more than the proposal of Table 2 because in addition to debt repayment charges to be incurred in future years (averaging an 8.1% increase) the additional costs of operating and maintaining the capital structures must be considered.

To assist Council in reviewing my recommendations on debt limitation I would suggest a copy of my previous report be attached.

A. Wilcock

A. Wilcock
City Treasurer

AW:mg

COMMISSIONERS' COMMENTS

We would recommend that Council concur with the revised maximum debt limitation as suggested by the City Treasurer.

"R.N. MCGREGOR"
Mayor

"T.G. SUCHY"
City Commissioner

NO. 7

December 17th, 1974

TO: Mayor R. McGregor
and Members of Council

RE: A TRANSPORTATION AND TRAFFIC STUDY
FOR THE CITY OF RED DEER

At the Committee of the Whole meeting of August 26th, 1974, City Council indicated that the Alberta Department of Highways and Transport be approached for assistance in carrying out this study. Discussions have taken place with the Department and it appears they would be receptive to participating in the proposed study.

To facilitate the organization and administration of the study, a Steering Committee was formed. At the moment the Committee consists of the following members:-

Mr. R. McGregor, Mayor, City of Red Deer

Mr. G. Halls, Planning Engineer, Alberta Highways & Transport

Mr. R. Cundy, Director, Red Deer Regional Planning Commission

Mr. D. Rouhi, Associate Planner, Red Deer Regional Planning
Commission

Mr. T. Suchy, City Commissioner, City of Red Deer

Mr. P. Prior, Transit Superintendent, City of Red Deer

Mr. N. Nyberg, Engineering Superintendent, City of Red Deer

Mr. R. McGhee, City Engineer, City of Red Deer

The initial meeting of the Committee was held on December 16th, 1974. At this meeting, the undersigned was designated as Chairman. On behalf of the Committee, the following information is submitted to Council:-

It was suggested and agreed that the City be responsible, through the Committee, for the processing and payment of all costs related to the study. These in turn would be submitted to the Province for cost sharing.


Discussion took place on the method of selecting a consultant to undertake the study. It was the consensus of opinion that we should initially list those firms which may be qualified to undertake the work, with emphasis on Alberta firms. These firms would then be contacted and requested to indicate their interest and qualifications to undertake the study. From this information the Committee would select at least two for a more "in depth" submission. A total of nine consultants will be contacted initially for their interest and submissions by January 16th, 1975.

Some preliminary work has been completed by the Committee members related to terms of reference for actual study. These should be finalized at the next meeting, scheduled for January 23rd, 1975.

The Committee requests City Council's concurrence on the following:-

1. Members of the Steering Committee.
2. Initial contact with consultants.
3. To place the authority with the Committee for the final selection of the consultant.

It should be noted by Council that funds will be required in 1975 for the City's portion of the study costs. This cost cannot be determined until final discussions take place with the consultants.


R.J. MCGHEE, P. Eng.
Chairman, Steering Committee

ROM/jit

NO. 8

20 December 1974

MAYOR R.N. MCGREGOR & MEMBERS
OF RED DEER CITY COUNCIL:

RE: Red Deer Youth Services Association

The Red Deer Youth Services Association have submitted a request for a grant for 1975 and the information contained within their proposal is as follows:

"Proposal that hostel would operate only for July and August, as although there are hostellers in June, an insufficient number in 1974 to make operation really feasible.

Rent	\$1,000.
Wages	3,600.
Supplies	200.
Utilities	75.
Trucking	115.
Insurance	60.
Miscellaneous	100.
	<hr/>
	\$5,150.

City's contribution \$1,500.

"R. STOLLINGS"
City Clerk

COMMISSIONERS' COMMENTS

We would recommend that the above application be tabled for consideration together with the overall 1975 Budget. We also suggest that the Red Deer Youth Services Association be requested to supply an audited financial statement pertaining to their 1974 operations and a detailed budget for 1975.

"R.N. McGREGOR,
Mayor

"T.G. SUCHY"
City Commissioner

NO. 9

File No. R-3745

December 20th, 1974

TO: MAYOR & COUNCIL

FROM: RECREATION BOARD

At the December 17th meeting of the Board the name of Mr. Bill Stuebing was approved for submission to Council as the recommended appointee from the Red Deer College community to the Recreation Board.

We would recommend the appointment of Mr. Stuebing.

A handwritten signature in cursive script, appearing to read "Ron Dale", with a long horizontal flourish extending to the right.

RON DALE, Chairman
Recreation Board

RD:nor

NO. 10

20 December 1974

TO: COUNCIL
FROM: CITY CLERK

RE: POWER UTILITY BYLAW

The E.L. & P. Superintendent and City Treasurer are preparing a report and the suggested amendments to the Power Utility Bylaw as a result of recent interim board rate increases granted to Calgary Power.

The above named were unable to complete the report in time to include with this agenda and, therefore, same will be brought forward at the meeting, Monday, December 23, 1974.

"R. STOLLINGS"
City Clerk

TO: City Commissioners & City Council

December 17, 1974.

FROM: E. L. & P. Supt.

COPIES: City Treasurer
City Purchasing Agent
Fire Chief
City Engineer
Public Works Supt.
Transit Supt.
Recreation Supt.
Ken Mar Electronics Ltd.

Re: Radio Communications Equipment

At present, the Fire Dept., Public Works Dept., Parks Dept., and E. L. & P. Dept. operate 2 way radio equipment on a common frequency and are experiencing a considerable amount of communications interference. Operations affected include those of the Fire Dept.'s fire and ambulance crews and E. L. & P.'s crews engaged in switching, re-conductoring and other hot line work.

The existing frequency or channel has been reserved for use by emergency vehicles only and is the same as the frequency used by Edmonton and Calgary fire departments. Use of mobile radio units in other than emergency vehicles will not be allowed on this frequency in future.

Plans were made in 1973 to transfer Public Works and E. L. & P. radio units to two additional and separate frequencies. Funds were approved in the 1974 budget for E. L. & P. to convert 9 mobiles and 1 base station to a separate frequency. Before the details of this conversion could be completed, approval was given to the Transit System to install 2 way radios in twelve busses.

The departments involved have now reviewed the problem, listed their requirements and are anxious to initiate the necessary action of ordering material and converting the existing mobile and base stations to the appropriate frequencies. Transit and E. L. & P. are perhaps more anxious than the others since they have the funds available and had planned to have this work completed in 1974.

All existing radio units, with the exception of older tube type models which are scheduled for replacement, are to be converted not replaced. Some new, additional "black boxes" will be required to provide Fire Dept. Headquarters with channel monitoring and 2 way communications with any or all channels used by the other departments. This will permit Fire Headquarters to communicate throughout emergencies which involve water and power utilities and will also allow us to continue to use Fire Headquarters to dispatch Public Works and E. L. & P. standby crews after business hours and on weekends.

A new mast and antenna will be required for each new frequency. Radios for Transit will be new.

It should be noted that the existing radio units were supplied by several different manufacturers so the task of converting them involves an inspection of each unit to obtain model and serial numbers; determining and listing the parts to be replaced; corresponding with the various suppliers to describe, order and obtain the correct parts; converting the units and re-aligning all sets to operate correctly on the new frequencies.

Canadian Motorola Electronics Company has offered to supply the material and to convert the radios for us; their quotation will be available in time for the next meeting of City Council but not in time for incorporation with this report and council agenda.

Re: Radio Communications Equipment

Dec. 17/74.

Canadian Motorola was selected to do this work for us due to the following:

1. Motorola representatives have continued to show an interest in our radio system throughout the years and have offered many of the recommendations for the improvements that we now hope to carry out.
2. Motorola is a leader in the radio communications field and has supplied and installed the majority of the reliable systems now operating in this area. i.e. Calgary Power Ltd.; AGT; HBOG;
3. Motorola has a local service representative with a shop which can accommodate our large vehicles and the necessary test equipment to re-align our radios after converting them so that our down time is kept to a minimum.

NOTE: KenMar Electronics Ltd., who have the service and maintenance contract for our radio system are being kept aware of all proposed changes and no conflicts are expected; KenMar do not represent any radio equipment suppliers.

4. Motorola has supplied equipment and has accumulated operating experience in the latest types of radio systems installed to serve transit systems. Their system offered to our Transit System can be extended to provide such features as "dial-a-bus" if required.

The alternative of inviting all suppliers of radio equipment to study our existing radio system and to submit tenders on the supply, installation, conversion and re-alignment must be rejected since the required changes involve the very foundation of our radio system. This is no time to purchase from the low bidder who is invariably the company who has invested the minimum amount of time in determining how their equipment will match our existing system; it is not the time to purchase from the companies who are primarily interested in selling radio hardware without the concern or responsibilities of insuring correct operation of the whole system.

In Red Deer's case, the system is already a mixture of various components and we have enough problems now in establishing responsibilities when new radios are added.

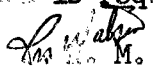
Future requirements for 2 way radio sets can be tendered as in the past; however, careful evaluation of equipment offered and consideration of other than low first cost must be made to improve our system.

In conclusion, I recommend that a purchase order be issued to Canadian Motorola Electronics Company for the investigation of existing radio units to determine part numbers etc.; the correlation of components to be supplied by various manufacturers; the supply of all materials; the installation of all new radio equipment; the conversion of all existing, non-Fire Dept. mobiles and all base stations to the appropriate frequency; the re-alignment of all radio units for correct operation on the new frequencies.

The cost of this work is to be as quoted by Motorola in their letter of December 4, 1974 to the Transit Supt. and in their forthcoming letter to the E. L. & P. Supt.. These letters will be added to the council agenda.

Approval is requested for the total expenditure; funds previously approved for the E. L. & P. and Transit portions of the work should be carried into 1975 and supplemented by funds to be provided in the other departments' 1975 budgets.

If additional information is required, I will attempt to provide it.


M. Watson, P. Eng. - E. L. & P. Supt.

TO: City Commissioners & City Council

December 19, 1974.

FROM: E. L. & P. Supt.

COPIES: City Treasurer
City Purchasing Agent
Fire Chief
City Engineer
Public Works Supt.
Transit Supt.
Recreation Supt.

Re: Radio Communications Equipment

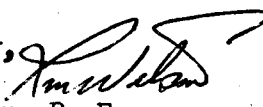
We have just obtained Motorola's written proposal and quotation covering the costs of converting Public Works and E. L. & P. radios to frequencies separate from that of the Fire Dept.. Details and costs contained in this proposal confirm what had been provided verbally in our discussions with Motorola.

The equipment offered, installation of new equipment and conversion of existing equipment are all in accordance with our requirements; therefore, I confirm my recommendation of December 17th that approval be obtained from City Council for the total expenditure by using funds previously approved for the E. L. & P. and Transit portions of the work, supplemented by funds to be provided in the Public Works and Fire Dept. budgets for 1975.

Copies of the Motorola proposal are enclosed; total costs are as follows:

Transit System portion	\$ 14,431.65	(1974 price, firm to Dec.30/74) - \$ 17,000 estimate approved by City Council and by Provincial Govt.
E. L. & P. Dept. portion	\$ 3,948.00	(1975 price) - \$ 4,000 approved in 1974 budget
Public Works Dept. portion	\$ 5,297.00	(1975 price)- approval requested
Fire Dept. portion	\$ 4,455.00	(1975 price)- approval requested
Total Expenditure	\$ 28,131.65	

Yours truly,


R. M. Watson, P. Eng.

E. L. & P. Supt.

CITY OF RED DEERSYSTEM PROPOSAL

This system is based on the concept of separating the City of Red Deer radio system into four distinct groups - i.e., Fire Department, Electric Light and Power, Public Works and Transit. Up to this time and at present the City is operating a radio system on 154.370 MHZ. This frequency is shared by the Fire, Electric Light and Power, and Public Works Departments. Because of the large number of vehicles presently on this system, and because of the need for the Fire Department to be on a unique frequency, it is proposed that each Department operate on a separate system. The Transit Department will be a new addition to this system.

Under the new system the Fire Department would retain the frequency they are presently sharing since the frequency was licensed under this Department. The ambulances would also remain on this frequency. It will be necessary at times for the Fire Department to be able to communicate with the other Departments and conversely. For this reason we are proposing to equip the 4-channel base station at the Fire Hall with the frequencies of the other three Departments, on the transmit side only. The base station receiver on each channel would be strapped to the Fire Department frequency. A separate monitor receiver is provided for each of the other Departments. This means that regardless of what channel the base station is on it will always be receiving from a Fire vehicle.

Each monitor receiver is equipped with a single-tone decoder. In the quiescent state, the receiver is silent until its' associated base station must contact the Fire Department. This base station has a tone encoder which is on the same frequency as its' monitor receiver. When the base station operator pushes the button to call the Fire Hall, this tone activates an audible and visual alarm in the monitor receiver. The Fire Hall operator moves a switch on the monitor receiver from "Alert" to "Mon" after the tone has ceased. This opens the audio squelch and he can now receive a verbal message from that particular base station. As long as the switch remains in the monitor position, he will hear all conversations on that particular channel. The reason for the alerting tone is to keep annoying conversations away from the Fire Department operator and yet have the capability of contacting the Fire Department when required.

All rephasing of mobiles and the Fire Department base station will be done by Allied T.V. and Appliances in Red Deer. Canadian Motorola will supply all vehicle antennas, that will require changing because of new frequencies, at no charge to the City of Red Deer. It is assumed that the City will supply the concrete blocks for mounting the Delhi towers. As an alternative the City could supply and install 70-foot power poles at a lower cost.

We propose to replace the existing G.E. mobile in unit 62-05 with the unit presently installed in Fire Engine No. 8. Since Engine No. 8 requires a 4-channel mobile we have included a new Mocom 70 for this unit. The G.E. mobile in the Fire Chief's car is also single-channel which will be replaced with a 4-channel Mocom 70.

December 18, 1974.

CITY OF RED DEER1. FIRE DEPARTMENT:

<u>Item</u>	<u>Qty.</u>	<u>Description</u>	<u>Cost</u>
1.	2	CT33BBA1900K Mocom 70 Mobile.	
2.	6	Pye Channel Elements for W15FM	
3.	6	G.E. Channel Elements for Base Station.	
4.	3	L03DNC6100W Single-Tone Firefighter Rx.	
5.	3	NKN6131 Antenna Adaptor Cable.	
6.	3	Larson Antennas.	
7.	3	CTK173 + 100 Coax.	
8.	3	Antenna Mounting Brackets.	
		TOTAL.	<u>\$3991.00</u>
		Labour: Install 2 Mobiles	444.00
		Wire in PA/Siren	
		Re-phase 2 Radios	
		Install 3 Receivers	
		Install 3 Antennas.	
		Shipping.	<u>20.00</u>
			<u>\$4455.00</u>

CITY OF RED DEER2. DEPARTMENT OF PUBLIC WORKS:

<u>Item</u>	<u>Qty.</u>	<u>Description</u>	<u>Cost</u>
1.	1	CL43BBB1190M/W Mocom 70 Base, 2-Channel.	
1A.	1	MTLN9699A Remote Control Adaptor.	
1B.	1	TLN1371 Single-Tone Encoder.	
2.	3	TI375 DC Remote Desk Set.	
3.	1	DMX68 Delhi Tower.	
4.	1	SRL233 Antenna.	
5.	1	CTDN6009AJ-100 Foam Helix.	
6.	42	Pye Channel Elements.	
7.	16	Motorola Channel Elements.	
		TOTAL.	<u>\$4047.00</u>
		Labour: Install Base	1205.00
		Install 3 Desk Sets	
		Install Tower, Antenna and Coax	
		Re-phase 25 Radios.	
		Shipping.	<u>45.00</u>
			<u><u>\$5297.00</u></u>

CITY OF RED DEER

3. ELECTRIC LIGHT & POWER:

<u>Item</u>	<u>Qty.</u>	<u>Description</u>	<u>Cost</u>
1	1	CL43BBB1190M/W Mocom 70, 2-Channel Base.	
1A.	1	MTLN9699A Remote Control Adaptor.	
1B.	1	TLN1371 Single-Tone Encoder.	
2.	2	T1375 DC Remote Desk Sets.	
3.	1	DMX 68 Delhi Tower.	
4.	1	SRL233 Antenna.	
5.	1	CTDN6009AJ-100 Foam Helix.	
6.	16	Pye Channel Elements.	
7.	1	TKN6055 Mocom 70 Cable Kit.	
8.	1	TAD6113 Antenna Cable Kit.	
9.	2	Motorola Channel Elements.	
TOTAL.			<u>\$3225.00</u>
Labour: Install Base Station			678.00
Install 2 Desk Sets			
Install Tower, Antenna and Coax			
Re-phase 9 Radios			
Install Mobile Radio.			
Shipping.			<u>45.00</u>
			<u>\$3948.00</u>

PARTIAL LIST OF USERS

City of Edmonton Police Department

City of Calgary Police Department

City of Prince Albert Fire Department

City of Yellowknife Fire Department

Government of Alberta

R.C.M.P.

University of Alberta

Department of Northern Saskatchewan

Alberta Power

Calgary Power

Northwestern Utilities

City of Prince Albert Police Department

City of Camrose Police Department

City of Camrose Public Works.

**CANADIAN MOTOROLA Electronics**

DIVISION OF MOTOROLA CANADA LIMITED

11636 - 149 Street, Edmonton, Alberta T5M 3R3.

December 4, 1974.

The City of Red Deer,
Transit Department,
Red Deer, Alberta,
T4N 3T4.

ATTN: MR. P.V. PRIOR.

Dear Sir:

RE: TRANSIT RADIO SYSTEM.

Attached is our proposal for the above system.

We are proposing two Remote Desk Sets. If these sets will be within 100 feet of the Base Station, then we can substitute Local Desk Sets at reduced rates.

We are assuming that the Transit Department will provide a 50 - 60 foot pole adjacent to the Transit Office for mounting the antenna.

If you require any further information, please feel free to call us at your convenience.

Yours very truly,

CANADIAN MOTOROLA ELECTRONICS COMPANY

Gordon D. Nerenberg,
Account Executive,
Public Safety.

GDN/gc

Encl.

December 4, 1974.

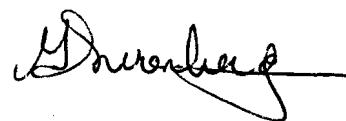
Page 1.

Item	Qty.	Description	Cost
1	1	CL43BBB1100M/W Mocom 70, 30-Watt Base Station, 4 Channel.	
1A	1	MTLN9699A Remote Control Adaptor.	
2	1	SRL217X Antenna.	
3	1	CTDN-6009AJ-70 Foam Helix.	
4	12	MD43CCN1100K Mocom 35, 4-Channel, 15-Watt Mobile.	
5	12	NM0150 High Gain Antennas.	
6	2	T1375 DC Remote Desk Set.	
		TOTAL.	\$13,836.65
		Shipping.	45.00
		Installation.	<u>550.00</u>
		F.S.T. Included.	<u> </u>
		TOTAL.	<u><u>\$14,431.65</u></u>

LEASE/PURCHASE:

	<u>3 Years</u>	<u>5 Years</u>
Down Payment	\$231.65	\$231.65
Monthly Payment	\$512.78	\$355.00

ABOVE PRICES ARE FIRM TO DECEMBER 30, 1974



DATE: December 20, 1974

TO: City Commissioner

FROM: City Treasurer

RE: Financing of Two Way Radio System Changes

Canadian Motorola Electronics has quoted the following costs for the proposed revisions to the City of Red Deer two-way radio system:

<u>Department</u>	<u>Amount</u>	<u>Capital Account</u>
Fire Department	\$ 4,455.00	26-01350
Public Works Department	5,297.00	27-25430
E. L. & P. Department	3,948.00	61-09421
Transit	14,431.65	70-08422
	<u>\$ 28,131.65</u>	

It is my recommendation the total cost of the proposal be charged to the 1974 budget accounts noted above. The funds for the E.L. & P. and Transit departments have previously been approved. The expenditures for the Fire and Public Works department will require Council approval for budget overexpenditure to be charged to anticipated 1974 General Revenue Fund surplus.

A Wilcock

A. Wilcock
City Treasurer

AW:mg

COMMISSIONERS' COMMENTS

We would concur with the recommendations of the E.L. & P. Superintendent and the City Treasurer.

"R.N. MCGREGOR"
Mayor

"T.G. SUCHY"
City Commissioner

CORRESPONDENCE**RED DEER REGIONAL PLANNING COMMISSION**

4910 - 59 STREET

RED DEER, ALBERTA
T4N 2N1

TELEPHONE: 346-3394

FILE No.

NO. 1

December 5, 1974.

Mr. R. Stollings,
City Cler,
City Hall,
RED DEER, Alberta.

Dear Sir:

Re: Section 141 of Planning Act
Change in the Municipal Boundary

Please be advised that N.W. 1/4 Section 4-38-27-4 located on the south side and east of Gaetz Avenue (Highway 2A south), has been annexed to the City since January of 1973. The S.W. 1/4 Section 4-38-27-4 (located immediately south of above mentioned quarter section) will be annexed to the City as of January 1st, 1975.

The City of Red Deer owns all the land in these two quarter sections except about 80 acres located in the S.W. 1/4 Section 4.

Since the overall plan for these two quarter sections is not finalized and the City rezoning should be more definite in nature, it is recommended that for the time being, no change be made in the existing zoning. In the meantime the City is to apply to the Minister under Section 141 of the Planning Act (see the attached copy) for an order authorizing the existing County of Red Deer Zoning to be maintained for these quarter sections as far as the use table is concerned, and the City Zoning By law to apply to the other provisions of the by law.

Yours truly,



DR/kk

D. Rouhi, MCIP,
Associate Planner.

Encl.

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBUY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

N.W. 1/4 4

S.W. 1/4 4

S.W. 4 4

December 10, 1974

TO: CITY CLERK
FROM: CITY ASSESSOR
RE: ANNEXATION - ZONING

With respect to Mr. Rouhi's letter of December 5, 1974 may I express concern that the Planning Commission is recommending the adoption of the County's zoning.

It has always been a practice and an order of the Board that all property owners be given the right to express their opinions on matters pertaining to the annexation. The orders always stipulate that all lands etc. must be re-assessed by the City and that we cannot use the County's records. This is to insure that the land assessments and the owners are being treated the same as other land owners within our boundaries. The method proposed by the Commission is a deviation from this principle and, therefore, I would recommend we handle the zoning in the normal manner.

"D.J. WILSON"
City Assessor

PLANNING (PART 4)

person to comply with a development scheme or a by-law in force pursuant to this Part or section 79, or with the conditions of a building permit issued in accordance with any such by-law or development scheme.

[R.S.A. 1970, c. 276, s. 139; 1971, c. 84, s. 17]

Powers of
council

140. For the purposes of carrying out sections 94 to 139, a council may exercise any of the powers conferred upon it by this Part in addition to the powers conferred upon it by the municipal Act under which it is governed.

[R.S.A. 1970, c. 276, s. 140]

Change in
municipal
boundaries

141. (1) Where, because of an alteration or extension of municipal boundaries or of the formation or dissolution of a village, or of any other reason, land that was within one municipality and subject to a development control by-law or zoning by-law of that municipality is thereafter situated within the boundaries of another municipality, the Minister, in his discretion, by order, may provide that the development control by-law or zoning by-law to which the land was subject in the first municipality shall remain in effect with respect to that land, with such amendments thereto as the Minister states in the order, until a new or amending development control by-law or zoning by-law comes into force in that part of the municipality within which the land is then situated.

(2) When an order is made under subsection (1), the council of the municipality within which the land is then situated shall administer and enforce the development control by-law or the zoning by-law as the order provides.

[R.S.A. 1970, c. 276, s. 141]

Enforcement of Municipal Planning

Enforce-
ment of
municipal
planning

142. (1) Where, after making such inquiries as he considers sufficient, the Minister is satisfied

- (a) that the council of a municipality is not conforming to, enforcing or administering the provisions of a general plan, development scheme, development control by-law or zoning by-law in force in that municipality, or
- (b) that it is in the public interest that the council of a municipality prepare and adopt or enact a general plan, development scheme, development control by-law or zoning by-law, within such time or times as he may state in his order,

he may order the council to conform to, enforce, administer, prepare, adopt or enact, as the case may be, a general plan, development scheme, development control by-law or zoning by-law, within such time or times as he may state in his order.

COMMISSIONERS' COMMENTS

We concur with the observations of the City Assessor that the land be rezoned in the normal manner.

"R.N. McGREGOR"
Mayor

"T.G. SUCHY"
City Commissioner

THE CITY OF RED DEER



RED DEER, ALBERTA

T4N 3T4

NO. 2

TO: City Council.

DATE: December 5th, 1974.

FROM: City Assessor.

RE: Purchase of Lot 16, Block 1, Plan 2556 N.Y.,
4725 - 60th Street,
C. N. R. Light Industrial Subdivision.

With reference to the attached letter from Louis Victor Limited regarding the purchase of the above described property, we respectfully submit the following:-

(1) Louis Victor Limited presently has this property leased from the City under an agreement dated December 14th, 1965. This property is abutting Lot 15, Block 1, Plan 2556 N.Y. which is presently owned by Louis Victor Limited and has an existing building of eight thousand six hundred thirty (8,630) square feet situated on it.

(2) The lease agreement pertaining to Lot 16 gives the lessee, Louis Victor Limited, until December 31st, 1976 the right to exercise an option to purchase Lot 16. The lessee must, however, enter into the usual formal land sale agreement containing a building commitment.

(3) The total site area for the land in question would be as follows:-

Lot 15, Block 1, Plan 2556 N.Y. (land owned by L. Victor) = 16,500 sq. ft.

Lot 16, Block 1, Plan 2556 N.Y. (land leased by L. Victor) = 16,500 sq. ft.

Total area of the two (2) lots = 33,000 sq. ft.

Minimum building commitment for this area is ten (10) per cent of the site area, which would be 1,650 square feet for each lot or a total of 3,300 square feet.

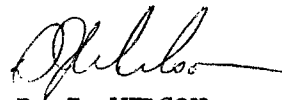
Therefore, as the present building situated on Lot 15 has an area of 8,630 square feet, it now exceeds the minimum building commitment

cont'd

- 2 -

for this area by 5,330 square feet, we would recommend that Lot 16, Block 1, Plan 2556 N.Y. be sold to Louis Victor Limited for \$8,103.00 subject to the following conditions:-

- (1) The building commitment be waived.
- (2) The signing of a formal land sale agreement.
- (3) That Lots 15 and Lots 16 be consolidated under one (1) title by a plan of survey.



D. J. WILSON,
City Assessor.

BL/jck

LOUIS VICTOR LTD.
 CONTRACTORS
 Crane & Fork Lift Rentals
 PHONE 346-3769 - 4723 - 6021
 RED DEER, ALBERTA

Nov. 29/77

Mr. D. J. Wilson
 City Assessor
 City Hall
 Red Deer, Alta.

Dear Sir:

Re: Purchase of Lot 16/Block 1/Plan 2556 N.Y.
 City of Red Deer.

With reference to the above described land, please accept this as my application to purchase Lot 16, Block 1, Plan 2556 N.Y. which I now lease.

As my existing building situated on Lot 15, Block 1, Plan 2556 N.Y. (immediately west of Lot 16) contains 8,630 sq. ft. the City of Red Deer Building Inspector advised me that this sq. footage is ample to meet the building requirements for the two lots in question. I wish to purchase Lot 16, Block 1, Plan 2556 N.Y. with the condition that the building commitment required in the City land sale Agreement be waived.

We trust you will find the above in order and await your reply.

Enclosed please find cheque for \$200.00 for deposit on above. Yours truly,
 Louis Victor Ltd.
 Louis Victor

COMMISSIONERS' COMMENTS

We concur with the recommendations of the City Assessor that the land be sold to Louis Victor Limited, subject to the conditions noted.

The sale price indicated above was the current price in effect at the time negotiations were conducted with Louis Victor to purchase the property.

"R.N. MCGREGOR"
Mayor

"T.G. SUCHY"
City Commissioner

OPERATING

RED DEER



EXCLUSIVELY FRANCHISED

4833 - 46 STREET
RED DEER, ALBERTA
PHONE 347 - 4224

December 4, 1974.

City Clerk
City of Red Deer

Attn: Mr. Robert Stollings

Dear Sir:

We have been operating the One Hour Martinizing dry cleaning plant in Red Deer since early 1969. We have been most pleased with our store to date and desire to enlarge the premises to better serve our customers and to accommodate a:

- (a) Larger clothes storage area
- (b) Office area
- (c) Larger supply storage and equipment area.

Please find enclosed a set of plans of our One Hour Martinizing plant located at 4833 - 46 Street, Red Deer, Lots 24 & 25, Block 23 plan K5.

These plans include a site plan with our existing building, with the proposed expansion shaded in blue. We would like you to consider relaxation of Zoning By-Law (No. 2011) at this location only, to change the side yard setback restriction. Our proposed expansion would:

- (1) Extend 12 feet to the north towards 46 Street, leaving 13 feet to property line.
- (2) Extend 10 feet to the south lane, leaving 10 feet to property line.

We would like to have this request placed on the agenda of a City Council meeting for their earliest consideration. We also would like to attend this hearing, if possible, and ask you to please advise us if and when it will be considered by your city council.

Yours truly,

L. C. Gillette
Red Falls Cleaners Ltd.

LGG/bb
encl. 1

Recd.
Dec. 5/74
3:15 P.M.
RB

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA
T4N 2N1

TELEPHONE: 346-3394

FILE No.

18 December 1974.

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

Dear Sir;

Re: One Hour Martinizing - Red Deer
Lots 24-25, Plan K.S., Block 23

The request under consideration is for relaxation of yard requirements to allow the front and rear addition to the above building.

The site is zoned R3A with special designation for service stations and the dry cleaning operation is not allowed in that zone.

In 1968, the matter was referred to the Development Appeal Board which granted permission for the establishment of the "Drive-In Dry Cleaning and Shirt Laundry Use".

Since the original matter was dealt with by the Development Appeal Board, we recommend the matter of yard relaxation be referred to them for decision. We are prepared to support an addition to the rear or side of the building when it comes before the Development Appeal Board.

Yours truly,



D. Rouhi, MCIP,
Associate Planner.

DR/1c

MEMBERS:

CITY OF RED DEER - TOWN OF CARDTARS - TOWN OF CASTOR - TOWN OF CERNATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLES - TOWN OF ROCKY MOUNTAIN - ROUTE - TOWN OF SLETTEN - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF LOWTHER - VILLAGE OF CROFTON - VILLAGE OF CRIMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROBERTS SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PRINCEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STEELES No. 6 - IMPROVEMENT DISTRICT No. 10

19 December 1974

TO: COUNCIL

FROM: CITY COMMISSIONERS

In October of 1968 One Hour Martinizing applied to Council for rezoning of Lots 24, & 25, Block 23, Plan K.5, to enable them to develop a Dry Cleaning business thereon. This application was not approved by Council, but rather they referred the matter to the Development Appeal Board for consideration. The Appeal Board subsequently approved the size, appearance, location of the building, parking and yard requirements and the building was subsequently erected.

The owners are now applying for permission to enlarge the building and the matter has been referred to various City Departments for comment.

City Solicitor, J. Beames, is of the opinion this particular item should be dealt with by the Development Appeal Board and accordingly we would recommend that such action be approved by Council.

Members of Council will note that the Red Deer Regional Planning Commission also suggests this course of action.

"R.N. McGREGOR"
Mayor

"T.G. SUCHY"
City Commissioner

NOTICES OF MOTIONNO. 1

TO: COUNCIL

The following notice of motion has been submitted by
Alderman Mrs. E. Taylor.

"WHEREAS there is growing concern in Red Deer that despite a good civic beautification program, and commercial and industrial landscaping requirements, the natural and priceless beauty of the City has deteriorated;

BE IT RESOLVED that the City of Red Deer implement an even stronger program regards maintaining natural growth, or developing treed areas in strip or buffer zone fashion, in industrial and larger commercial developments, to prevent as much as possible further deterioration of the City's natural attractiveness; such programs to be examined for feasibility of cost sharing, or full City responsibility for implementation and maintenance."

"R. STOLLINGS"
City Clerk

NO. 2

TO: COUNCIL

RE: NOTICE OF MOTION

Council will recall that Alderman Mrs. E. Taylor submitted a notice of motion at the December 9th meeting concerning establishment of an Environment Committee. Alderman Taylor has subsequently requested the above notice of motion be withdrawn in favour of the following notice of motion.

"That City Council set up an Environment Committee, composed of one liaison alderman, representatives from concerned organizations, the college and high schools, citizens, city related departments;

That this Committee's concern be defined by bylaw and/or constitution to relate to protection of the environment, control of pollution, involvement by the public in educational programs and active participation;

That the 1975 City Budget include \$300. for an Environment Committee, with a stated expectancy that volunteerism and community organizational and individual participation would be the underwriting strength of the Environment Committee in obtaining its objectives.

If only costs of refuse pollution in the downtown area and special problem areas of the City were reduced the City would gain much; but environmental and pollution control studies and furtherance would at this time be unestimable."

"R. STOLLINGS"
City Clerk

NO. 2

TO: COUNCIL

RE: NOTICE OF MOTION

Council will recall that Alderman Mrs. E. Taylor submitted a notice of motion at the December 9th meeting concerning establishment of an Environment Committee. Alderman Taylor has subsequently requested the above notice of motion be withdrawn in favour of the following notice of motion.

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That this Committee's concern be defined by bylaw and/or constitution to relate to protection of the environment, control of pollution, involvement by the public in educational programs and active participation;

That the 1975 City Budget include \$300. for an Environment Committee, with a stated expectancy that volunteerism and community organizational and individual participation would be the underwriting strength of the Environment Committee in obtaining its objectives.

If only costs of refuse pollution in the downtown area and special problem areas of the City were reduced the City would gain much; but environmental and pollution control studies and furtherance would at this time be unestimable."

"R. STOLLINGS"
City Clerk

Bylaw No. 2323/A-74

Being a Bylaw to amend Bylaw No. 2323, The Procedure
Bylaw of the City of Red Deer.

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

A.

Bylaw 2323 as amended, is further amended as follows.

1. Section 2 is amended by adding after clause (a) the following.

"(a.1) "Commissioner (s)" means the person or persons appointed by Council to the position of Municipal Commissioner pursuant to the provisions of the Municipal Government Act".
2. Section 3, clause (a) is amended by adding after the words "shall be held" the words and figures "at 4:30 p.m." and by striking out the words and figures "final passing of this Bylaw commencing at 5:00 p.m." and by substituting therefore the words "organizational meeting of Council, following the municipal elections".
3. Section 6 is amended by renumbering same as section "6(a)".
4. Section 6 is further amended by adding the following thereto.

"(b) The Mayor, when present, and every Councillor present shall vote on every matter

 - (1) unless, in a specific case the Mayor or Councillor is excused by resolution of the council from voting or
 - (2) unless disqualified from voting by reason of pecuniary interest".
5. Section 24 is amended by striking out the words "at the request of the chair" where said words appear after the words "any amendment shall".
6. Section 35 is amended by adding the word "written" after the words "meeting may be made unless".
7. Section 39 is amended by striking out the words "intended for City Council" and by substituting therefore the words "requiring City Council's attention".
8. Section 43 is amended by striking out the words "Procedure at meetings in Canada by Arthur Beauchesne" and by substituting therefore, the words "Roberts Rules of Order-Newly Revised".

(2)

Bylaw No. 2323/A-74

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1974.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1974.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1974.

MAYOR

CITY CLERK

BYLAW NO. 2439/A-74

Being a Bylaw of the City of Red Deer to amend
Bylaw 2439/74, respecting building and other
permits.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) No person, firm or corporation shall use or occupy all or any portion of a new building, or all or any portion of an existing building where there is a change in the class of occupancy for that portion of the building to be occupied, unless the owner of the building shall have prior thereto obtained from the City an occupancy permit issued pursuant to this Bylaw.
- (2) The Development Officer of the City and inspectors in his department and inspectors of the fire department shall be authorized to issue occupancy permits.
- (3) The classes of occupancy referred to herein are those prescribed from time to time in the regulations under the Alberta Uniform Buildings Standard Act.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1974.
READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1974.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1974.