

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL to be held in COUNCIL CHAMBERS, CITY HALL, MONDAY, AUGUST 15th, 1983, commencing at 4:30 p.m.

(1) Confirmation of the August 2nd, 1983 minutes.

(2) UNFINISHED BUSINESS:

- 1) Vice/Chairman Recreation Board - re: Relocation of Red Deer Trap & Skeet Club .. 1
- 2) City Clerk - re: Policy Manual .. 2
- 3) City Clerk - re: Mosquito Control Study .. 3
- 4) City Clerk - re: Banking Services .. 15

(3) REPORTS

- 1) City Clerk - re: Motion to Re-examine Northwest Area Structure Plan .. 23
- 2) City Clerk - re: Electric Utility Bylaw Amendment 2085/G-83 .. 24
- 3) City Engineer - re: Frost Boil Repairs .. 25
- 4) City Treasurer - re: Financing of the Westerner Relocation .. 27
- 5) City Engineer - re: Slope Failure - Waskasoo Creek .. 29
- 6) Development Officer/Building Inspector - re: Unsightly Premises 4525 - 35 Street Crescent .. 35
- 7) Chairman, Waskasoo Park Policy Committee - re: Park Projects .. 36
- 8) Page 37 has been deleted
- 9) Chairman, Waskasoo Park Policy Committee - re: Revised Budget .. 38
- 10) Development Officer/Building Inspector - re: Unsightly premises at 5548 - 44 Ave. .. 40
- 11) City Clerk - re: Polling Boundaries .. 41
- 12) City Clerk - re: Section 33 Local Authorities Election Act .. 42
- 13) City Treasurer - re: Bylaws No. 2821/83 & 2822/83 .. 43

(4) WRITTEN INQUIRIES:

(5) CORRESPONDENCE:

- 1) The John Howard Society - re: Council Representative - Advisory Committee .. 44
- 2) A.U.M.A. - re: News Release - Urban Councils - Code of Ethics for Elected Officials .. 45
- 3) Red Deer Chamber of Commerce - re: Upgrading of Unsightly and Unsafe Areas in the Downtown .. 50

(6) PETITIONS & DELEGATIONS:

(7) NOTICES OF MOTION:

- 1) Alderman L. Pimm - re: Residential Residency Requirements and Second Mortgages .. 63
- 2) Alderman J. Kokotailo - re: Establishment of Working Committee re: Council Committees .. 64

(8) BYLAWS:

- 1) 2085/G-83 - three readings (Electrical Bylaw) p. 24

UNFINISHED BUSINESS

1.

File: UP-687

NO. 1

July 26th, 1983

MEMORANDUM

TO: MAYOR AND COUNCIL

FROM: HUGH McPHERSON, VICE-CHAIRMAN
RECREATION BOARD

RE: RELOCATION OF RED DEER TRAP AND SKEET CLUB

When Red Deer City Council considered the Waskasoo Park Master Plan on March 17th of 1982, a resolution was passed, directing that the matter of finding a suitable site for the Gun Club and the determination of a reasonable lease with the said Club be referred to the Recreation Board for further recommendations to City Council.

I am pleased to inform Council Members that provisions have been made and a lease agreement is currently being finalized which will provide for the relocation of the Red Deer Trap and Skeet Club on property currently under the jurisdiction of the Red Deer Airport Commission. Some final details of the lease are currently being worked out to the apparent satisfaction of all concerned, and therefore the Recreation Board feel that they have satisfied City Council's intentions in this regard.

HUGH McPHERSON

DM:pw

NO. 2

8 August 1983

TO: COUNCIL

FROM: CITY CLERK

RE: POLICY MANUAL

We are submitting this memo as a progress report on the preparation of the policy manual as requested by Council.

The minutes of Council have been researched for the past five years and all items of a policy nature have been extracted and typed in draft form, together with the preparation of a tentative subject index. We are now circulating this draft to all Department Heads for review to make sure we are not missing any specific policy, or including some which no longer are valid. Upon receipt of all comments, we will endeavor to finalize the manual and bring same forward for Council consideration.

We are concerned that due to vacations and the necessity for our Department to prepare for the Fall elections, that we are not going to be able to meet the August 31st deadline set by Council. We will, however, continue to pursue this matter as quickly as possible.

Respectfully submitted,

R. STOLLINGS,
City Clerk

20 July 1983

TO: CITY COUNCIL

FROM: CITY CLERK

RE: MOSQUITO CONTROL STUDY

Council will recall that the attached reports from the City Engineer and the Parks Supt. regarding the above topic, were placed on the Council agenda of July 18th, 1983, however, the matter was tabled until the August 15th, 1983 meeting in order that the Parks Supt. might be in attendance during the discussion of the item. It was also agreed by Council that Dr. Bruce Taylor be invited to attend this meeting.

Accordingly, I would advise that Dr. Taylor has been invited and will be in attendance to discuss this matter with Council, August 15th, 1983 at 4:30 p.m.

R. STOLLINGS,
City Clerk

June 23, 1983

To: City Clerk

From: City Engineer

Re: Council Resolution on Mosquito Control Study

In response to Council's resolution of June 13, 1983, the Parks Superintendent has submitted the attached letter to me. We are now asking that this be placed on Council agenda for the regular meeting of August 2, 1983.

As Mr. McMurdo will not be present at the August 2, 1983 meeting we ask that the item be tabled to be dealt with at the regular meeting of August 15, 1983. In this way Council will have prior opportunity to consider the matter and Mr. McMurdo will be available August 15, 1983 to answer any questions.

Although the accompanying letter does not specifically address the resolution, we feel that the matter of breeding sites cannot be dealt with in isolation, but rather, Council must consider the whole matter of mosquito control.

Respectfully submitted,

Bryon C. Jeffers
City Engineer

LAM/sb

Attach:

June 21st, 1983

TO: City Engineer

FROM: Parks Superintendent

RE: MOSQUITOES

In response to Council's resolution of June 13th, 1983, I wish to submit the following information and observations:-

For geographic reasons, Red Deer appears to have fewer mosquito outbreaks than most other Alberta communities. Although we undertake no significant control program, we regularly have fewer mosquitoes than other communities who do, in fact, employ control measures. Perhaps this is because our surrounding lands are farmed and well drained so that less hatching habitat exists, or perhaps it has to do with local wind and weather patterns. Such environmental factors have strong impact on the incidence of mosquitoes in a given locality.

The above is not to suggest however, that we cannot or do not have occasional mosquito infestations. Almost every spring or early summer we experience a short period when mosquitoes are bothersome, but this lasts only about two to three weeks. Normally, we have fewer mosquitoes throughout the summer than many other centres experience.

Some History - In 1974, because of some unusual weather conditions, we had a severe infestation in early August which lasted until killing frosts. We came under some public criticism and as the result, in early 1975 a report was brought before Council outlining how we might take advantage of Provincial assistance towards a mosquito control program -- the costs and the pros and cons. Although some of the public appeared to favor a control program, the majority of people heard from opposed the use of chemicals. A delegation from the Comprehensive High School presented a brief strongly opposing any control methods which employed the use of chemicals. Council resolved to not undertake a control program, but asked that we employ whatever biological (natural) controls which were available. The only such method which is even marginally effective is the elimination of standing water and in the intervening years we have drained road-side ditches, etc. We had few mosquitoes from 1975 through 1980.

In 1981 Red Deer experienced a severe outbreak of mosquitoes in early August which generated considerable response from the public. Although I repeatedly assured people that the numbers would soon decline, (which would be normal), the weather patterns were such that the cycles continued to repeat until killing frosts arrived about September 15th. In the spring of 1982, anticipating the possibility of a further infestation, the matter was brought before Council again, and at that time Council decided again not to undertake a control program. Unfortunately, we had another fairly significant mosquito population in 1982.

(Continued.....)

The Future - We may not have another infestation of mosquitoes for several years. However, it is entirely possible that the correct combination of weather (temperature and rainfall) could result in a heavy hatch of mosquitoes anytime and if water does not soak in (if the water table remains high or we have a rainy season) we may expect an extended infestation as the cycle will almost certainly repeat. If this happens, I believe that the public, with the memory of the last two years mosquito outbreaks still fresh, will demand that we do something significant regarding control.

Some weeks ago the media again brought the issue of mosquitoes before the public and since that time there has been considerable discussion of the pros and cons of a complete control program. I have recently had telephone calls from 17 different people who strongly wish to see a program of control put in place. I have had repeated requests from members of the Red Deer River Naturalists to have either no control measures or at most, not to implement any program until further research is carried out.

In order to shed some light on the uncertainty surrounding mosquito control, Dr. Bruce Taylor, Head of the Biting Fly Control Program of the Provincial Department of the Environment, was invited to Red Deer by the West Park Elementary School. He and I appeared on local television on April 28th and that evening Dr. Taylor was featured at a public forum on mosquitoes. Dr. Taylor is perhaps the most knowledgeable person in Alberta on the subject of mosquito biology; he is also the man to which municipalities may make application for mosquito control assistance grants.

Provincial Assistance Program - Briefly, the Province will refund to us 40% of chemical costs and 60% of operating costs to a maximum of \$2.00 per capita, if our proposal were approved by them. Municipalities hoping to gain Provincial assistance must follow guidelines as prescribed. The program must be what is termed "complete" -- e.g. must deal with both larvae and adults, both the City and near environs, both chemical and natural controls, using both air and ground control measures. Ideally, a municipality needs about one year lead time to implement a program although this time frame can perhaps be shortened. The Provincial staff appear to be reasonably flexible to local situations.

In order to have a program approved, a municipality must make application to the Provincial Authority detailing how the program will be implemented. This will include a commitment to map the City, which includes about 22 square miles, and to map the surrounding area for a distance of two miles beyond the City, which includes a further + 44 square miles. Mapping will be necessary to identify all water bodies which can support mosquito larvae and to categorize these water bodies. In order to implement an effective program, permission to enter these lands and to apply chemical to water must be obtained from the majority of these landowners. All the above data must be recorded and much of it must be updated annually. In season, larval counts must be taken regularly in the ponds and when the counts reach a certain incidence of larvae per dip, aerial control (helicopter) and ground control measures must be taken immediately in order to avert an outbreak. To a much lesser extent, adult control is also necessary. All such details must be documented (diarized) and costs must be accounted so that at the end of the season Provincial people can arrange an audit prior to the City receiving a grant.

(Continued.....)

Costs - It appears to me that we would require one spring, summer and fall to gather the preliminary data necessary to putting a program into place. Land ownership must be identified, permission to enter must be obtained, water bodies identified, categorized and mapped. Considerable expertise and knowledge to gather this information is required. To my mind, the best way to deal with this would be to hire one technician who would be involved in the program for eight months of the year. The remainder of the year (winter), this person could be used at other parks related duties. At times when ground control measures are urgent on short notice and for short periods, we would have to draw on regular staff to provide manpower. The major expenditure of such a control program, aside from the full-time position mentioned above, would be purchase of chemicals and rental of helicopters and operators. Other expenses would include purchase and rental of minor equipment, advertising, incidental labor, telephone calls, insurance, etc.

It is difficult for me to estimate the cost of such a program. There are variables resulting from weather which dictate how many times annually the area must be flown -- two is normal, but one or three is possible.

Technician	\$ 25,000
Incidental Labor	5,000
Chemicals	20,000
Helicopters - \$250.00 per hour @ 40 hours	10,000
Incidentals	10,000
	<hr/>
	\$ 70,000

The above estimate is very rough indeed, and is not based upon experience or historic data, but ties in somewhat with an estimate of \$50,000 to \$75,000 made last year by Dr. Taylor. Of this amount, some \$38,000 could be refundable to the City under the provincial grant, leaving the City with a direct cost of ± \$32,000, 1983 dollars.

Problems - It will require considerable work to get a program on track and operating smoothly, but we can certainly handle that without difficulty. Dr. Taylor has promised us any reasonable assistance, and is prepared to supply us with the guidance of a field man on occasion. In order that Council may ultimately make a considered decision, it is not only necessary to know that costs and benefits will accrue, but also what associated problems may be encountered.

There are some problems. Chemicals commonly in use are non-selective and therefore can kill other small non-target organisms which may be useful, to some extent, in the environment. The chemical formulation known as "Altosid" which has been much talked about this past few weeks in Red Deer, is much more selective than conventional chemicals which have been in use to date, and is reportedly more environmentally acceptable because it is less toxic and less persistent. Its cost, however, is prohibitive for widespread application, being some 20 to 40 times more expensive. Its value lies in limited use at or near ecologically sensitive areas. (The above estimate does not involve the use of Altosid.)

(Continued.....)

Some landowners, environmentalists, and naturalists will object to the use of chemicals in any form because they believe it to be an unsafe practice. They will be concerned about livestock, wildlife, and the environment in general.

The City must assume some liability should a control program be put in place. I am assured that there is little or no danger to bees or livestock, etc. if chemicals are properly applied, but there may be claims which we would have to deal with.

The possibility that government assistance may be withdrawn at some future date must be considered. Yet once begun, it would be difficult at the local level to discontinue a program which was well received by the public.

Summary -

- 1) Mosquito abatement programs which take advantage of Provincial assistance are in place in most major communities in Alberta.
- 2) The control methods used appear to be well accepted by the public at large.
- 3) The chemicals used are claimed to be safe to humans, livestock and wildlife, but will be harmful to small non-target insects (smaller than a bee, for example).
- 4) A control program will not eliminate mosquitoes from the community, but will probably reduce the numbers.
- 5) Some people will object to any chemical being introduced to the environment for control of mosquitoes or other biting flies.
- 6) The estimated annual cost to the City of Red Deer is in the area of \$30,000 to \$35,000, assuming we receive provincial assistance.

Council may wish to consider these comments. Dr. Taylor can be invited to appear before Council should Council wish.

Submitted for Council's information.

L.A. McMurdo,
Parks Superintendent

LAMc/jrt

D. Howarth
RR2
Red Deer, Alberta
T4N 5E2
April 25, 1983

Red Deer City Council
City Hall
4914-48 Avenue
Red Deer, Alberta

Dear Members of Council:

I am writing in regards to the spraying of mosquitoes each year in the city of Red Deer. I feel that the risk of spraying insecticides over parks and playgrounds is much greater than the results achieved. In order for this "spraying" to be effective, the city workers would virtually have to spray every day since fresh mosquito crops hatch every few days. Also, spraying would have to be done after every rain since the water washes the chemicals away. Wind also causes havoc with these chemical sprays and can eliminate their effectiveness. The cost of a program such as this would be astronomical. Also, no one knows for sure the extent of the harmful effects chemicals can have on our environment.

I know it is difficult attending a ballgame or having a picnic when mosquitoes are so plentiful, but I feel that the disadvantages of spraying outweigh the advantages. Sometimes we must learn to live with a few discomforts.

Yours sincerely,

Darilyn Howarth

Commissioners' comments

As pointed out in the City Engineer's letter, the report from the Parks Supt. has not directly addressed Council's question, but in reading the report, I believe Council can understand why. To undertake this task will require a commitment of funds by Council and we believe that the attached report is sufficiently comprehensive for Council to determine whether or not they wish to implement a control program.

"J. OLDRING"
Deputy Mayor

"M.C. DAY"
City Commissioner

To the Council of the City of Red Deer,
City Hall,
RED DEER, Alta.

11.

July 21, 1983

Ladies and Gentlemen:

Both my wife and I wish to register with you that we agree with alderman Oldring, that capital expenditure for recreation department offices, for which monies would have to be borrowed, while space is available in the City Hall, is an irresponsible way of handling the citizens' tax money.

We may have a well operating recreation department, but not all citizens have the need to use their services. We believe to belong to many of those who find their recreation, for example, around their home and garden.

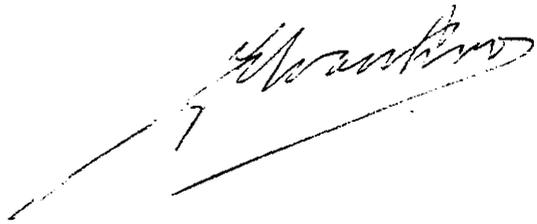
We do not begrudge others to use the facilities, although we help pay for them, however the Recreation Department should in this time of restraint make do with what is readily available to them.

Somewhat related is the fact that we are not well able to have our recreation in our yard during the two month of suitable weather, minus, rain- hail- and thunderstorm evenings, unless we cover ourselves head to toe with insect repellent several times per evening, due to your decision not to apply some insect control.

Therefore: we wish to register NO to recreation department office expansion borrowing and YES to mosquito control measures.

Yours truly

Mrs. & Mr. J.E. Van Loo
4102 - 51A street,
RED DEER, Alta
T4N 2B5



#104, 8 Stanton Street
RED DEER, Alta
July 21/83

City Clerk
City of Red Deer

Dear Sir:

RE: MOSQUITO'S

I think the mosquito population in Red Deer is appalling. It is impossible to go out without being "eaten alive". I'm from B.C. and being here for my first summer is quite an itchy situation. Environmentalists think it's bad to spray, but when you consider the disease these creatures spread and the discomfort they cause to a majority of people, especially children, I believe it would be wise to spray for next season.

Sincerely,

"MARJORIE ATKINS"

Elaine Stamm
R. R. #4
RED DEER, Alberta
T4N 5E1

City Hall
4914 - 48 Street

Dear Mr. McGhee:

I am concerned about the mosquito spraying situation. Nature is nature and it was not meant to be altered. Spraying mosquitos may make things better for humans, but what about the rest of the environment? Also there is no way of knowing the long term effects of mosquito spraying. In trying to make our lives more comfortable, we may end up destroying life all together. Sure mosquitos are bothersome that is why they are called pests, but we must take the good with the bad!

Yours truly,

"ELAINE STAMM"

Box 59 Site#1 RR#1
Red Deer, Alberta
T4N 5E1

April 25/83

Dear Sir,

I'm writing with concern about the effects of spraying mosquitoes. In my opinion I'm against the spraying. It has never been tested before in this area. With all the chemicals it could possibly be dangerous to the human body.

Another reason I'm against it, is the cost. This project could be costly for something we do not know all the effects for.

Last of all it also eliminates the hundreds of other beneficial insects that don't reproduce as quickly and reduces the number of insect-eating birds as well.

I would rather slap a few mosquitoes than to stay indoors protected.

Yours sincerely,

Robyn MacDonald

Robyn MacDonald



NO. 4

20 July 1983

TO: CITY COUNCIL

FROM: CITY CLERK

RE: BANKING SERVICES

The attached report from the City Treasurer was presented to City Council July 18th, 1983, however, the said matter was tabled for a period of 4 weeks as it was indicated that one local Bank was concerned about the tendering analysis.

The matter is being brought back at this time for Council's consideration, along with the comments from the administration.

R. STOLLINGS,
City Clerk

July 12, 1983

TO: CITY CLERK
FROM: CITY TREASURER
RE: BANKING SERVICES

A request for proposals for banking services for the City of Red Deer closed on July 8, 1983. Proposals were requested for a five year term to commence September 1, 1983.

Proposals were received from four financial institutions:

1. Royal Bank of Canada
2. Parkland Savings and Credit Union
3. Canadian Imperial Bank of Commerce
4. Bank of Montreal

As you are aware, the Canadian Imperial Bank of Commerce has been the City of Red Deer's bank for many years.

There are two main financial factors that must be considered in comparing banking proposals:

1. Interest rate to be paid on bank balances, and
2. The monthly charge for banking services.

The above represent the main factors to be considered. Other factors would be items such as size of staff and location of branch.

A comparison of the proposal requests is attached as Appendix "A". The costing of the proposals appear as Appendix "B" and is summarized below:

...2

NET RETURN TO THE CITY OF
RED DEER OF BANKING PROPOSALS FOR
THE FIVE YEAR PERIOD COMMENCING SEPTEMBER 1, 1983

<u>FINANCIAL INSTITUTION</u>	<u>NET RETURN</u>
Canadian Imperial Bank of Commerce	\$641,000
Parkland Savings & Credit Union	623,480
Bank of Montreal	604,000
Royal Bank of Canada	511,372

The financial institution offering the best return to the City would be the City's current bank the Canadian Imperial Bank of Commerce.

It is recommended that Council award a contract for banking services to the Canadian Imperial Bank of Commerce for the five year period commencing September 1, 1983.



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

AW/jm
Attach.

SUMMARY OF BANKING PROPOSALS

	<u>ROYAL BANK</u>	<u>PARKLAND SAVINGS</u>	<u>CANADIAN IMPERIAL</u>	<u>BANK OF MONTREAL</u>
1. Interest on Accounts	3% below prime	3% below prime	2½% below prime	3% below prime
2. Bank of Canada Reserve requirement	10 3/4%	No requirement	3 3/8%	4%
3. Float requirement	\$27,000	No requirement	No requirement	No requirement
4. Monthly Charge				
- First Year	\$ 2,431	\$ 2,000	\$ 2,300	\$ 2,000*
- Second Year	2,577	2,200	2,400	2,120
- Third Year	2,783	2,420	2,500	2,250
- Fourth Year	3,061	2,662	2,600	2,380
- Fifth Year	3,367	2,928	2,700	2,500
5. Size of Staff	Not provided	15	50	38
6. Location of Branch	Main Branch	Parkland Square	Main Branch	Main Branch

* To be reviewed after one year

PROJECTION OF BANKING PROPOSALS
FOR THE FIVE YEAR PERIOD COMMENCING
SEPTEMBER 1, 1983

	<u>ROYAL BANK</u>	<u>PARKLAND SAVINGS</u>	<u>CANADIAN IMPERIAL</u>	<u>BANK OF MONTREAL</u>
Projection of Interest Earnings (Based on \$1,925,000 average monthly balance and prime 11%)	\$682,000	\$770,000	\$791,000	\$739,000
Less: Charge for Banking Services	<u>170,628</u>	<u>146,520</u>	<u>150,000</u>	<u>135,000</u>
Net Return to City of Red Deer	<u><u>511,372</u></u>	<u><u>623,480</u></u>	<u><u>641,000</u></u>	<u><u>604,000</u></u>

Commissioners' comments

We concur with the recommendation of the City Treasurer that the Canadian Imperial Bank of Commerce be appointed to provide the City banking services for the next 5 years.

"J. OLDRING"
Deputy Mayor

"M.C. DAY"
City Commissioner

Matthew Craig & Watts

21.

CHARTERED ACCOUNTANTS

PARTNERS:

A. CLIVE MATTHEW PROFESSIONAL CORPORATION
WILLIAM G. CRAIG PROFESSIONAL CORPORATION
JOHN R. WATTS PROFESSIONAL CORPORATION

TELEPHONE - 346-4134
AREA CODE 403

2ND FLOOR

5913 - 50TH AVENUE

Red Deer, Alberta

T4N 4C4

August 9, 1983

The Mayor
The Commissioner
City of Red Deer

Dear Sirs:

Re: Audit of Banking Service Tendering Procedure

In your letter of July 18, 1983 you asked our firm to review the City of Red Deer's tendering procedure as it relates to banking services and specifically:

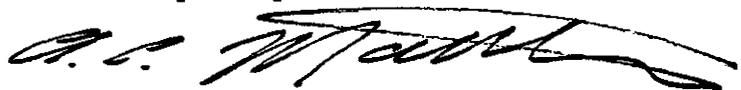
- (1) To ascertain whether the tender call was fair and could be expected to elicit the most competitive bid and
- (2) To determine whether or not the evaluation of the bids received, together with the alternates was, in fact, correct.

We were allowed access to whatever information we considered necessary in order to arrive at conclusions in respect of the above questions.

In our opinion:

- (1) The information provided to the tenderers was accurate and provided sufficient relevant data to allow a competitive bid to be made.
- (2) The time allowed for submission of bids was reasonable and in fact exceeded by one week the standard policy of the City of Red Deer.
- (3) The evaluation of the bids, together with alternates, was correct.

Yours very truly,



Matthew Craig & Watts

JW/lkh

Commissioners comments

In view of the attached report from Matthew, Craig & Watts, we reaffirm our original comments.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 1

5 August 1983

TO: CITY COUNCIL

FROM: CITY CLERK

RE: MOTION TO RE-EXAMINE NORTH WEST AREA STRUCTURE PLAN

Council will recall that at its meeting of June 20th, 1983, the following motion was passed agreeing that a re-examination be undertaken of the North West Area Structure Plan.

Moved by Alderman Kokotailo, seconded by Alderman Pimm

"WHEREAS junior and senior high schools, as well as recreational facilities are shared by the four quadrants of North West Sector and

WHEREAS ease of access is essential for the effective utilization of these services as well as for encouraging good neighbors and

WHEREAS present plans may result in a series of pedestrian overpasses

COUNCIL HEREBY AGREE to re-examine the North West Area Structure Plan with a view to providing better access between the four quadrants of this residential area."

At the same meeting of City Council, there was a further resolution passed agreeing that an Ad-hoc Committee be established to meet with representatives from Glendale and Normandeau to discuss thoroughly the entire road system in the area and to report back to Council for a final decision.

The Ad-hoc Committee, consisting of Mayor McGhee, Alderman Webb, Alderman Pimm and Alderman Kokotailo, met with representatives from Glendale and Normandeau and have reported back to Council.

It is our understanding that at the meeting of the Ad-hoc Committee with representatives from Glendale and Normandeau, the North West Area Structure Plan was re-examined and the intent of the first resolution, quoted above, has been complied with.

The above is submitted to Council for information to ensure that our understanding is correct and that no further action is necessary on the above quoted resolution.

Respectfully submitted,

R. STOLLINGS, City Clerk

NO. 2

5 August 1983

TO: CITY COUNCIL

FROM: CITY CLERK

RE: ELECTRIC UTILITY BYLAW AMENDMENT NO. 2085/G-83

At the Council meeting of August 2nd, 1983, Council gave three readings to amending Bylaw 2085/F-83 to increase all rates effective for billings mailed after September 30th, 1983 to enable the City to recover the additional purchase cost imposed through the operation of the Alberta Electric Energy Marketing Agency.

In the preparation of Bylaw 2085/F-83, a clerical error was made in quoting a Schedule which had already been previously repealed. It is therefore necessary for Council to correct this error and in this regard a new bylaw 2085/G-83 is presented for Council's consideration.

Respectfully submitted,

*R. STOLLINGS,
City Clerk*

NO. 3

August 8, 1983

TO: City Clerk
FROM: City Engineer
RE: Frost Boil Repairs

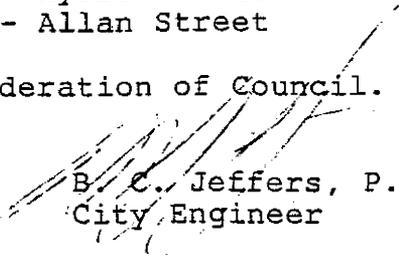
The City has experienced pavement deterioration as a result of frost boils of a more extensive nature than anticipated in 1983. The 1983 budget was \$132,000. This sum is almost expended. An inspection of the streets in the City has revealed several areas where remedial action is required. We would strongly recommend that this repair work take place this year. We have reviewed our other accounts to determine if other surpluses may be available.

The 1983 Snow Management Budget is \$850,000. As a result of a mild winter we have spent, to date, \$176,270 leaving some \$673,000 in the budget. In trying to determine what we might spend in the latter part of 1983, we reviewed the appropriate budgets for the past four (4) years. We took the largest expenditure, which was the fall-winter of 1979 (\$299,329.87), and escalated this figure at ten percent (10%) per year to come up with a possible expenditure of \$438,000 this fall-winter.

We would respectfully request Council's approval to transfer the sum of \$200,000 from the snow budget to carry out further road repair work. This would leave a balance of \$473,000 for the snow budget. While we certainly do not anticipate exceeding this amount, we cannot of course guarantee this. We do feel we have been conservative in our estimate of expenditure for snow management. We also feel that the pavement repairs should proceed as further delay could result in more extensive and costly repairs. The areas recommended for repair are:

1. overlay 49 Avenue cul-de-sac
2. overlay 49 Avenue Crescent
3. overlay Anquetel entrance
4. repair and overlay - Ayers Avenue
5. repair and overlay - Allan Street

Submitted for the consideration of Council.


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

Commissioners' comments

Concur with the recommendations of the City Engineer.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

August 4, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: FINANCING OF THE WESTERNER RELOCATION

In 1979 City Council agreed to pay for the costs of servicing a new site for the Westerner. The estimated servicing costs were \$3,500,000.

The servicing costs were proposed to be funded from the sale of part of the old site and a strip of the new site. It was anticipated in 1979 that this should recover \$3,950,000 after servicing costs were deducted.

Since the decision to proceed with relocation was made, conditions have changed significantly.

1. There is very little market for residential or commercial property.
2. Land values have stagnated and not kept pace with inflation.
3. Carrying charges have increased the original servicing cost significantly.

It now appears that the land that will be available for sale will sell very slowly. During the period it takes to sell the land, it is expected land values will increase very little (if at all). The servicing costs for the new Westerner site, however, will keep increasing because of carrying costs until the servicing costs are offset by sale proceeds.

At December 31, 1982 the servicing costs for the New Westerner site were \$4,800,000 (including carrying charges). The projected net proceeds from land sales were \$2,300,000. This means

...2

that a shortfall of at least \$2,500,000 can be anticipated in funding the Westerner relocation. Unless land values begin increasing, it is expected this shortfall will increase due to carrying charges.

A debenture was issued in 1981 to fund the Westerner servicing costs until recoveries were received from land sales. As at least \$2,500,000 is now expected to not be recovered, the debenture payments related to the \$2,500,000 should be funded from property taxation. This means that provision should be made for payment of the 1982 and 1983 debenture payments. Starting in 1984, the debenture payment will have to be funded in the operating budget.

It is recommended the 1982 and 1983 debenture payments should be funded as follows:

<u>Payment Year</u>	<u>Payment Amount</u>	<u>Funding Recommended</u>
1982	\$291,544	Unallocated Municipal Debt Reduction Reserve
1983	292,744	1983 Operating Accounts possible surplus

Starting in 1984, an annual provision of approximately \$294,000 will be required in the operating budget to fund the debenture payment.

Council approval of the recommended funding is respectfully requested.



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

AW/jm

cc: City Engineer
City Commissioner
Mayor

Commissioners comments:

We would concur with the recommendations of the City Treasurer with respect to the 1982 and 1983 payments of budgetary payments for 1983 and subsequent years. As Council is aware, negotiations are in progress for the sale of a portion of the old Exhibition Site to Alberta Housing Corporation for a senior citizens facility. Accordingly, we would recommend that future budgetary provisions be reviewed in the light of actual sales.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

NO. 5

August 8, 1983

TO: City Clerk

FROM: City Engineer

RE: Slope Failure - Waskasoo Creek
Lots 1 & 2, Block 6, Plan 6564 E. T.
3610 and 3620 - 52 Avenue

As Council is likely aware, a significant landslide has occurred at the back of the above noted building sites. Please refer to the attached plan which indicates the approximate land slide area, ownership and year of construction. In reviewing this matter with the Parks Superintendent, he advises that the Engineering Department was basically opposed to the construction of building #1 (1974) so close to the creek, however, the project was approved. There was approximately three (3) to five (5) metres of fill placed on this slope in order to accommodate construction. Building #2 was constructed in 1977. An agreement was obtained from this owner saving the City harmless from any claims resulting from slippages. Building #3 was constructed in 1979 and except for a small portion of the site it does not appear to be significantly affected.

The Engineering Department has had several meetings with the owners in an attempt to resolve the problem. The owners of buildings #1 and #2 have spent a fair amount of money associated with protecting the foundations of the buildings. The footings of building #2 were underpinned early this year. Concrete piles were installed to protect the perimeter of building #1. This work undertaken to date, however, has not resolved the problem of the landslide. The slope is continually moving and it is inevitable that unless remedial work is undertaken the slope will continue to move and eventually end up blocking Waskasoo Creek.

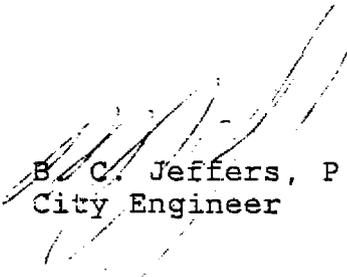
It is the Engineering Department's opinion that the only long term solution is to relocate the creek to the west and remove the surface drainage from the slope. The latter has been partially accomplished by the owner of building #2 redirecting the roof leads from the building.

A cost sharing agreement has been prepared by the Engineering Department and sent to the various owners. To date two (2) of three (3) owners have agreed to share in the costs of the creek diversion. A copy of the agreement is attached hereto. Alberta Environment, Water Resources Branch, has stated that the project would likely be approved for cost sharing on the basis of seventy-five percent (75%) Province and twenty-five percent (25%) City. The City's portion of the costs would be charged to the property owners assuming they all agree. The owner of building #1 has not as yet agreed to the cost sharing primarily because he feels the City is responsible for the creek and because he wants to ensure that his neighbor will remedy the surface drainage problem. He feels that the City has increased flows to Waskasoo Creek by permitting additional new developments upstream, ie, Frizzel's, Bower, etc.. It is the Engineering Department's opinion that such flows are minor in nature compared to the annual spring runoff. He has also stated that the City should closely monitor and control beaver activity in this area. The Parks Department have always carried out a program of beaver and beaver dam monitoring and control. Council is aware of the problems and publicity regarding beaver control.

The Engineering Department would seek Council's guidance and approval with respect to the following alternatives:

1. Proceed with diversion only if agreement is reached with all the owners.
2. Proceed with diversion based on present status, ie. two (2) owners contributing.
3. Proceed with diversion based on City paying twenty-five percent (25%) of cost, ie. no costs to property owners.
4. Do nothing.

The first three (3) alternatives are based on receiving Provincial assistance for seventy-five percent (75%) of the cost.


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

RKP/emg
cc - Recreation Supt.
cc - Parks Supt.
cc - T. Johnson, Urban Parks Manager
cc - R. Kerber, Alberta Environment
attach

May 16, 1983

Cuthco Management Services Ltd.
 628-12 Avenue
 SW CALGARY, ALBERTA
 T2R 0H6

ATTENTION: MR. L. CUTHBERTSON

Dear Sir:

RE: Proposed Creek Relocation
Adjacent to Lots 1&2, Block 6, Plan 6564 E.T.

In order to resolve the problem of slope failure and land subsidence adjacent to Waskasoo Creek the Engineering Department concurs with Curtis Engineering that the creek be relocated. The City is, therefore, prepared to apply for financial assistance from the Province for a grant under the Erosion Control Program. The preliminary estimated cost of the relocation as per the attached sketch is \$50,000. Assuming the project receives financial assistance for seventy-five percent (75%) of the costs, the balance or \$12,500 will need be paid by the parties involved.

It is our recommendation that costs be distributed as follows:

Cuthco	\$ 5,000
Bernstein	\$ 5,000
Walter Haller	\$ 2,500
	<u>\$12,500</u>

In order to reduce costs associated with tendering and preparing formal documents, the City of Red Deer will construct the works with City forces. Administration personnel will be provided by the City at no cost to the project. This includes engineering with the exception of survey and drafting.

Should the project costs exceed the estimate, the balance will

be paid for by the City of Red Deer. The work does not include bank stabilization and should any party decide to undertake additional slope stabilization, the cost will be the responsibility of the party initiating same.

IF all parties are in agreement with the creek relocation and prepared to contribute financially, the City will apply for funding from the Provincial Government. IF Provincial funding is obtained, the City will then request payment of the above mentioned sums prior to proceeding with construction.

Yours truly,

R.

Ron K. Parker, P. Eng.
Assistant City Engineer
Sewer & Water

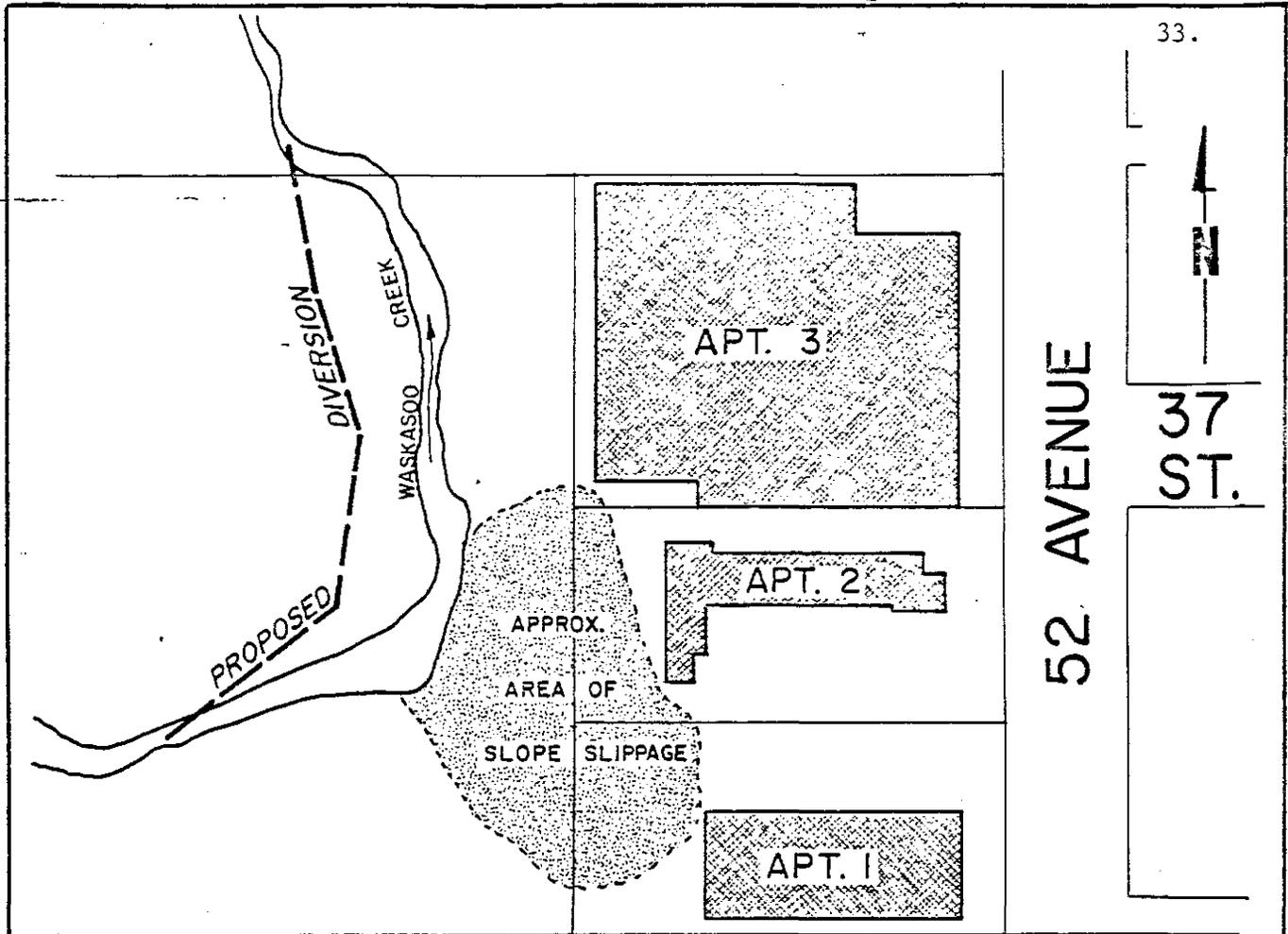
RKP/emg

Acknowledged and Agreed To
Contribute to Project As Outlined
Herein

cc - Alberta Environment, Water Resources Division, R. Kerber
cc - Curtis Engineering, W. E. Curtis
attach

Also sent to: Walter E. Heller Financial Corp.
1802-500-4 Avenue
SW Calgary, Alberta
T2P 2V6
ATTENTION: J. CLAYTON

Barry Bernstein
c/o Sun Life Assurance
20 King Street S. W.
Toronto, Ontario



	<u>OWNER</u>	<u>YEAR CONST.</u>
APT. 1	CUTHCO MANAGEMENT SERVICES LTD. CALGARY, ALBERTA	1974
APT. 2	JACK BERSTEIN / MARC DUPRÉ ST. LAMBERT, QUEBEC	1977
APT. 3	NICKOLAS KAZAKOFF CALGARY, ALBERTA	1979

METRIC DIMENSIONS ARE UNLESS OTHERWISE NOTED.

CITY OF RED DEER ENGINEERING DEPARTMENT			
WASKASOO CREEK DIVERSION 52 AVE. & 37 ST.			
SCALE: 1:1200		APPROVED BY	DRAWING NO.
NO.	DATE	REVISION	APPBY DRWN. BY A.H.W. DATE 83-08
			UI-0005

Commissioners' comments

We would recommend Council follow alternative No. 1 of the Engineer's report and that the Engineering Department continue to negotiate a cost sharing agreement with Alberta Environment pending agreement with the 3 property owners.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 6

August 5, 1983

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/
BUILDINGINSPECTOR

We would like to have the following item brought before Council for their consideration:

4525 - 35 Street Crescent - owned by James & Geraldine Hargreaves of the same address. We recommend that Council declare the site as a nuisance because of the uncut grass and open garage. We recommend that the owner be required to cut the grass and board the garage within 14 days of the Council resolution and if not done by then the City arrange for the work to be done with the costs charged in the same manner as taxes. This action is authorized by Section 160 of the Municipal Government Act and the City Nuisance Bylaw. Letters were sent to the owner July 26 and 13, but the house appears abandoned.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"RESOLVED that Council being of the opinion that the premises hereinafter described are a nuisance by reason of tall grass, and open garage, James & Geraldine Hargreaves, the owners of 4525 - 35 Street Crescent (hereinafter called the premises) be and are hereby ordered and directed within 14 days of a copy of this resolution being mailed by registered mail to have the grass cut, the garage properly boarded up or demolished, failing which the Development Officer/Building Inspector of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof, shall be directed to James & Geraldine Hargreaves, and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

R. Strader
Development Officer/
Building Inspector

RS/lc

Commissioners comments:

Concur with the recommendations of the Development Officer.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

File: UP-709

NO. 7

August 8th, 1983

MEMORANDUM

TO: MEMBERS OF CITY COUNCIL

FROM: R.J. MCGHEE, CHAIRMAN
WASKASOO PARK POLICY COMMITTEE

At a recent meeting of the Waskasoo Park Policy Committee, it was agreed to recommend to City Council that the detailed planning funds for a number of Park projects should now be applied for. These projects include the revised application for the Campground funds based on the recently approved revised budget.

We would therefore recommend that Council approve submission of the following grant applications and authorize the Policy Committee to expend these funds as necessary.

Maskepetoon Development	\$ 7,913.00
Gaetz Lakes	\$195,485.00
River Bend/Spruce Woods	\$209,886.00
Campground	\$104,651.00

BOB MCGHEE

DM:pw

File: UP-708

NO. 9

August 8th, 1983

MEMORANDUM

TO: MEMBERS OF COUNCIL
FROM: MAYOR R.J. MCGHEE, CHAIRMAN
WASKASOO PARK POLICY COMMITTEE

At a recent meeting of the Waskasoo Park Policy Committee the attached revised budget was approved. Should Council Members wish further detail please contact me.

BOB MCGHEE

DM:pw
Attachment

BUDGET:

39.

PLANNING

Planning Funds	\$2,730,741.78
Total Advances	<u>\$1,020,633.00</u>
Budget Remaining	\$1,710,108.78
+ 5% Inflation	<u>\$85,505.44</u>
Net Funds Remaining	\$1,795,614.22

Planning Funds	\$2,730,741.78
Inflation	<u>85,505.44</u>
New Budget	\$2,816,247.22

LAND

Land Acquisition	\$10,922,967.10
Total Advances	<u>\$3,915,347.50</u>
Budget Remaining	\$7,007,619.60
+ 5% Inflation	<u>\$350,380.98</u>
Net Funds Remaining	\$7,358,000.58

Land Funds	\$10,922,967.10
Inflation	<u>\$350,380.98</u>
New Budget	\$11,273,348.08

CAPITAL

Capital Development	\$13,653,708.87
Total Advances	<u>\$3,196,643.00</u>
Budget Remaining	\$10,457,065.87
+ 5% Inflation	<u>\$522,853.29</u>
Net Funds Remaining	\$10,979,919.16

Capital Funds	\$13,653,708.87
Inflation	<u>\$522,853.29</u>
New Budget	\$14,176,562.16

TOTAL BUDGET	<u>\$28,266,157.46</u>
--------------	------------------------

However the budget for the Red Deer project is based on a smaller budget for planning. The planning budget is calculated as 13% of the total budget less the land acquisition budget (ie. 13% of \$16,992,809.38). Therefore the adjusted Red Deer budget figures are as follows:

PLANNING FUNDS	-	\$2,209,065.17
LAND FUNDS	-	\$11,273,348.08
CAPITAL FUNDS	-	<u>\$14,783,744.21</u>
TOTAL FUNDS	-	\$28,266,157.46

NO. 10
August 8, 1983

TO: CITY CLERK

FROM: R. STRADER,
 DEVELOPMENT OFFICER/
 BUILDING INSPECTOR

We would like to have the following item brought before Council for their consideration.

5548-44 Avenue owned by K. Wakefield of 11 Martin Close. We recommend that Council declare the site as a nuisance because of uncut grass and storage of various items in the front yard. We recommend that Council direct the owner of the property to cut the grass and remove all the items presently stored in the yard within 14 days of the Council resolution and if not done at that time the inspection department make arrangements for the work to be done with costs charged to the property owner as in the same manner as taxes. Letters have been sent to the property owner July 21 and August 4 pointing out the condition of the property.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"RESOLVED that Council being of the opinion that the premises hereinafter described are untidy and unsightly and constitute a nuisance by reason of tall grass. K. Wakefield, being the owner of 5548-44 Avenue, in the City of Red Deer, Province of Alberta (hereinafter called the premises) be and is hereby ordered and directed within 14 days of a copy of this resolution being mailed by registered mail to have the grass cut, and garbage and debris removed, failing which the Development Officer/Building Inspector of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof, shall be directed to K. Wakefield, and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

RYAN STRADER,
 Development Officer/
 Building Inspector

RS/plc

Commissioners comments

Concur with the recommendations of the Development Officer.

"R.J. MCGHEE" Mayor

"M.C. DAY" City Commissioner

10 August 1983

TO: COUNCIL

FROM: CITY CLERK

RE: POLLING BOUNDARIES

Section 36 of the Local Authorities Election Act provides that the elected authority (Council) by resolution, or the returning officer, if authorized by resolution of the elected authority, may divide the local jurisdiction into voting subdivisions and may from time to time alter the boundaries.

In the past the Returning Officer established the boundaries taking into consideration population, ease of access, parking and polling station availability etc.

Do Council wish to establish the boundaries of polling divisions or do you wish to leave this matter with the Returning Officer?

Respectfully submitted,

R. STOLLINGS,
City Clerk

Commissioners comments

We would recommend that Council authorize the Returning Officer to establish such polling boundaries as may be necessary.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

August 4, 1983.

NO. 12
TO: Council

FROM: City Clerk

RE: Section 33 Local Authorities Election Act

At the meeting of Council, August 2, 1983, Council agreed that a bylaw be passed pursuant to the provisions of Section 33 of the Local Authorities Election Act, and accordingly; such a Bylaw has been prepared by the City Solicitor and is enclosed herewith for consideration of Council.

Respectfully submitted

R. Stollings
City Clerk

RS/ds

NO. 13

August 10, 1983

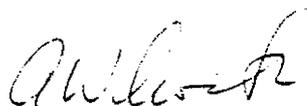
TO: CITY CLERK

FROM: CITY TREASURER

RE: BYLAWS NO. 2821/83 and 2822/83

You are requested to arrange for advertising of the above two bylaws as per the attached advertisements.

Prior to advertising of the bylaws a Council resolution is required to delete the word "the" in paragraph 1 of the preamble of each bylaw after the words "undertaking and completing".



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

AW/jm

Commissioners' comments

A resolution of Council will be available to provide for the amendment requested.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

The John Howard Society of Alberta

INCORPORATED 1949

44.

NO. 1



RED DEER DISTRICT COUNCIL
207 - 4929 Ross Street,
Red Deer, Alberta T4N 1X9 (403) 343-1770



July 27, 1983

His Worship Mayor R. McGhee
City Hall
P. O. Box 5008
RED DEER, Alberta
T4N 3T4

Dear Sir:

Thank you for your letter concerning city council involvement on the Advisory Committee to develop plans for a halfway house in Red Deer.

Several Aldermen have expressed a personal interest in becoming involved on the committee.

It would also be much appreciated if council named an official representative to the committee.

Mr. Assinger has already agreed to act as a resource person to the committee and will provide information and liaison with city planners and by-law officials as requested.

I thank you again for your interest and look forward to meeting with you at any time at your convenience should further questions arise.

Sincerely,

John A. Walker
Executive Director
John Howard Society -
Red Deer

JAW:kjt

Commissioners comments:

Does any member of Council wish to volunteer to serve on this Committee?

"R.J. MCGHEE"
Mayor





News Release

FOR RELEASE on WEDNESDAY, August 3, 1983

Urban Councils urged to adopt code of ethics
for elected officials

Elected officials in cities, towns and villages are being urged to adopt a code of professional standards to ensure that their actions are always in the public interest.

"We have drawn up what we call ethical guidelines of conduct for elected local government officials," says George Cuff, president of the Alberta Urban Municipalities Association (AUMA).

"This code of ethics is being proposed to our member councils for discussion and/or approval, and finally we are hoping they will adopt the code by resolution. We will print the guidelines in a scroll form, suitable for framing and hanging on the wall of the council chamber."

"Although instances of the misuse of public office for private gain by municipal politicians have been few and far between, nevertheless when these things do happen they cast a blight on the entire system of local government," says Mr. Cuff, who is also mayor of Spruce Grove. It is important that the decision-making process in local government be above reproach, and that the people should have confidence in the integrity of their government.

more. .

Page 2 - Code of Ethics

The code of ethics being circulated by the Association requires that newly-elected aldermen and councillors declare their interests in enterprises which propose to do business with the municipality, or their interests in land which is subject to rezoning or development, and to refrain from voting on matters in which they have a conflict of interest.

The code requires, too, that elected officials must not misuse information which has been designated confidential, or divulge such information to persons or groups which are not entitled to receive it.

Officials of the AUMA, which represent virtually all cities, towns and villages in Alberta, feel these guidelines are particularly appropriate at this time, as municipal elections will be held throughout the province this fall. The stated standards of conduct should be in place when the new councils take office after the elections.

"This is simply a voluntary code of ethics," says President Cuff, "which we are recommending to municipalities to adopt by resolution. We do not see it as replacing the need for conflict of interest legislation. We have had a committee working on the latter for a number of years now, and this work is coming to fruition in the form of a draft bill in the provincial legislature."

- 30 -

News release by Len Stahl

For more information call the AUMA office -- 433-4431

Alberta Urban Municipalities Association
8712 - 105 Street, Edmonton, Alberta T6E 5V9

Note to media: Attached is a copy of the proposed "Guidelines of Conduct."

[M U N I C I P A L I T Y]

ETHICAL GUIDELINES OF CONDUCT FOR ELECTED LOCAL GOVERNMENT
OFFICIALS

The proper operation of democratic local government requires that elected officials be independent, impartial and duly responsible to the people.

To this end it is imperative that:

- Government decisions and policy be made through the proper channels of government structure.
- Public office not be used for personal gain.
- The public have confidence in the integrity of its government.

Accordingly it is the purpose of these guidelines of conduct to outline certain basic rules for all local government elected officials in Alberta so that they may carry out their duties with impartiality and equality of service to all, recognizing that the basic functions of elected local government officials are, at all times, service to their community and the public.

To further these objectives, certain ethical principles should govern the conduct of all elected local government officials in Alberta in order that they shall maintain the highest standards of conduct in public office and faithfully discharge the duties of office without fear or favour.

Elected Local Government Officials shall:

1. Declare to the Council (or Board of Administrators) at the first opportunity their interests, or known interests of any close relatives, in any enterprise which proposes to transact business with their municipality; not vote on the matter; and should leave the place of the meeting while the subject is being discussed and voted on.

- 2 -

2. Declare to the Council (or Board of Administrators) at the first opportunity their interests or the known interests of any close relatives, in any property which is subject to a rezoning proposal, development proposal, subdivision or any permit or other consideration within their municipality; not vote on the matter; and leave the place of meeting while the subject is being discussed and voted on.
3. Not use information designated confidential for the personal profit of themselves or any other person.
4. Not communicate information designated confidential to anyone not entitled to receive same.
5. Not use their position to secure special privileges, favours, or exemptions for themselves, or any other person.
6. Avoid any situations that could cause any person to believe that they may have brought bias or partiality to a question before the Council or Board.
7. For a period of twelve (12) months after leaving office, abide by the ethical standards of conduct listed above, except those related to confidential information which shall apply in perpetuity.

Elected local government officials shall not assume that any unethical activities not covered by or specifically prohibited by these ethical guidelines of conduct, or by any legislation, are therefore condoned.

Members of this Council (or Board of Administrators) agree to uphold the intent of these guidelines and to govern their actions accordingly.

Adopted by resolution this _____ day of _____, AD _____

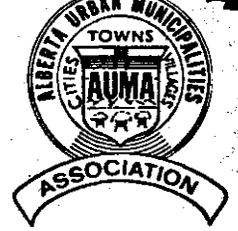
Mayor (Chairman)

Municipal Secretary or City Clerk

Commissioners comments

Council direction regarding the above is requested.

"R.J. McGHEE"
Mayor



The CITY of RED DEER

(MUNICIPALITY)

ETHICAL GUIDELINES OF CONDUCT FOR ELECTED LOCAL GOVERNMENT OFFICIALS

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3. Not use information designated confidential for the personal profit of themselves or any other person.
4. Not communicate information designated confidential to anyone not entitled to receive same.
5. Not use their position to secure special privileges, favours, or exemptions for themselves, or any other person.
6. Avoid any situation that could cause any person to believe that they may have brought bias or partiality to a question before the Council or Board.
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Elected local government officials shall not assume that any unethical activities not covered by or specifically prohibited by these ethical guidelines of conduct, or by any legislation, are therefore condoned.

Members of this Council (or Board of Administrators) agree to uphold the intent of these guidelines and to govern their actions accordingly.

Adopted by resolution this fifteenth day of August, AD 1983

Mayor (Chairman)

Municipal Secretary or City Clerk

**RED DEER CHAMBER OF COMMERCE**

3017 GAETZ AVENUE
RED DEER, ALBERTA T4N 5Y6
TELEPHONE 347-4491

THE OFFICE OF THE PRESIDENT

August 4, 1983

Members of the Red Deer City Council,
City Hall,
RED DEER, Alberta
T4N 3T5

Dear Councillors:

Re: Upgrading of unsightly and unsafe areas in the
Downtown

Please find attached a report on the above-noted topic submitted for your consideration by the Red Deer Chamber of Commerce and prepared by that agency's "Downtown Strategy Committee".

The Downtown Strategy Committee has been meeting for the last four months in an attempt to layout a recommended strategy for the revitalization and further development of the city's downtown area. To date the Committee has been documenting what it views as the principle problems facing the Downtown and tentative solutions to those problems. Items under discussion fall into the categories of transportation, environment, business and professional issues, cultural and recreation issues and real estate.

Many of the issues addressed by the Committee require careful investigation of feasible alternatives and the development of long-term policy and program recommendations. The Committee will be carrying on with this work with the anticipation that a complete report will be made public by late September.

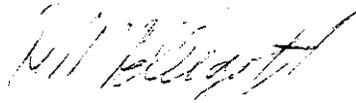
.....2

Members of the Committee feel, however, that one issue currently under discussion - specifically the upgrading of certain unsightly and unsafe downtown properties - merits immediate attention by Council. It is hoped that Council will agree to initiate action in the immediate future in order to take advantage of the remainder of the outdoor working season and provide some visible evidence of positive action in the Downtown.

Please note that the attached schedule lists only a few examples of "problem properties" in each category. These examples are offered in order to make the recommendations specific. They are viewed as a potential positive first step in upgrading all problem properties in the Downtown as a matter of policy.

Thank you in advance for your consideration of the attached report. We ask that you initiate the recommendations outlined through either the enforcement of the "Minimum Property Standards Bylaw" or whatever alternate course of action is deemed necessary. We encourage that Council take action immediately in order to allow work to be completed during the current construction season.

Yours truly,



Doug McElligott,
PRESIDENT,
Red Deer Chamber of Commerce.

c.c. Bill Forbes, Chairman Economic Development Committee

SCHEDULE OF UNSIGHTLY AND UNSAFE PROPERTIES

A. UNSIGHTLY/UNSAFE BUILDING SITES

PLAN REF.

NO.	DESCRIPTION	PROBLEM	RECOMMENDED ACTION
1.	construction site south of the Provincial building	<ul style="list-style-type: none"> ● sidewalk collapsing into excavation ● site dangerous ● fence unsightly and poorly maintained 	<ul style="list-style-type: none"> ● fill and stabilize site ● remove construction fence ● site to be landscaped or surfaced

B. UNSIGHTLY/UNSAFE BUILDINGS

PLAN REF.

NO.	DESCRIPTION	PROBLEM	RECOMMENDED ACTION
2.	old Firestone building	<ul style="list-style-type: none"> ● derelict building ● unsightly boarded up windows ● lack of any facade maintenance ● surrounding paved areas in poor condition 	<ul style="list-style-type: none"> ● upgrade building to an acceptable standard <u>or</u> ● demolish building and redevelop or utilize for parking
3.	old service station north of Boston Pizza	<ul style="list-style-type: none"> ● derelict building with fire damage ● unsightly boarded up windows ● lack of any facade maintenance ● surrounding paved and landscaped areas in very poor condition 	<ul style="list-style-type: none"> ● demolish building and landscape site
4.	old warehouse at corner of Gaetz Ave. and 46th Street	<ul style="list-style-type: none"> ● partially derelict building in very poor condition ● unsightly broken and boarded up windows ● lack of basic facade maintenance ● surrounding landscaped areas in very poor condition ● unsightly/unsafe timber structure attached 	<ul style="list-style-type: none"> ● upgrade building to an acceptable standard ● demolish timber structure ● clean up and maintain balance of site

SCHEDULE OF UNSIGHTLY AND UNSAFE PROPERTIES (continued)

C. UNKEMPT BOULEVARDS

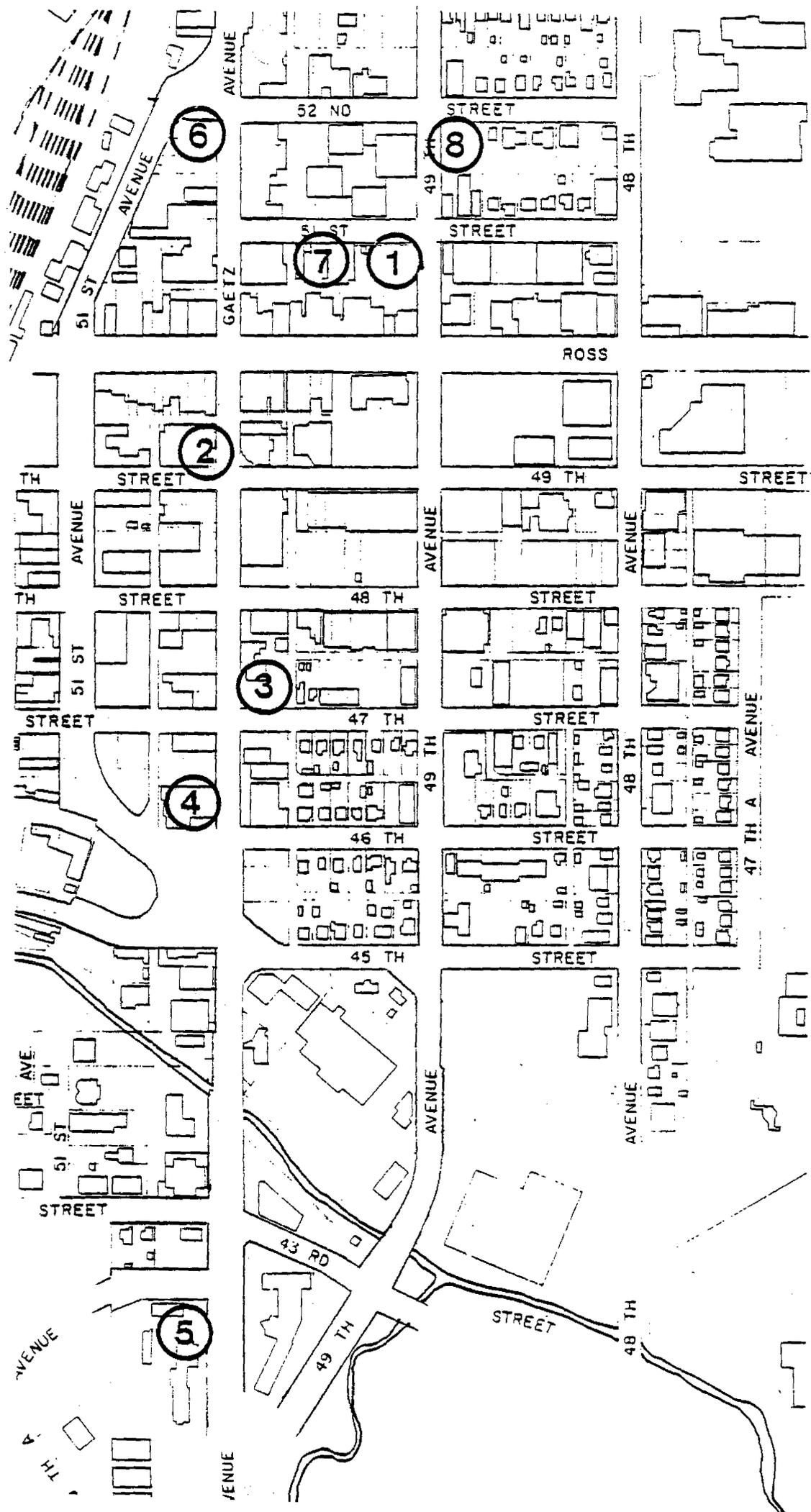
PLAN REF.

NO.	DESCRIPTION	PROBLEM	RECOMMENDED ACTION
5.	Gemini Inn	<ul style="list-style-type: none"> ● landscaped areas very poorly maintained ● broken light standards ● broken kerbs 	<ul style="list-style-type: none"> ● repair kerbs and light standards ● upgrade and maintain landscaping
6.	City parking lot on old Turbo site	<ul style="list-style-type: none"> ● unkempt gravel areas surrounding city parking lot 	<ul style="list-style-type: none"> ● landscape or pave offending areas

D. UNKEMPT PARKING AREAS

PLAN REF.

NO.	DESCRIPTION	PROBLEM	RECOMMENDED ACTION
7.	parking area west of old Sims Store	<ul style="list-style-type: none"> ● poorly maintained parking area ● garbage extending onto city sidewalk 	<ul style="list-style-type: none"> ● clean up and maintain parking area
8.	parking area south of Fletcher's Printing	<ul style="list-style-type: none"> ● poorly maintained parking area ● timber end stops require basic maintenance 	<ul style="list-style-type: none"> ● clean up and maintain parking area ● City should maintain and reconstruct adjacent sidewalk



August 10th, 1983

TO: City Clerk
FROM: City Engineer
RE: CHAMBER OF COMMERCE

We have reviewed the comments contained in the correspondence. Our response is outlined below:-

1. Construction Site South of Provincial Building

On the north side of the property the sidewalk is narrow. There are cracks in the sidewalk in certain areas as a result of settlement. In several locations, planking has been placed on the ground at an elevation different from that of the sidewalk.

While we do not feel there is immediate danger of sidewalk collapse, it is likely to continue deteriorating. Also, there is a danger of people tripping over the planking in the cracks in the concrete.

2. Firestone Building

We assume the comments relating to paving refer to onsite paving; the public thoroughfares' asphalt is in good condition.

3. Service Station North of Boston Pizza

Again, the pavement structure on the streets is in good shape.

4. Warehouse - Gaetz Avenue and 46 Street

The landscaping on public property around the structure is quite attractive.

5. Gemini Inn

Comments refer to private property.

6. Turbo Parking Lot

There is a strip of gravel along the west side of the lot. This area has not been landscaped because of impending roadway construction. We have sprayed for weeds once this year and will continue to monitor the area.

(Continued,....)

City Clerk

- 2 -

August 10th, 1983

7. Parking Area West of Sims (Old Store)

Private property.

8. Parking Area South of Fletchers

Private property.

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

BCJ/jrt

RED DEER REGIONAL PLANNING COMMISSION

2330 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

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

TELEPHONE: (403) 343-3394

Your File No.

9th August 1983

Our File No.

Mr. R. Stollings,
City Clerk,
City of Red Deer,
P.O. Box 5008,
Red Deer, Alberta,
T4N 3T4

Dear Sir,

RE: CHAMBER OF COMMERCE
UPGRADING OF UNSIGHTLY AND UNSAFE PROPERTIES
IN THE DOWNTOWN

Your memorandum dated 5th August 1983 and a letter from the Red Deer Chamber of Commerce dated 4th August 1983 refer.

1. The recently formed Downtown Strategy Committee of the Chamber is a positive development and could do much to build a consensus regarding the future planning of the whole Downtown area. It is hoped that the City Planning Section and the City administration can continue to work with this committee and address some of the serious problems in the area.
2. As in many Canadian cities, Red Deer's Downtown has suffered due to the decentralization of commercial development to major Regional Shopping Centres and Highway Commercial and Direct Control Districts. Over the past few years, the development of the Bower Place Shopping Centre has had a major impact on the Downtown and temporarily halted plans for revitalization and development. On the positive side, however, Council has upheld its policy of only permitting business, administrative and professional offices in the Downtown.
3. It is considered that there is today a growing recognition of some of the Downtown's very real assets. This has been stimulated in part by the following factors:
 - The Downtown residential neighbourhoods of Parkvale and Waskasoo are being upgraded following their designation under the Residential Rehabilitation Association (R.R.A.P.) Program.

In addition, the approved Exhibition Grounds Area Redevelopment Plan will provide an additional residential population of up to 1,433 persons.

.... /2

MUNICIPALITIES WITHIN COMMISSION AREA

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

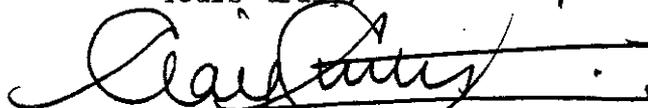
9th August 1983
 Mr. R. Stollings
 Page two

- The Provincial Government recently approved Bill 43, which establishes the concept of "Business Revitalization Zones". In terms of this legislation a business tax could be levied for a designated area. The funds would then be administered by a Board with the objectives of undertaking improvements and promoting the area as a whole. This form of enabling legislation, which is similar to that in other Provinces, places the onus on the business community and provides a mechanism for businessmen to work together.
- The park areas on the periphery of the Downtown are being upgraded and linked with a trail system as part of the Waskasoo Park development. These trails feed directly unto the Downtown core and create an added amenity for Downtown residents.
- The significance of some of the heritage buildings in Red Deer has been recognized in the Downtown Walking Tour, prepared by Alberta Culture. There is a growing recognition of the way in which a number of these buildings lend a unique character to the area.

Although the above factors may seem small steps in themselves, it is considered that there is once again an opportunity for the public and private sectors to combine in an effort to improve the core of the City and create the psychological climate for investment and development.

4. One of the greatest factors affecting the aesthetic character of the Downtown is the large number of derelict and unkempt buildings and sites. The list provided by the Chamber and discussed with the City administration is a timely reminder that existing legislation can be used to ensure that the offending properties are upgraded to an acceptable standard. Whilst the term "acceptable" may be subject to interpretation, the Development Officer has had considerable success in insisting that other areas of the City be upgraded. It is therefore, recommended that Council strongly support the Chamber's initiative and that the Development Officer be requested to negotiate with the property owners concerned.

Yours truly,



CRAIG CURTIS, M.C.I.P.
 ASSOCIATE PLANNER
 CITY PLANNING SECTION

CC/lt

c.c. - Ryan Strader, Development Officer
 - Bryon Jeffers, City Engineer

THE CITY OF RED DEER

59.



P. O. BOX 5008
RED DEER, ALBERTA
T4N 3T4

DATE: August 8, 1983
TO: Bob Stollings, City Clerk
FROM: Ryan Strader, Development Officer
RE: RED DEER CHAMBER OF COMMERCE

The concerns raised by the Chamber of Commerce regarding unsightly and unsafe properties can be dealt with under two by-laws.

The Nuisance By-Law:

- (1) Our department notifies the owner that his property is unsightly and of the steps that must be taken to rectify the problem.
- (2) This is followed up with a second warning if the condition is not rectified and, after a reasonable period of time, the matter is referred to Council if still no action results.
- (3) Council can declare the site unsightly and direct the owner to do such work as is deemed necessary to correct the situation. If the work is not done within a specific time, the City then performs the necessary work and costs are charged to the property owner.

The Minimum Standards By-Law:

- (1) Our department contacts the owner of the property and notifies him of the condition of said property and what must be done to rectify it.
- (2) The owner then has the right to appeal this notification to the Development Appeal Board.
- (3) If the Board deems the property unsightly the applicant must clean up the site by a certain date or the City does the work and costs are charged to the property owner.

We recommend that action be taken under the Nuisance ByLaw after a complaint is received by our department from the Chamber of Commerce or other concerned groups. The reason for this recommendation is that a committee such as the Chamber of Commerce would then be less likely to receive criticism for their selection of sites that they feel are a problem.

R. Strader

8 August 1983

TO: CITY CLERK, R. STOLLINGS

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT, A. SCOTT

RE: RED DEER CHAMBER OF COMMERCE DOWNTOWN STRATEGY COMMITTEE

The Downtown Strategy Committee of the Chamber of Commerce has devoted a substantial amount of time to the analysing of problems associated with the revitalization of downtown, and are now in a position where they are prepared to put forth recommendations in an effort to improve the overall area. The first series of recommendations, dealing with general cleanup and refurbishing of unsightly buildings will provide the basis for an overall improvement to the downtown area.

As citizens of Red Deer, all of us have a substantial investment in the downtown area of our City, and I feel we should do everything possible to protect that investment. I would therefore recommend that Council endorse the recommendations of the Downtown Strategy Committee, and encourage them to proceed as quickly as possible with their revitalization program.

Respectfully submitted,

ALAN SCOTT, Director
Economic Development

Commissioners comments

The Chamber of Commerce has outlined a number of areas for the City to review. The one area concerning the public property (51 Avenue & 52 Street) has been commented on by the City Engineer. With respect to the other properties mentioned, those are all in private ownership. As such, it is a matter of personal judgement as to what constitutes unsightly premises and unless private property is in extremely bad condition, our informal policy has been to take action only when a complaint has been received.

Now that we have received the attached correspondence this could be regarded as a complaint and we can proceed with the necessary action if Council concurs that these are unsightly premises.

With regard to unsafe conditions, the City takes immediate action. Safety has been mentioned with respect to 2 sites. In the opinion of the City, we do not believe that one of the sites is in an unsafe condition and while the City Engineer indicates there is no immediate danger of sidewalk subsidence in the case of the other site (51 St. & 49 Ave.) the owners of the property will be contacted to improve the condition of the sidewalk.

Council should note that on two previous occasions the owner of this property has been required to take action to restore the site to a safe condition.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

owner has been required to take action to restore the site to a safe condition.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 1

August 5, 1983.

TO: Council

FROM: City Clerk

RE: Notice of Motion

The following notice of motion was introduced by Alderman Pimm at the meeting of Council, August 2, 1983, and is brought forward for consideration of Council at this time.

Moved by Alderman Pimm

Whereas purchasers of lands who qualify for second mortgages are occasionally required to relocate due to unforeseen and uncontrollable circumstances

And Whereas a substantial portion of the five year residency may have been completed.

Therefore be it resolved that when in the opinion of the Commissioners mitigating circumstances warrant, the second mortgage and interest be forgiven for the length of time the purchaser has lived on the premises.

Respectfully submitted

R. Stollings, City Clerk

NO. 2

10 August 1983

TO: COUNCIL
FROM: CITY CLERK

The following notices of motion were submitted by Alderman Kokotailo.

"WHEREAS, City Council is responsible for the management of the financial affairs of the City, and

WHEREAS, the financial affairs of the City have become more complex as a result of City growth, and changing economic conditions

WHEREAS, planned projects such as Railway Relocation can have a significant impact on the financial affairs of the City

NOW THEREFORE BE IT RESOLVED that Council of The City of Red Deer establish a working committee consisting of the Mayor, 2 Aldermen, the Commissioner and Treasurer to review the City financing including but not limited to Utilities, Land Banking, Capital and Equipment Budgets, Per Capita Debt, Grant Programs, Reserves, etc. and to report back to Council on the possible need for the establishment of a standing finance committee."

"WHEREAS from time to time Council have established new Committees with responsibility to undertake certain work, and

WHEREAS in certain instances the duties of one or more Committees of Council may overlap or the need for a certain Committee may no longer exist, and

WHEREAS this matter should be reviewed to determine the most suitable arrangement for the benefit of the citizens of the City,

NOW THEREFORE BE IT RESOLVED that prior to the Statutory meeting in October, 1984, Council review the establishment and duties of all Committees of Council with a view to

(a) combining duties and functions of one or more committees, thereby reducing the number of such committees.

(b) disbanding certain Committees as terms of office expire

(c) establishing firm guidelines and terms of reference for all Committees where possible."

BYLAW NO. 2085/F-83

Being a Bylaw to amend Bylaw 2085, the Electric Utility Bylaw of
The City of Red Deer.

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

1) Bylaw 2085, as amended, is further amended by deleting therefrom
Schedule A/82-1 and by substituting therefore Schedule A/83-1 attached hereto.

2) This bylaw shall come into force on the third reading thereto and
Schedule A/83-1 shall be effective for all utility billings mailed by The
City of Red Deer after September 30, 1983.

READ A FIRST TIME IN OPEN COUNCIL this 2 day of August , A.D., 1983.

READ A SECOND TIME IN OPEN COUNCIL this 2 day of August , A.D., 1983.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 2 day of August
A.D., 1983.

MAYOR



CITY CLERK



SCHEDULE A/83-1

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

GENERAL

KVA of Demand will be the highest demand recorded for any 15 minute period in any one month and will be used to calculate the demand portion of the billing in subsequent months until a higher demand is recorded.

The demand will be re-established if after twelve consecutive months the monthly demand readings remain less than the previously established maximum demand.

The KVA of Demand will be re-established on such shorter periods of time as designated by the Electric Light and Power Superintendent for the individual customer as warranted by that customer's changing load characteristics. In the event that the customer disagrees with the re-established demand, the dispute shall be referred to the Council of The City of Red Deer whose decision shall be final and conclusive.

Provincial Utility Discount is applied to all billings at the current rate based on the dollar total of the discount advanced by the Provincial Government.

When service is required at voltages other than standard voltages specified in the rate schedule, a contribution toward the cost of installation of special transformer etc. will be charged to the customer.

61. DOMESTIC RATE:

Applies to one family, dwelling units having a separate meter:

0 to 25 KWH per month	\$ 5.97
Next 125 KWH per month	7.97c per KWH
All over 150 KWH per month	3.69c per KWH

Minimum charge \$5.97 per month
Discount 10% for bills paid within ten days of issue

62. REVENUE PRODUCING HOUSE RATE:

Applies to a building or a portion of a building used as a place of residence, having only one meter, and from which revenue is derived from one or more dwelling units or from the serving of meals.

0 to 25 KWH per month	\$ 5.97
All over 25 KWH per month	7.82c per KWH

Minimum charge \$5.97 per month
Discount 10% for bills paid within ten days of issue.

SCHEDULE A/83 - 7

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

63. COMMERCIAL RATE - SECTION 1:

Applies to commercial, business, industrial and most other nondwelling type installations plus the "house of lights" services of apartment buildings where the demand is less than 50 KVA and the energy consumed per month is not more than 7125 KWH.

Service to be taken at 120/240 volts, single phase, 3 wire;
or 240 volts, three phase, 3 wire;
or 208Y/120 volts, three phase, 4 wire

0 to 25 KWH per month \$ 6.86
Next 425 KWH per month 15.64c per KWH
Next 1575 KWH per month 8.68c per KWH
Next 5100 KWH per month 4.26c per KWH

Minimum charge \$ 6.86 per month
Discount 10% for bills paid within ten days of issue

64. COMMERCIAL RATE - SECTION 2:

Applies to commercial and industrial installations where service is taken at the voltage listed for rate 63 but where demand is 50 KVA or more or energy consumed is more than 7125 KWH per month

Customers with a demand of 50 KVA or more will be charged with a minimum of 7125 KWH per month.

Customers using more than 7125 KWH per month will be charged with a minimum of 50 KVA demand.

First 20 hours x KVA demand 13.65c per KVAH
Next 20 hours x KVA of demand 9.10c per KVAH
All additional KWH per month 3.98c per KWH

Minimum charge will be the greater of:

50 KVA and 7125 KWH \$431.47 per month
or \$6.43 per KVA of demand per month.

Discount 10% for bills paid within ten days of issue

SCHEDULE A/83-1

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

76. PRIMARY RATE - SECTION 1:

Applies where customer has supplied all transformers, switch gear, etc. 4160 volt system capacity is available and service is taken at 4160 volts, balanced three phase; and the demand is not less than 100 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 hours x KVA of demand 13.65c per KVAH
Next 20 hours x KVA of demand 6.82c per KVAH
All additional KWH per month 3.69c per KWH

Minimum charge will be the greater of:

100 KVA and 7125 KWH \$524.71 per month
or \$5.97 per KVA of demand per month.

Discount 10% for bills paid within ten days of issue.

77. PRIMARY RATE - SECTION 2:

Applies where 24,940 volts is available and customer has supplied all transformers, switch gear, etc., service is taken at 24,940 volts, balanced three phase, and the demand is not less than 300 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 hours x KVA of demand 13.65c per KVAH
Next 20 hours x KVA of demand 6.67c per KVAH
All additional KWH per month 3.55c per KVAH

Minimum charge will be the greater of:

300 KVA and 7125 KWH \$894.04 or
\$5.97 per KVA of demand per month

Discount 10% for bills paid within ten days of issue.

SCHEDULE A/83- f

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

78. OFF-PEAK RATE:

Applies where power is disconnected between the hours of 4:45 p.m. and 7:00 p.m., where service is taken at the voltage listed for rate 63, and where the demand is not less than 50 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month.

First 25 hours x KVA of demand	11.93c per KVAH
Next 50 hours x KVA of demand	4.69c per KVAH
All additional KWH per month	3.26c per KWH

) Minimum charge will be the greater of:

50 KVA and 7125 KWH \$376.41 per month
or \$4.49 per KVA of demand per month.

No discount allowed.

79. PRIMARY OFF-PEAK RATE:

Applies where power is disconnected between the hours of 4:45 p.m. and 7:00 p.m., where service is taken at 4160 volts, or 24,940 volts, balanced three phase; and where the demand is not less than 100 KVA.

Energy for security lighting, controls for heating systems, etc. during peak hours is to be supplied with a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month.

First 25 hours x KVA of demand	7.40c per KVAH
Next 25 hours x KVA of demand	4.26c per KVAH
All additional KWH per month	3.26c per KWH

) Minimum charge will be the greater of:

100 KVA and 7125 KWh \$360.78 per month
or \$4.49 per KVA of demand per month

No discount allowed.

SCHEDULE A/83-2

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

GENERAL

KVA of Demand will be the highest demand recorded for any 15 minute period in any one month and will be used to calculate the demand portion of the billing in subsequent months until a higher demand is recorded.

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Bylaw 2085/G-83
Effective for all billings
mailed after Sept. 30, 1981

SCHEDULE A/83 - 2

BYLAW NO. 2085

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or \$6.43 per KVA of demand per month.

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SCHEDULE A/83-2

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

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SCHEDULE A/83-2

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

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Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

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