

FILE

DATE: October 16, 1991
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

S U M M A R Y O F D E C I S I O N S

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
TUESDAY, OCTOBER 15, 1991,
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Meeting of September 30, 1991.

PAGE

(2) UNFINISHED BUSINESS

- 1) Acting City Clerk - Re: Traffic Bylaw Amendment 2800/D-91/Slow Moving Vehicles

.. 1

3RD READING

(3) PUBLIC HEARINGS

(4) REPORTS

- 1) Dir. of Engineering Services- Re: Solid Waste Disposal Site/Management Contract . . 4

DENIED EXTENSION OF CONTRACT TO DECEMBER 31, 1994

- 2) Dir. of Engineering Services - Re: Snow and Ice Control/Anticipated Overexpenditure . . 10

APPROVED ANTICIPATED OVEREXPENDITURE OF \$150,000

- 3) Manager, Economic Development - Re: IDAC Awards/The City of Red Deer . . 19

RECEIVED AND FILED AS INFORMATION

- 4) Dir. of Engineering Services- Re: Commercial Recycling . . 20

RECEIVED AS INFORMATION

- 5) City Assessor- Re: Red Deer Twilight Homes Foundation/Lot 6, Blk. 8, Plan 1621 N.Y./4707 - 34 Street/Purchase of Land/Senior Citizens Housing . . 24

APPROVED RIGHT OF FIRST REFUSAL

- 6) City Assessor- Re: Lot 2, Plan 800 H.W./7898 - 50 Ave./Lee-Roy Enterprises Ltd./Caveat/Servicing Agreement/Midwest Mobile Homes Ltd. . . 33

APPROVED RECOMMENDATIONS CONTAINED IN REPORT

- 7) City Assessor - Re: City Deer Park Phase 4A/32 Single Family Lots/Servicing/Pricing and Sale Policies for Residential Lots . . 42

APPROVED BASIC PRICE OF 6.55 PER SQ. FT.

- 8) Red Deer Parking Commission- Re: Century 21 Advantage Realty/Request to Lease 8 Parking Stalls at 4728-4732 Ross Street . . 47

APPROVED LEASE WITH CONDITIONS

- 9) Manager, Economic Development - Re: U.F.A. Co-Op/Edgar Industrial Park/Reduced Development . . 57

APPROVED REDUCED DEVELOPMENT

- 10) City Assessor - Re: Request to Lease Public Utility Lot 32/Lebsack, 9 Rutledge Crescent . . 61

APPROVED LEASE OF PUBLIC UTILITY

- 11) Recreation, Parks & Culture Board - Re: Waskasoo Park/Future Operations/City/Province Agreement . . 63

FILED

- 12) Deputy Chief Operations - Re: Progress Report/New Downtown Fire Hall . . 73

RECEIVED AS INFORMATION AND AGREED TO FILE

(5) WRITTEN ENQUIRIES

(6) CORRESPONDENCE

- 1) Alberta Urban Municipalities Association - Re: RCMP Contracts . . 74

RECEIVED AS INFORMATION

- 2) G.H. Dawe Community Centre - Re: Projected Deficit in Arena and Pool for 1991 . . 80

APPROVED OVEREXPENDITURE OF \$26,000

(7) PETITIONS & DELEGATIONS

(8) NOTICES OF MOTION

- 1) Acting City Clerk - Re: Alderman Campbell/Department Budgets . . 88

NOTICE OF MOTION DEFEATED

(9) BYLAWS

- 1) 2800/D-91 - Traffic Bylaw Amendment/Slow Moving Vehicles - 3rd reading
.. 1

3RD READING GIVEN

A G E N D A

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(9) BYLAWS

- 1) 2800/D-91 - Traffic Bylaw Amendment/Slow Moving Vehicles - 3rd reading

.. 1

*Red Deer College: joint meeting
Degree Granting Status + other concerns.*

Land Sale Agreements: Authorization to sign.

Committee of the Whole

- 1) Land Matter
- 2) Land Matter
- 3) Land Matter
- 4) Administrative Matter

NO. 1

DATE: October 2, 1991
TO: City Council
FROM: Acting City Clerk
RE: TRAFFIC BYLAW AMENDMENT 2800/D-91
SLOW MOVING VEHICLES

At the Council meeting of September 30, 1991, first and second reading of the above noted bylaw was given, however, unanimous consent to consider third reading was not received and, as such, this matter is again presented to Council for consideration of third reading.

We have again attached the administrative comments with regard to this matter for Council's information.



KELLY KLOSS
Acting City Clerk

KK/jt

DATE: August 28, 1991
TO: City Clerk
FROM: Engineering Department Manager
RE: **SLOW MOVING VEHICLES**

The Engineering Department has received a request from Mr. Ron Coyne, to restrict slow moving vehicles from the 67 Street/30 Avenue by-pass during the 7-9 a.m. and 4-6 p.m. peak hours, Monday to Friday. Mr. Coyne indicated slow moving vehicles frequently cause long vehicle lineups on the above roadway. On June 17, 1991, Mr. Coyne witnessed a westbound forklift holding up an estimated 50 vehicles.

This roadway is one lane wide in each direction, with no passing permitted. Long-term transportation plans included upgrading 67 Street and 30 Avenue to a four lane divided cross section. The construction year has not been determined.

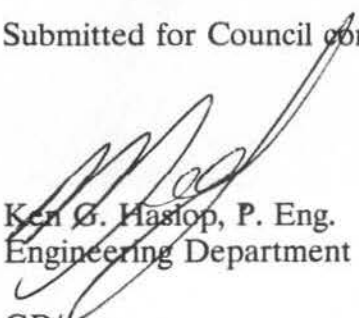
Until this road is widened, we recommend the Traffic By-law be revised to include the following:

- "1. No person shall operate a slow moving vehicle on the roadways referred to in Schedule R of this By-law, between the hours of 7 a.m. and 9 a.m. or between the hours of 4 p.m. and 6 p.m., Monday to Friday inclusive.
2. The provisions of this section shall not apply to any vehicle owned by or under contract to the City or any other public utilities, including telephone, electric, natural gas, and cablevision systems while such vehicle is:
 - a. actually engaged in maintenance or emergency operations; or
 - b. travelling to any location for the purpose of emergency street maintenance operations."

Schedule R is attached.

A slow moving vehicle is defined as any vehicle or equipment, any animal drawn vehicle or any other machinery designed for use at speeds less than 40 km/hr and which normally travels or is used at speeds of less than 40 km/hr.

Submitted for Council consideration and approval.



Ken G. Haslop, P. Eng.
Engineering Department Manager

GB/emg
Att.

SCHEDULE R

<u>Roadway</u>	<u>From</u>	<u>To</u>
67 Street 30 Avenue	Pamely Avenue 67 Street	30 Avenue 55 Street

Commissioners' Comments

We would concur with the recommendation of the Engineering Department Manager. We would also advise that in the Bylaw amendment, in addition to the recommended changes by the Engineering D e p t. Manager, we would request Council approve a housekeeping change dealing with paragraph numbering relative to Section 12.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Unfinished Bus.

DATE: October 2, 1991
TO: Engineering Department Manager
FROM: Acting City Clerk
RE: SLOW MOVING VEHICLES

At the Council meeting of September 30, 1991 consideration was given to your report dated August 28, 1991 concerning the above noted topic.

At the above noted meeting, Council gave second and third reading to Bylaw 2800/D-91 which amends the Traffic Bylaw to incorporate your recommendations, however, third reading was not given at this meeting. This office will again be presenting this bylaw to Council on October 15, 1991 for consideration of third reading.

This is submitted for your information.



KELLY KLOSS
Acting City Clerk


KK/jt

DATE: October 16, 1991
TO: Engineering Department Manager
FROM: Acting City Clerk
RE: TRAFFIC BYLAW AMENDMENT 2800/D-91 -
SLOW MOVING VEHICLES

At the Council meeting of October 15, 1991, consideration was again given to your report of August 28, 1991 regarding the above. Traffic Bylaw Amendment 2800/D-91 pertaining to slow moving vehicles (a copy of which is enclosed) received third reading at this meeting.

You will be sent a copy of the office consolidation copy in due course.

Trusting you will find this satisfactory.



KELLY KLOSS
Acting City Clerk

/jt

Att.

c.c. Bylaws and Inspections Manager
Public Works Manager
E. L. & P. Manager
Fire Chief
Director of Community Services
Parks Manager
Recreation & Culture Manager

BYLAW NO. 2800/D-91

Being a Bylaw to amend Bylaw No. 2800/82, the Traffic Bylaw of The City of Red Deer.

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

- 1 That Bylaw No. 2800/82 is hereby amended as follows:
 - (1) By renumbering the Section 12 which refers to the driving of a vehicle in excess of 70 kilometers, to Section 11.1.
 - (2) By adding the following new sections:
 - 11.2 No person shall operate a slow moving vehicle on the roadways referred to in Schedule R of this Bylaw, between the hours of 7 a.m. and 9 a.m. or between the hours of 4 p.m. and 6 p.m., Monday to Friday inclusive.
 - 11.3 The provisions of Section 11.2 shall not apply to any vehicle owned by or under contract to the City or any other public utilities, including telephone, electric, natural gas, and cablevision systems while such vehicle is:
 - a) actually engaged in maintenance or emergency operations; or
 - b) travelling to any location for the purpose of emergency street maintenance operations.
 - (3) By adding thereto Schedule R attached hereto
 - (4) As to Schedule M by adding the following:

"Sections 11.2 and 11.3

Slow Moving Vehicles"


- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 30 day of September A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this 30 day of September A.D. 1991.

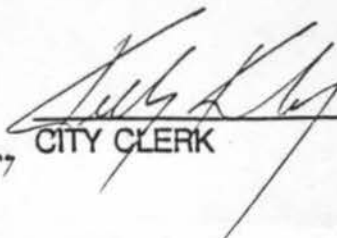
READ A THIRD TIME IN OPEN COUNCIL this 15 day of October A.D. 1991.

MAYOR



Acting

CITY CLERK



SCHEDULE R

Referred to in Part 1

Roadway

67 Street
30 Avenue

From

Pamely Avenue
67 Street

To

30 Avenue
55 Street

REPORTSNO. 1

DATE: October 7, 1991
TO: City Clerk
FROM: Director of Engineering Services
RE: **SOLID WASTE DISPOSAL SITE - MANAGEMENT CONTRACT**

Kedon Waste Services Ltd. presently have the contract for The City of Red Deer Solid Waste Site. The contract was awarded in 1988 for a 3 year term with 2 one year options to renew at the City's discretion. We are presently in the first year optional renewal.

During the course of the negotiations for the possible renewal for the second and last years, Kedon made two proposals to us.

For a further 1 year renewal, they proposed a price increase from \$72.25 per hour to \$75 per hour. This represents a 3.8% increase over 1991.

The second proposal involved an extension to the contract for three years (the optional year plus two more). If the City would agree to this, Kedon would hold the rate at \$72.25 for all 3 years.

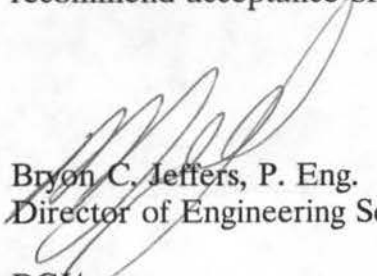
Both of these offers are worthy of consideration. It is our opinion that the second proposal would provide The City of Red Deer a firm price for the next three years. Kedon's work on site has been quite satisfactory, and from an operational point of view, we have no concerns with the extension.

We do recognize, however, that acceptance of the second proposal could cause concern for any firm contemplating bidding on the next contract.

RECOMMENDATION

Engineering Services would respectfully recommend that Council approve the second proposal that provides a three year extension to the contract. The price shall be \$72.25 (1991 rate) for the entire term of the contract.

Should Council decide not to extend the contract as described above, we would then recommend acceptance of the one year extension as described.



Bryon C. Jeffers, P. Eng.
Director of Engineering Services

BCJ/emg
Att.

DATE: October 7, 1991
 TO: City Clerk
 FROM: Public Works Manager
 RE: **LANDFILL OPERATING CONTRACT - KEDON WASTE SERVICES LTD.**

Kedon Waste Services Ltd. of Calgary is the City's contractor responsible for the daily compaction and burial of the waste received at the Landfill site. The present contract with Kedon was awarded in 1988 and was for a three year period with two possible one-year extensions. The contract was extended the first optional year for 1991.

As indicated in the attached copy of correspondence from Kedon Waste Services Ltd., we have negotiated an hourly rate of \$75.00, (just less than a four percent increase over their 1991 rate of \$72.25 per hour) if the contract is extended the second optional year to December 31, 1992.

Further to this, Kedon has requested consideration to extend their contract for a three year period to December 31, 1994, without any increase to their 1991 rate of \$ 72.25.

The Consumer Price Index (CPI) average for the last three years is over five percent. Kedon's actual increases since 1988 have paralleled but been slightly below the CPI. Therefore, if a modest increase of four percent per year were calculated over the next three years, there is a potential savings of over \$58,000 for the three year period as calculated below.

Three year extension with no increase in rates

3374 hours x \$72.25 per hour x 3 years = \$731,315

Three year extension with 4% annual increase

3374 hours x \$75.00 per hour x 1992	=	\$253,050
3374 hours x \$78.00 per hour x 1993	=	\$263,172
3374 hours x \$81.12 per hour x 1994	=	<u>\$273,700</u>
TOTAL		\$789,922

Estimated savings (\$731,300 - \$789,900) = \$58,600

October 7, 1991
City Clerk
Page 2

There is, of course, the possibility that if the contract were re-tendered, a lower tender could be received. However, as can be calculated from the attached graph, the hourly rate of \$72.25 would be only a 2.6% increase over the 1987 contract cost of \$70.40 before Kedon was awarded the present contract, and is only a 12.9% increase over their first year contract rate of \$64.00 in 1988. The compound CPI rate increase since 1988 is over 20 percent and since 1987 is 24.9 percent. The projected hourly rate shown on the graph clearly indicates the trend and possible savings to the City.

RECOMMENDATION

In view of the above, we do not believe there is the potential, if the contract were re-tendered, for better rates than Kedon Waste Services are proposing to provide three more years of service at the 1991 rate of \$72.25 per hour.

We recommend that the contract be extended to December 31, 1994 at an hourly rate of \$72.25 per hour.

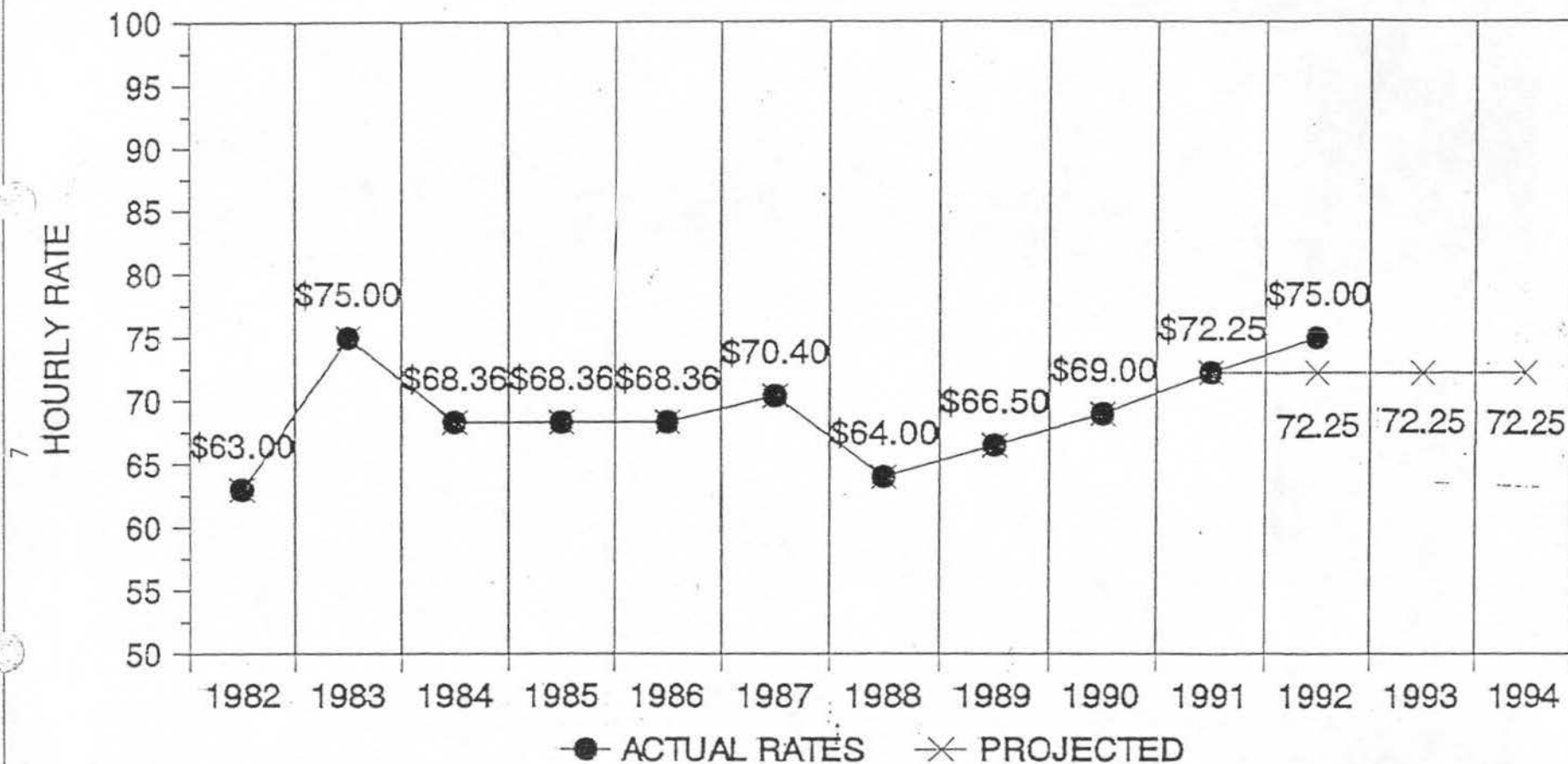


Gordon Stewart, P. Eng.
Public Works Manager

BW/blm

Att.

ANNUAL LANDFILL OPERATING CONTRACT RATES



GRAPH 1

3374 Total hours per year

Existing Kedon Contract Awarded 1988

KEDON

Waste Services Ltd.

8

1619 - 6A Street N.E., Calgary, Alberta T2E 4H4

Telephone: (403) 230-1691

Fax: (403) 230-1735

September 12, 1991

City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Attn: Mr. Brian Watson

Dear Sirs:

Further to our recent meeting we wish to confirm the proposal discussed, regarding the extension of our operating contract of your sanitary landfill.


1. The rates all remain the same as present, for a three year period commencing January 1, 1992.
2. The agreement is extended for a further one year with the rates as follows:

New hourly rate:	75.00 per hour
Additional or extended work with crawler loader	68.00 per hour

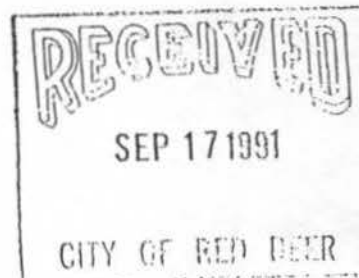
We would like to take this opportunity to thank you for your patronage in the past, and we look forward to serving you in the future.

Yours truly,

KEDON WASTE SERVICES LTD.


Keith Goett
President

KG/gsm



FAXED
09.13.91

Commissioners' Comments

We would concur with the recommendation of the Dir. of Engineering Services. Although, it is normally our preference to retender at the expiration of these contracts the proposal offered by Kedon is extremely attractive from an economic perspective and represents an opportunity we believe we should take advantage of. Furthermore, we have been satisfied with the operation of the landfill site by this contractor and in the past when tendering for this operation although a number of bids are received, very few have the specialized equipment necessary for this kind of operation.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: October 2, 1991

TO: Director of Engineering Services

FROM: Acting City Clerk

RE: SOLID WASTE DISPOSAL SITE - MANAGEMENT CONTRACTS \
KEDON WASTE SERVICES LTD.

At the September 30, 1991 Committee of the Whole meeting, consideration was given to your report dated September 24, 1991 concerning the above topic and at which meeting a majority of members supported the recommendations in your report.

As you had indicated in your report, this matter is to be dealt with at the next regular meeting of Council on open agenda and, as such, I would ask that said report be forwarded to us by October 7, 1991.

Trusting you will find this satisfactory.



KELLY KLOSS
Acting City Clerk

KK/jt

c.c. Public Works Manager

NO. 5

DATE: September 24, 1991

TO: City Clerk

FROM: Director of Engineering Services

RE: **SOLID WASTE DISPOSAL SITE
MANAGEMENT CONTRACT**

Kedon Waste Services Ltd. presently have the contract for The City of Red Deer Solid Waste Site. The contract was awarded in 1988 for a 3 year term with 2 one year options to renew at the City's discretion. We are presently in the first year optional renewal.

During the course of the negotiations for the possible renewal for the second and last years, Kedon made two proposals to us.

For a further 1 year renewal, they proposed a price increase from \$72.25 per hour to \$75.00 per hour. This represents a 3.8% increase over 1991.

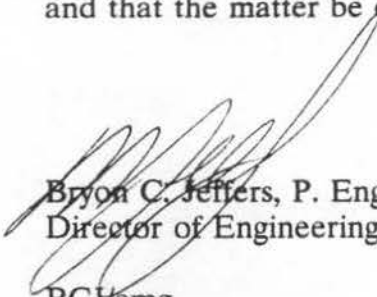
The second proposal involved an extension to the contract for three years (the optional year plus two more). If the City would agree to this, Kedon would hold the rate at \$72.25 for all 3 years.

We believe Council should give this offer serious consideration. We appreciate, however, that it is also a somewhat sensitive issue, as we would not be retendering the contract as perhaps anticipated by some. For that reason, we have brought the matter to the Committee of the Whole Council to allow free discussion.

We would then recommend that the matter be brought back to the next regular meeting on open agenda for discussion and decision. This way, anyone interested would have an opportunity to address the issue.

RECOMMENDATION

We would respectfully recommend that Council give favourable consideration of this request, and that the matter be dealt with at the next regular meeting of Council.



Bryon C. Jeffers, P. Eng.
Director of Engineering Services

BCJ/emg

c.c. Public Works Manager

CLOSED AGENDA

DATE: September 23, 1991
TO: City Clerk
FROM: Public Works Manager
RE: **SOLID WASTE DISPOSAL SITE
KEDON WASTE SERVICES LTD. CONTRACT**

We have had a request from Kedon for a two-year extension past the City's second renewal option. I have enclosed a memo from the Solid Waste Superintendent outlining the details of this request.

Since this is a similar request to the Laidlaw request for an extension on the garbage collection contract, we felt Council should be aware of this as well when making the decision on contract extensions.

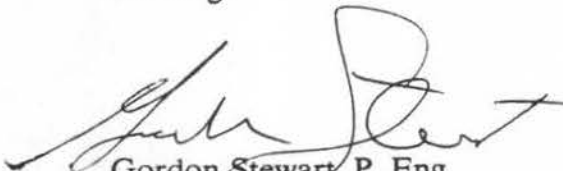
There is a fundamental question which Council should address on willingness to extend tendered contracts past the expiry date.

We would request Council's direction regarding this extension.

If Council supports the recommendation to extend the contract, we would like to bring this back to the next meeting of Council on the open agenda.

RECOMMENDATION

That Council support the extension of the Kedon Contract until December 31, 1994 at a unit rate of \$72.25 per hour, and that this item be placed on the agenda for the next Council meeting.



Gordon Stewart, P. Eng.
Public Works Manager

GAS/blm

DATE: September 23, 1991
 TO: Public Works Manager
 FROM: Solid Waste Superintendent
 RE: **LANDFILL OPERATING CONTRACT - KEDON WASTE SERVICES LTD.**

Kedon Waste Services Ltd. of Calgary is the City's contractor responsible for the daily compaction and burial of the waste received at the Landfill site. The present contract with Kedon was awarded in 1988 and was for a three year period with two possible one-year extensions. The contract was extended the first optional year for 1991.

As indicated in the attached copy of correspondence from Kedon Waste Services Ltd., we have negotiated an hourly rate of \$75.00, (just less than a four percent increase over their 1991 rate of \$72.25 per hour) if the contract is extended the second optional year to December 31, 1992.

Further to this, Kedon has requested consideration to extend their contract for a three year period to December 31, 1994, without any increase to their 1991 rate of \$ 72.25.

The Consumer Price Index (CPI) average for the last three years is over five percent. Kedon's actual increases since 1988 have paralleled but been slightly below the CPI. Therefore, if a modest increase of four percent per year were calculated over the next three years, there is a potential savings of over \$58,000 for the three year period as calculated below.

Three year extension with no increase in rates

3374 hours x \$72.25 per hour x 3 years = \$731,315

Three year extension with 4% annual increase

3374 hours x \$75.00 per hour x 1992	=	\$253,050
3374 hours x \$78.00 per hour x 1993	=	\$263,172
3374 hours x \$81.12 per hour x 1994	=	<u>\$273,700</u>
TOTAL		\$789,922

Estimated savings (\$731,300 - \$789,900) = \$58,600

September 23, 1991
Public Works Manager
Page 2

There is, of course, the possibility that if the contract were re-tendered, a lower tender could be received. However, as can be calculated from the attached graph, the hourly rate of \$72.25 would be only a 2.6% increase over the 1987 contract cost of \$70.40 before Kedon was awarded the present contract, and is only a 12.9% increase over their first year contract rate of \$64.00 in 1988. The compound CPI rate increase since 1988 is over 20 percent and since 1987 is 24.9 percent. The projected hourly rate shown on the graph clearly indicates the trend and possible savings to the City.

RECOMMENDATION

In view of the above, we do not believe there is the potential, if the contract were re-tendered, for better rates than Kedon Waste Services are proposing to provide three more years of service at the 1991 rate of \$72.25 per hour.

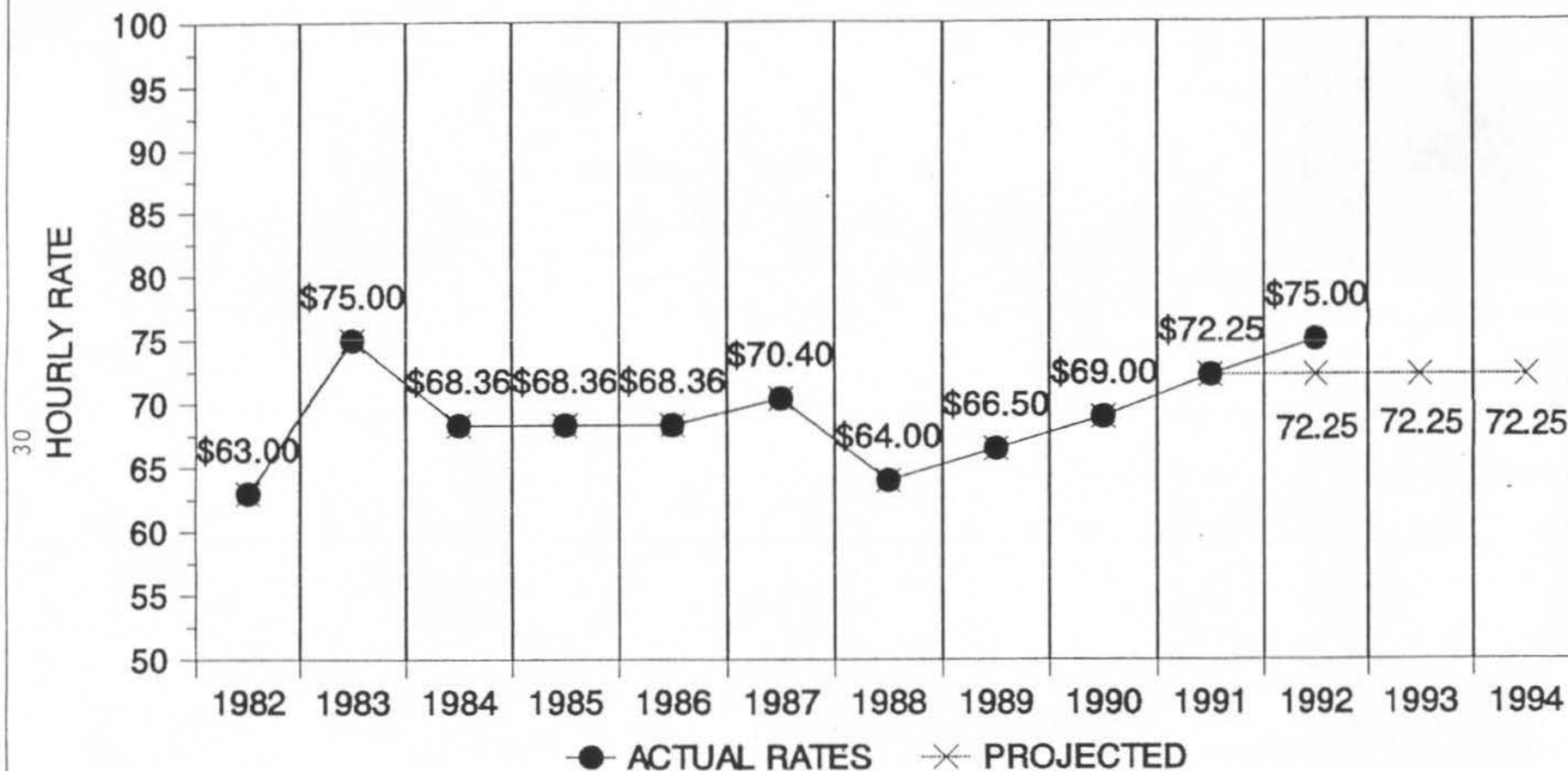
We recommend that the contract be extended to December 31, 1994 at an hourly rate of \$72.25 per hour.



Brian Watson, C.E.T.
Solid Waste Superintendent

BW/blm

ANNUAL LANDFILL OPERATING CONTRACT RATES



GRAPH 1

3374 Total hours per year

Existing Kedon Contract Awarded 1988

KEDON

Waste Services Ltd.

1000 - 10th Street N.E. Calgary, Alberta T2E 4B5

Telephone: (403) 290-1111

Fax: (403) 290-1111

September 12, 1991

City of Red Deer
 P.O. Box 5008
 Red Deer, Alberta
 T4N 3T4

Attn: Mr. Brian Watson

Dear Sirs:

Further to our recent meeting we wish to confirm the proposal discussed, regarding the extension of our operating contract of your sanitary landfill.

1. The rates all remain the same as present, for a three year period commencing January 1, 1992.
2. The agreement is extended for a further one year with the rates as follows:

New hourly rate:	75.00 per hour
Additional or extended work with crawler loader	68.00 per hour

We would like to take this opportunity to thank you for your patronage in the past, and we look forward to serving you in the future.

Yours truly,

KEDON WASTE SERVICES LTD.



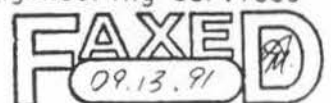
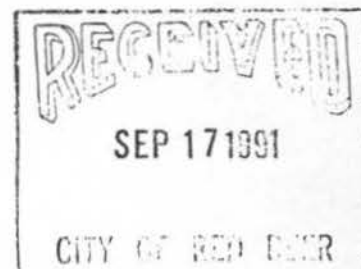
Keith Goett
 President

KG/gsm

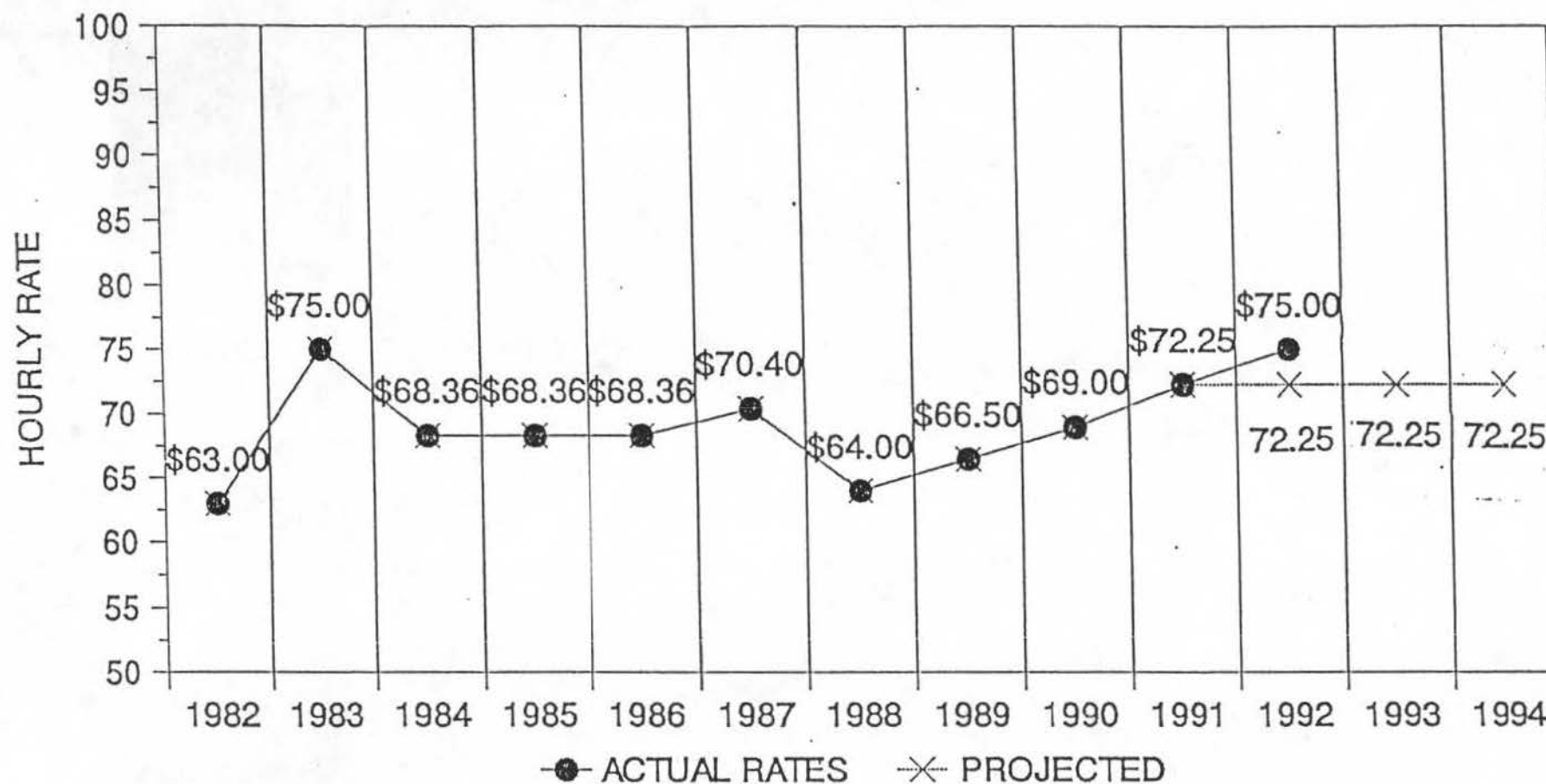
Commissioners' Comments

We would concur with the recommendation of the Dir. of Engineering Services that this is a good offer and would recommend that Council approves same.

"R.J. MCGHEE", Mayor
 "M.C. DAY", City Commissioner



ANNUAL LANDFILL OPERATING CONTRACT RATES



GRAPH 1

3374 Total hours per year

Existing Kedon Contract Awarded 1988

DATE: October 16, 1991
TO: Director of Engineering Services
FROM: Acting City Clerk
RE: SOLID WASTE DISPOSAL SITE - MANAGEMENT CONTRACT/
KEDON WASTE SERVICES LTD.

At the Council meeting of October 15, 1991, consideration was given to your report dated October 7, 1991 concerning the above topic.

At the above noted meeting, Council did not approve a three-year extension to this contract, however, did agree to the acceptance of the one-year extension as provided for in the contract.

This is submitted for your information and appropriate action.

Trusting you will find this satisfactory.



KELLY KLOSS
Acting City Clerk

KK/jt

c.c. Director of Financial Services
Public Works Manager

NO. 2

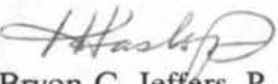
640-059

DATE: October 8, 1991
TO: City Clerk
FROM: Director of Engineering Services
RE: **SNOW AND ICE CONTROL - ANTICIPATED OVER EXPENDITURE**

The Public Works Manager has submitted a report with respect to a probable over expenditure of the 1991 Snow & Ice Control Budget. The anticipated over expenditure is \$190,000. Public Works will naturally attempt to minimize the expenditure and will only react as required to the weather conditions.

RECOMMENDATION

It is respectfully recommended that Council approve the over expenditure as requested.


for Bryon C. Jeffers, P. Eng.
Director of Engineering Services

BCJ/emg

c.c. Public Works Manager

DATE: October 7, 1991
 TO: City Clerk
 FROM: Public Works Manager
 RE: **SNOW AND ICE CONTROL - ANTICIPATED OVER EXPENDITURE**

Regular sanding shifts for snow and ice control commence on November 1. We have been monitoring our costs and it does not appear there will be sufficient funds from the amount budgeted to carry this to the end of the year.

1991 Budget Request	\$549,954	1991 Budget Request	\$549,954
1991 Add Back Request	<u>80,000</u>	1991 Add Back Approved	<u>20,000</u>
Total Request	\$629,954	Total Approved	\$569,954

Up to August 31, 1991 we have spent \$501,380 on snow and ice control.

For the last five years, on the average, we have spent \$259,000 on snow and ice control in the final two months of the year. If this were the case, in 1991 we would require a total budget of \$760,000 which is \$190,000 over the budgeted amount.

There are two components to the additional funding required. During budget deliberations, Council had hoped we would have a winter with less than the average requirements for snow and ice control. On that basis, an addback amount of \$20,000 was authorized by Council rather than the \$80,000 requested. We now find the additional \$60,000 requested was required for normal snow and ice control operations. In addition, we undertook snow removal of arterial and collector streets in January 1991. This removal cost \$120,000 over what was budgeted for removals. We had not budgeted for a major snow removal.

Snow and ice control is a very difficult activity to describe in quantitative terms. The major factors which influence it are amount of snow, number of snowfall events and temperature. The information we have on the winter of 1990/91 is as follows

- total snowfall	106.2 cm
- snowfall in November & December 1990	57.8 cm
- number of events	54.

The comparative information for the winter of 1989/90 is as follows:

- total snowfall	124.5 cm
- snowfall in November & December 1989	46.3 cm
- number of events	45.

... 2

October 7, 1991
City Clerk
Page 2

The major contributing factor to the requirement for a snow removal in January 1991 was the accumulation of an additional 12.2 cm of snow in the period of December 21 to December 31, 1990.

For the information of Council, I have attached some excerpts from a paper prepared by Gerald Bussieres of the City of Fort McMurray entitled "A Study to Evaluate the Effectiveness of Snow Removal Policies". If any alderman wishes, I would be pleased to provide a copy of the entire paper.

RECOMMENDATION:

That Council approve an overexpenditure of \$190,000 for snow and ice control for the 1991 operating budget.

A handwritten signature in black ink, appearing to read "Gordon Stewart", is written over the printed name.

Gordon Stewart, P. Eng.
Public Works Manager

GAS/blm

Att.

for each city by the total number of lane kilometres within the respective jurisdiction. Table 3. provides a summary of the snow control cost/lane kilometre ratios for each of the cities compared.

Table 3. - - Snow Control Costs/Lane Kilometres

<u>City</u>	<u>Lane Kilometres</u>	<u>Average Fiscal Costs</u>	<u>Cost Per Lane Kilometre</u>
Grande Prairie	427	\$ 764,676	\$1,790
Fort McMurray	570	\$ 848,166	\$1,488
St. Albert	494	\$ 688,301	\$1,393
Red Deer	770	\$ 688,024	\$ 893
Fort McMurray	570	\$1,010,666	\$1,773

When comparing the snow control costs to lane kilometres for each city Red Deer has the least cost per lane kilometre while Grande Prairie has the highest cost per lane kilometre. However, this table does not reflect other factors which must be taken into consider when considering the overall efficiency of a snow and ice control program. One of the major factors affecting the various ratios is the amount of snowfall over this period which will be presented in Table 4. Other variables contributing to higher ratios are labour and equipment costs which are not constant in each city and not part of this study.

Snow Control Costs/Snowfall

The annual snowfall is the basic indicator as to the annual budget costs for snow and ice control. A low snowfall in any year will mean a reduction in the snow and ice removal budget. The comparison of the average annual snowfall within each municipality to the average budget for snow and ice removal will provide an indication of the effectiveness and efficiency of the jurisdictions..

Table 4. - - Snow Removal Costs/Snowfall

<u>City</u>	<u>Average Seasonal Snowfall</u>	<u>Average Fiscal Costs</u>	<u>Cost Per Cm Snowfall</u>
Grande Prairie	129.3	\$ 764,676	\$5,913
Fort McMurray	181.3	\$ 848,166	\$4,678
St Albert	77.3	\$ 688,301	\$8,904
Red Deer	93.9	\$ 688,028	\$7,327
Fort McMurray	181.3	\$1,010,666	\$5,574

As previously stated above Table 4. is an excellent gauge in measuring the effectiveness and efficiencies in snow and ice control and places Fort McMurray in an excellent position with Grande Prairie following well ahead of St. Albert and Red Deer. Again these findings cannot be fully justified without comparing daily snowfalls and corresponding temperatures and as stated previously labour and equipment costs within each jurisdiction. In a follow-up to the questionnaire the City of Grande Prairie suggested that they take exception to the annual snowfalls recorded by Environment

Canada and stated that their records indicate annual snowfalls similar to that of Fort McMurray. This report does not attempt to either confirm or reject this claim.

Snow Removal Costs/Per Capita

The comparison of the snow and ice removal costs to the population of the jurisdictions under study provides an insight into the per capita costs of this program. For the purpose this study the ratios were obtained by using the average fiscal costs of each city divided by the existing population of the respective municipality. Table 5. provides the snow and ice control costs to population ratios for each of the cities under study.

Table 5. - - Snow Removal Costs/Per Capita

<u>City</u>	<u>Population</u>	<u>Average Fiscal Costs</u>	<u>Cost Per Capita</u>
Grande Prairie	27,558	\$ 764,676	\$27.74
Fort McMurray	33,698	\$1,010,666	\$29.99
St Albert	40,707	\$ 688,301	\$16.90
Red Deer	56,922	\$ 688,028	\$12.08
Fort McMurray	33,698	\$ 848,166	\$25.16

When first reviewed these ratios of per capita costs of Red Deer followed closely by St. Albert are most impressive. Traditionally, this comparison is most used by the taxpayer when presenting arguments against tax increases. While this comparison is readily available to the taxpayer it is flawed as many unknown factors can influence the outcome and in effect you may be comparing apples to oranges. By not taking into

consideration these factors an impression is conveyed that the smaller the per capita cost the more efficient the program. If this were the case a municipality with no snow fall would be considered as having the most effective snow and ice removal program.

FINDINGS

Through the analysis of the information documented in this study it has been determined that the cities in the study group are providing their taxpayers with snow and ice control measures at a level consistent with their respective policies.

The study cities are applying effective and efficient methods to their snow and ice removal programs. There are some minor variances in equipment use with St. Albert possibly losing some efficiency as they do not make full use of tandem trucks and snowblowers. The City of Fort McMurray has an ice buster which from the equipment listing received from the other study cities is the only city making use of such equipment. This will add some efficiency to the operation but not to any extent that would affect this study.

In determining the most appropriate level of service the basic consideration is to obtain suitable balance between the cost of the service and the benefit to be derived. Arguments have shown that a bare pavement policy will provide economies to the ratepayer by increasing gas mileage and reducing accident rates.

The comparison of Table 2. Lane Kilometres Per Capita has St. Albert having the least lane kilometres per capita thus this should place St. Alberta in a position to offer a higher level of service for the same costs as other cities in the study, however,

when Table 4. is analyzed it places St. Albert as having the highest cost of snow and ice control with respect to the average annual snowfall. As explained earlier St. Albert's efficiencies are somewhat affected by the type of equipment used in its program.

Both Grande Prairie and Fort McMurray have considerably more costs per capita for snow and ice control as outlined in Table 5., however, this must be tempered by the fact that both jurisdictions receive considerably more snow than either Red Deer or St. Albert and has the highest rate of lane kilometres per capita.

Table 5. places Red Deer in the enviable position of providing snow and ice removal at the lowest cost per capita with St. Alberta following close behind; but again this must be tempered by the fact that these communities receive the least amount of snow. It is apparent that Red Deer has a more efficient operation over the City of St. Albert as Red Deer has approximately 20 cm more of snow, its per capita costs are less and its lane kilometres per capita is higher.

When Red Deer is compared with the cities of Grande Prairie and Fort McMurray there are a number of factors which must be taken into consideration such as the lane kilometres per population and annual snowfalls. Table 4. indicates that both Grande Prairie and Fort McMurray remove snow with less costs than Red Deer while Fort McMurray is again lower than Grande Prairie. Both Grande Prairie and Fort McMurray have a higher ratio of lane kilometres than Red Deer, therefore are removing more snow off more lane kilometres per capita. Fort McMurray has a better ratio for snow removal based on the cost per centimetre of snowfall than the other cities in the study.

CONCLUSIONS

The findings although somewhat limited indicates that Fort McMurray provides the most effective snow and an ice control program due in part to the use of snowblowers, tandem trucks and pup trailers and an ice buster attachment to its grader.

The basic conclusion is that each city is providing a level of service which meets the objectives set by their respective council. Any reduction in this level of service would increase costs to the taxpayer in increased gasoline consumption and accidents. A higher level of service would increase taxes and not effect a corresponding level of savings to the taxpayer as snow clearing on low volume roadways does not represent the same type of savings.

Further, the City of St. Albert could effect efficiencies in its program by the use of additional tandem trucks and snowblowers.

The study cities therefore should continue to maintain a bare pavement policy for all highways, arterials and collector streets. All other streets should be maintained in a reasonable safe driving condition which may require some plowing and snow removal.

This study indicates that the cities under review provide their taxpayers with an effective and efficient snow and ice control program within the parameters (or limitations).

Commissioners' Comments

As Council is well aware estimating the snow removal budget is difficult at best and the number of times we had to respond in 1990/91 was more than normal. Equally for the balance of this year, we may be lucky and it will be less than normal. We would, therefore, recommend Council approve an overexpenditure of \$150,000 and we will be required to make do with that amount.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

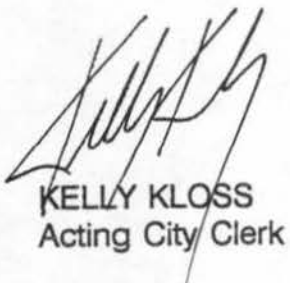
DATE: October 16, 1991
TO: Director of Engineering Services
FROM: Acting City Clerk
RE: SNOW AND ICE CONTROL - ANTICIPATED OVEREXPENDITURE

At the Council meeting of October 15, 1991, consideration was given to your report dated October 8, 1991 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Engineering Services dated October 8, 1991 re: Snow and Ice Control - Anticipated Over Expenditure, hereby approves an over expenditure of \$150,000 to the 1991 Snow and Ice Control budget, and as presented to Council October 15, 1991."

The decision of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.



KELLY KLOSS
Acting City Clerk

KK/jt

c.c. Director of Financial Services
Public Works Manager

NO. 3

DATE: October 7, 1991

TO: Mayor Bob McGhee

FROM: Alan Scott, Manager Economic Development

RE: **IDAC AWARDS**

Each year the Industrial Developers Association of Canada, at their annual meeting, presents marketing awards in a number of different categories for material used in general economic development promotion. At the 1991 convention, held September 28 to October 2 in Regina, Saskatchewan, the City of Red Deer was fortunate to win three awards in two different categories of promotional materials. Our brochure, "Red Deer Discovery Guide", was selected as the best in its category for cities of 100,000 population or less. This category included mailing pieces and community profiles.

Our recently completed video, which was a joint effort of a number of agencies within the city, was selected as the best video presentation for cities of 100,000 or less, and also received a "Best of Class" award as the most outstanding item within the advertising class. This included all types of advertising, such as newspaper and magazine ads, flyers and other mailing pieces, radio and television promotional spots, and other videos. Again, it was for cities of 100,000 population or less. In all, over 170 entries were considered by the judges.

The Red Deer Discovery Guide was produced locally, with the writing being done by the Waskasoo Group, artwork and layout by Shane Young, and the final printing and publication by Adviser Graphics. The video was also completed locally by Tango Productions Ltd. The selection of these two items by the judges speaks very highly of the quality of work available within the City of Red Deer.

These two marketing items have been widely accepted and praised by those who have seen them. It's refreshing to know that the judges, who are professionals in their field, also recognized the quality of these two products.

Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Commissioners' Comments

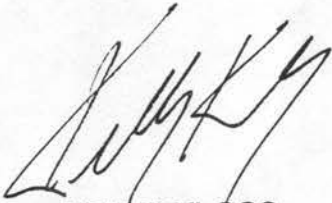
This is submitted for Council's information. It is nice to see this Department receive these 3 awards, especially as they are awarded nationally by their peer group from all across Canada. Mr. Scott and his staff are to be congratulated.

"R.J. MCGHEE", Mayor
"M.C. DAY", City Commissioner

DATE: October 16, 1991
TO: Economic Development Manager
FROM: Acting City Clerk
RE: IDAC AWARDS

At the Council meeting of October 15, 1991, consideration was given to your report dated October 7, 1991 regarding the City of Red Deer receiving three awards for its brochure "Red Deer Discovery Guide" and its video. The awards received by our City are a source of pride for all of us, and congratulations are extended to all those responsible for bringing these awards to our City.

Your report was received as information and it was agreed that same be filed.



KELLY KLOSS
Acting City Clerk

/jt

c.c. Tourist and Convention Board
Waskasoo Group
Shane Young
Adviser Graphics
Tango Productions Ltd.

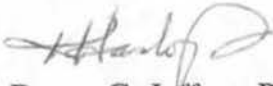
NO. 4

1195

DATE: October 8, 1991
TO: City Clerk
FROM: Director of Engineering Services
RE: **COMMERCIAL RECYCLING**

The Public Works Manager has submitted an interim report relating to the Laidlaw proposal presently being considered by Council. He has listed a number of questions which we have posed to Laidlaw. He has also indicated two areas where the City will respond to Council.

There is one additional issue not mentioned in Mr. Stewart's report. This issue was raised by City staff to Laidlaw. As a result of the Blue Box Program, a certain amount of garbage is being diverted from the landfill. As a result, there is a savings to Laidlaw in the collection contract, in that they do not have to pay at the scales to dispose of this material. We believe this savings should be credited to the City, and we can in turn reduce the cost of the Blue Box Program. This is an important question in our opinion, and the answer from Laidlaw will effect our recommendation to Council.


for Bryon C. Jeffers, P. Eng.
Director of Engineering Services

BCJ/emg

DATE: October 7, 1991
TO: City Clerk
FROM: Public Works Manager
RE: **COMMERCIAL RECYCLING**

At the September 30, 1991 City Council meeting, the proposed agreement with Laidlaw Waste Systems was discussed. At that time, a number of questions were raised by Council.

The questions directed to Laidlaw Waste Systems Ltd. were as follows:

1. Can Blue Box pick-up be reduced to bi-weekly? At what cost saving?
2. Can you suggest any other Blue Box Program savings?
3. The feasibility of extending the Garbage Collection Contract to December 31, 1994 only.
4. Verification that the Commercial and Multi-Family Contract would continue as long as the garbage contract extension - note this is already covered in the proposed agreement.
5. Can the \$0.25 reduction in Blue Box charges be increased?
6. Provide a cost estimate for a multi-family program.
7. Comments on inclusion of plastic in Blue Box Program now.

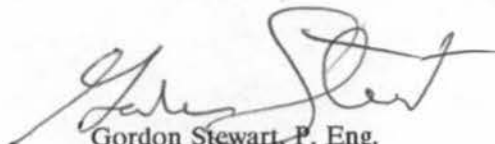
The questions directed to the administration were as follows:

1. What are the responsibilities and costs associated with City staff involvement with the Blue Box Program?
2. What are some of the cost implications to the Blue Box Program of entering into a Commercial and Multi-Family Recycling Program. This would include a cost allocation review between the two programs.

Laidlaw has stated to us that they will be unable to respond by the October 14 Council meeting, but will have the information available for the October 28 meeting. (See attached letter.) Administration information will be presented at the same time as Laidlaw's information.

RECOMMENDATION

This report is presented for the information of Council to ensure the required information is available to allow a Council decision.



Gordon Stewart, P. Eng.
Public Works Manager

GAS/blm

Att.



WASTE SYSTEMS LTD.

October 7, 1991

City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N - 3T4

ATTENTION: Mr. Gordon Stewart, P. Eng
Public Works Manager

Dear Sir:

As discussed today, we are proceeding with an in depth look at cost savings for the City of Red Deer. We will forward the results of this study, in response to your letter of October 3, 1991 this week and would request the opportunity to discuss it with council at the earliest date.

If there is any additional information required, please call me at 279 - 8000.

Respectfully,

A handwritten signature in dark ink, appearing to read "Stan Jackson", is written over the typed name.

Stan Jackson
District Manager

SJ/rw

CC: Lynn M. Bishop, P. Eng, Regional Vice President
Paul Ruffel, P. Eng, Regional Engineer

Commissioners' Comments

The attached report outlines the issues we are discussing with Laidlaw as requested by Council. As indicated by the Public Works Manager, at the time of agenda preparation, it appeared unlikely that we would satisfactorily conclude these discussions prior to the Council meeting. If we do finish, however, a report will be forwarded to Council as an additional agenda.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

DATE: October 16, 1991
TO: Director of Engineering Services
FROM: Acting City Clerk
RE: COMMERCIAL RECYCLING

At the Council meeting of October 15, 1991, consideration was given to your report dated October 8, 1991 concerning the above topic and with same being accepted as information.

We look forward to your report with regard to this matter for presentation back to Council in due course.



KELLY KLOSS
Acting City Clerk

KK/jt

c.c. Public Works Manager

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

October 16, 1991

Ian LeMaistre
5821 - 43 Avenue
RED DEER, Alberta
T4N 3E5

Dear Mr. LeMaistre:

Thank you for your letter regarding the City's recycling program. I am enclosing for your information some items which appeared on our October 15, 1991 agenda concerning this same issue.

As you can see, many of the same questions are currently being asked of Laidlaw to reduce costs. City Council is exploring many of the recommendations you suggested, plus some others. Unfortunately, we will not have answers until the October 28, 1991 Council meeting. You may wish to follow this meeting to hear the response to these questions. If you contact the City Clerk prior to the meeting he may give you an approximate time when this item will be dealt with on the 28th.

Thank you for your interest in this program.

Sincerely,

Tim Guilbault
Alderman

TG/jt

Att.

*a delight
to discover!*

NO. 4

Kelly
- please enclose these
pages with the letter
to Ian LeMaistre

1195

Juni

DATE: October 8, 1991
TO: City Clerk
FROM: Director of Engineering Services
RE: **COMMERCIAL RECYCLING**

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~~Atty - L~~
Bryon C. Jeffers, P. Eng.
Director of Engineering Services

BCJ/emg

DATE: October 7, 1991
TO: City Clerk
FROM: Public Works Manager
RE: COMMERCIAL RECYCLING

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The questions directed to Laidlaw Waste Systems Ltd. were as follows:

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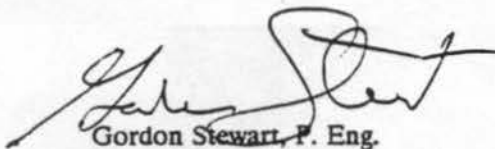
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Laidlaw has stated to us that they will be unable to respond by the October 14 Council meeting, but will have the information available for the October 28 meeting. (See attached letter.) Administration information will be presented at the same time as Laidlaw's information.

RECOMMENDATION

This report is presented for the information of Council to ensure the required information is available to allow a Council decision.



Gordon Stewart, P. Eng.
Public Works Manager

GAS/blm

Att.



WASTE SYSTEMS LTD.

October 7, 1991

City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N - 3T4

ATTENTION: Mr. Gordon Stewart, P. Eng
Public Works Manager

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Stan Jackson
District Manager

SJ/rw

CC: Lynn M. Bishop, P. Eng, Regional Vice President
Paul Ruffel, P. Eng, Regional Engineer

October 16, 1991

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5821 - 43 Ave.
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You may wish to follow this meeting to hear the response to these questions. If you contact the City Clerk prior to the meeting he may give you an approximate time when this item will be dealt with on the 28th.

Thank you for you interest in
this program.

Sincerely,

Tim Geribault
Alderman.

DATE: October 8, 1991
TO: City Clerk
FROM: City Assessor
RE: LOT 6, BLOCK 8, PLAN 1621 N.Y.
4707 - 34 STREET
(SEE ATTACHED SKETCH)

We respectfully submit for City Councils review, the request from the Red Deer Twilight Homes Foundation for a right of first refusal to acquire the City owned Lot 6, for future development of Senior Citizen's housing.

This Lot is situated adjacent to the existing Twilight Homes Senior's Lodge and therefore, it would seem logical that this parcel be eventually acquired by Twilight Homes Foundation to expand their present facilities as the demand for seniors housing increases.

Lot 6 is designated R-3 in the Land Use Bylaw (Nursing Homes & Institutional Facilities for Seniors - Discretionary Use).

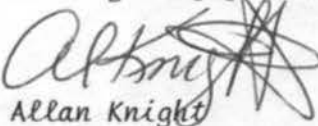
The northern half of the site (approximately 150 feet) is heavily wooded with a mixture of spruce and poplar trees and, as noted by the Director of Community Services, is a natural extension of the Kin Canyon Park area to the east.

The Civic Administration has reviewed this request with the only concern being that the wooded area on the northerly half of Lot 6 be incorporated as part of the development and protected by agreement and caveat as a natural wooded area.

RECOMMENDATION:

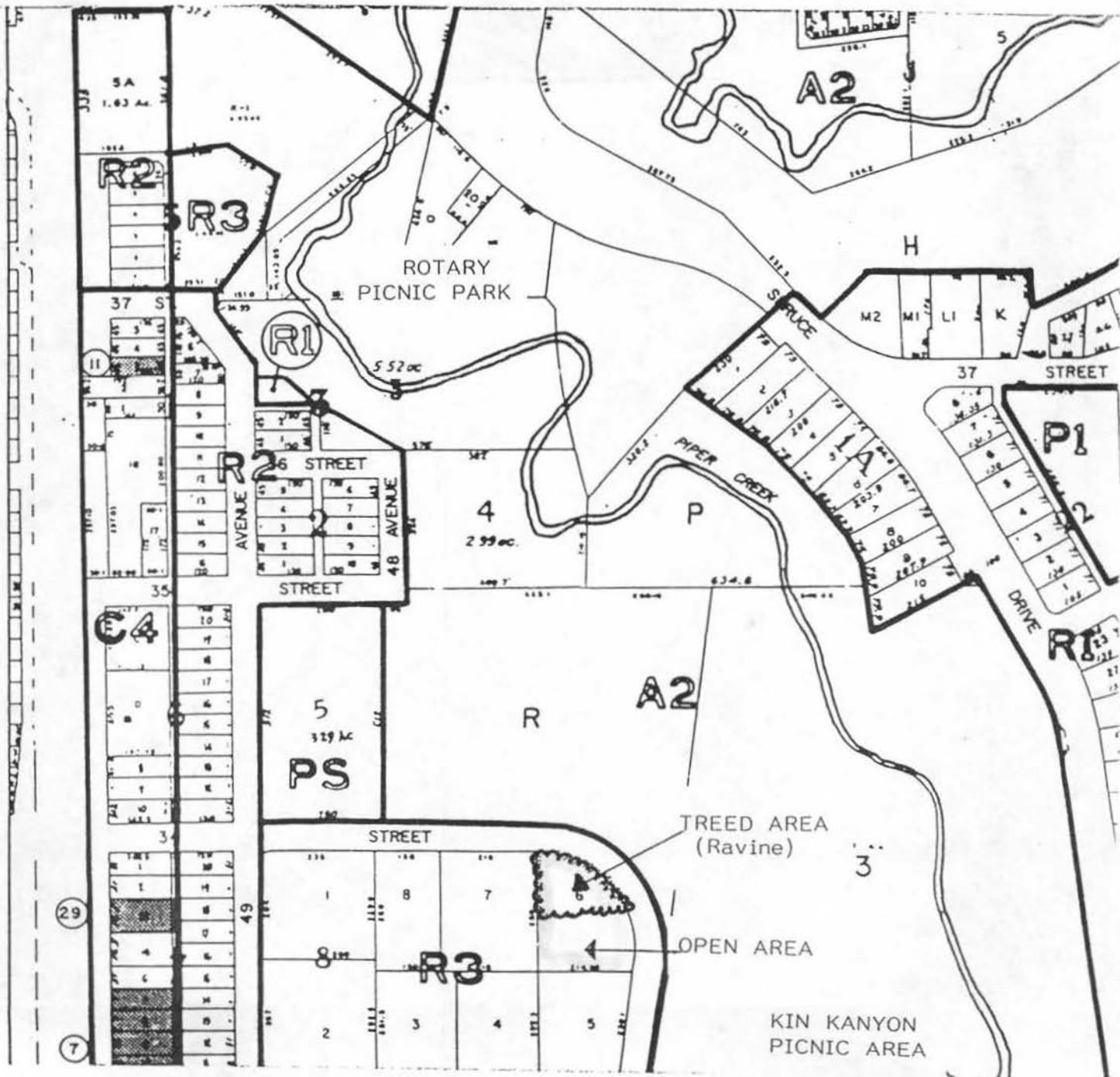
That a right-of-first refusal to acquire Lot 6 be granted to the Twilight Homes Foundation subject to:

1. City Council approval.
2. Land Value to be determined at the time of exercising the right-of-first refusal.
3. Caveat and Agreement pertaining to the wooded area to be prepared to the satisfaction of the City Solicitor.
4. The use of the land remaining of a residential nature for seniors housing.
5. Right-of-first refusal Agreement satisfactory to City Solicitor.


Allan Knight

AK/WFL/dm

cc Director of Finance
Director of Community Services



RED DEER TWILIGHT HOMES FOUNDATION

4809 - 34 STREET, RED DEER, ALBERTA T4N 0P2 Phone (403) 343-0680

May 24, 1991

William Lees
Land Department, City of Red Deer
P.O. Box 5008, Red Deer, AB T4N 3T4

Dear Mr. Lees:

Re: Lot 6, Block 8, Plan 1621 NY

As you may be aware, the Twilight Homes Foundation acts as a management agency for Alberta Municipal Affairs in administering several senior citizens' subsidized apartment buildings in the City of Red Deer.

Besides the Fleming Manor building in the Pines area, we manage Canyon View Place, Barrett Place, Centennial Courts and the Twilight Cottage, all located on Block 8, Plan 1621 NY. The only properties on this block not managed by the Foundation are the Piper Creek Lodge on Lot 2 and a vacant lot, Lot 6, registered with the City of Red Deer. All buildings on Block 8 are associated with the housing of senior citizens.

At a recent meeting of the board of directors of this Foundation, discussion took place regarding vacant Lot 6, owned by the City.

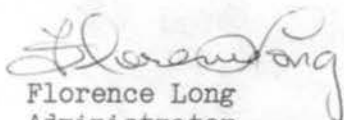
The board members are anxious that any future development of Lot 6 should also be related to the care or housing of senior citizens.

The Red Deer Twilight Homes Foundation is, therefore, requesting that the City of Red Deer consider granting this foundation first right of refusal before any change is made in the status of Lot 6, Block 8, Plan 1621 NY.

Should the City approve the request of the Foundation, it is the intention of the Board that a caveat to this effect would be registered with the Land Titles Office.

Your assistance in bringing this matter before the City will be greatly appreciated.

Yours very truly,


Florence Long
Administrator

cc: Board of Directors: C. Emard (chairman)
M. Parker



CS-3.259

DATE: June 14, 1991

TO: PETER ROBINSON
Land Appraiser

FROM: CRAIG CURTIS, Director
Community Services Division

RE: CITY OWNED LOT 6, BLOCK, 8, PLAN 1621 NY
YOUR FILE 1520
Your memo dated June 7, 1991 refers

1. The Twilight Homes Foundation is requesting that the City of Red Deer consider granting the Foundation first right of approval before any change is made in the status of Lot 6, Block 8, Plan 1621 NY. The Board is anxious that any future development of this lot along 34 Street be related to the care or housing of senior citizens.
2. I have discussed the future of this lot with the Parks, Recreation & Culture, and Social Planning Managers and our comments are as follows:
 - Lot 6 is owned by the City and is designated R3-Residential in the Land Use Bylaw. The northern half of the site is heavily wooded with a mixture of spruce and poplar and is a natural extension of the Kin Canyon park area to the east. The southern half is landscaped as part of the total seniors housing complex.
 - It has always been our understanding that this site was an integral part of the housing complex and was owned by the Foundation. Consequently, we have no objection to the Foundation being given the first right of refusal.
 - We strongly recommend that the majority of this site be retained as open space in the future and that the wooded area be preserved within the overall housing complex. However, the balance of the area could be utilized for the development of additional facilities related to "the care or housing of senior citizens". Nevertheless, it should be noted that concern has been expressed in the past regarding the need to distribute seniors housing throughout the city. Consequently, the use of this site to significantly increase the number of seniors housing units should be carefully considered.

.../2

Peter Robinson
Page 2
June 14, 1991

- We would welcome the opportunity to comment further if this matter is to be presented to City Council for consideration.



CRAIG CURTIS

:kl

- c. Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager
Rick Assinger, Social Planning Manager



RED DEER
REGIONAL PLANNING COMMISSION

30

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394
Fax: (403) 346-1570

MEMORANDUM


TO: W. F. Lees, Land Supervisor

DATE: June 6, 1991

FROM: F. Wong, Planning Assistant

RE: City Owned Lot 6, Block 8, Plan 1621 N.Y.
Your File: 1520

Planning staff have discussed the request to have City Council grant a right of first refusal to purchase Lot 6, Block 8, Plan 1621 N.Y. Please be advised that we have no objection to the proposed request, subject to the use remaining residential in nature.


F. WONG
PLANNING ASSISTANT

FW/pim

c/c Director of Community Services
Director of Engineering Services
E. L. & P. Manager

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF
PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF
DIDSBUY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE
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 DELBURNE • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND
SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

DATE: June 10, 1991

TO: Bill Lees
Land & Tax

FROM: Daryle Scheelar
E. L. & P.

RE: City Owned Lot 6, Block 8, Plan 1621 NY
Your File # 1520
E. L. & P. File # 91/

E. L. & P. have no objection to granting Red Deer Twilight Homes Foundation the right of first refusal to purchase above mentioned property.



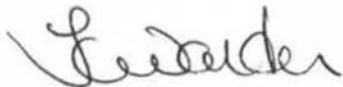
Daryle Scheelar,
Distribution Engineer

RL/jjd

250-099

DATE: June 17, 1991
TO: Land Supervisor
FROM: Streets and Utilities Engineer
RE: **CITY-OWNED LOT 6, BLOCK 8, PLAN 1621 N.Y.
4707 - 34 STREET**

The Engineering Department has no objection to the request for first right of refusal.



Tom C. Warder, P. Eng.
Streets and Utilities Engineer

SS/ch

Commissioners' Comments

We would concur with the recommendation of the City Assessor with the exception of an agreement and a caveat pertaining to the wooded area. We believe that Council should stipulate that as much of the wooded area as possible be retained and sympathetically treated in any development plans and we feel sure that the Twilight Homes Foundation will honor this condition without the necessity of complicated legal documentation.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: October 16, 1991
TO: City Assessor
FROM: Acting City Clerk
RE: LOT 6, BLOCK 8, PLAN 1621 N.Y. - 4707 - 34 STREET
TWILIGHT HOMES FOUNDATION

Your report dated October 8, 1991 concerning the above was considered at the Council meeting of October 15, 1991 and at which meeting Council passed the following resolution.

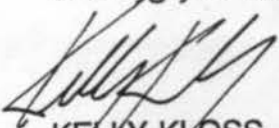
"RESOLVED that Council of The City of Red Deer, having considered the report from the City Assessor dated October 8, 1991 re: Lot 6, Block 8, Plan 1621 N.Y., 4707 - 34 Street/Twilight Homes Foundation, hereby approves a right of first refusal to acquire Lot 6, Block 8, Plan 1621 N.Y. to Twilight Homes Foundation subject to the following conditions:

1. Land value to be determined at the time of exercising the right of first refusal;
2. The use of the land remaining as a residential nature for seniors' housing;
3. That as much of the wooded area on said lot as possible be retained and sympathetically treated in any development plans;
4. An agreement satisfactory to the City Solicitor;

and as presented to Council October 15, 1991."

The decision of Council in this instance is submitted for your information and we trust that you will contact the Twilight Home Foundation advising them of Council's approval of their right of first refusal to acquire Lot 6, Block 8, Plan 1621 N.Y., subject to the listed conditions.

Trusting you will find this satisfactory.


KELLY KLOSS
Acting City Clerk

c.c. Director of Finance

Director of Community Services

NO. 6

DATE: 8 October 1991
TO: City Clerk
FROM: City Assessor
RE: LOT 2, PLAN 800 H.W.
7898 - 50 AVENUE, RED DEER
OUR FILE: 1505

We respectfully submit for City Council's perusal the attached request from Lee-Roy Enterprises Ltd. to discharge Caveat #862164091, registered by The City of Red Deer in July of 1986, against the title for Lot 2.

Lee-Roy Enterprises Ltd. is presently negotiating to arrange mortgage financing to purchase Lot 2.

The caveat in question was initiated by a City Council Resolution passed on March 17, 1986, which approved a development proposal by Midwest Mobile Homes Ltd., subject to a deferred servicing agreement being entered into. A deferred servicing agreement was entered into on July 22, 1986, with a caveat pertaining to the agreement being prepared and subsequently registered at Land Titles.

Besides relating to servicing charges, the July 22, 1986, agreement also indicated that the most easterly 16' of Lot 2 was to be dedicated for road widening once services were made available to Lot 2.

The proposed development by Midwest Mobile Homes was never proceeded with, and the property was put up for sale.

The request from Lee-Roy Enterprises Ltd. to discharge the caveat has been reviewed by the Engineering Department and the Land & Tax Department, and discussions indicate that a discharge of the caveat be subject to:

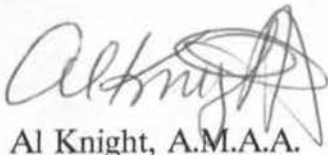
1. City Council approval.
2. Written authorization for the legal survey of the 16' road widening throughout the easterly portion of Lot 2 to be provided by Lee-Roy Enterprises Ltd.
3. The legal survey to commence immediately once Lot 2 is registered in the name of Lee-Roy Enterprises Ltd.

City Clerk
Page 2
8 October 1991

4. The legal survey costs to be the responsibility of The City of Red Deer.
5. All improvements existing within the 5.029m portion of Lot 2 to be removed prior to the road widening legal survey plan being sent for registration at Land Titles. Cost of relocating improvements to be the responsibility of Lee-roy Enterprises Ltd.;
6. Lee-Roy Enterprises Ltd. being fully aware that The City of Red Deer will not provide services to the site (Lot 2, Plan 800 H.W.) until all the levies are paid in full, in accordance with the agreement dated July 2, 1986, between The City of Red Deer and Mid West Mobile Homes Ltd.

RECOMMENDATION

City Council authorize the administration to complete a discharge of caveat, subject to the conditions as proposed.



Al Knight, A.M.A.A.
City Assessor

WFL/ngl

Enc.

c.c. Engineering Manager


CROWE DUHAMEL MANNING

 TELEPHONE (403) 343-0812
 FAX (403) 340-3545

 DENNIS W. CROWE*
 DOUGLAS M. DUHAMEL*
 DONALD J. MANNING*
 KEITH R. LAYCOCK*
 DONALD A. PETERSEN*
 GERRY N. FEEHAN*
 ROBERT J. WARRENDER*
 JAMES A. GLASS
 BUDDY G. MELNYK
 JEFFERY H. LARSON
 GLEN D. CUNNINGHAM
 Student-At-Law

BARRISTERS, SOLICITORS, NOTARIES

 2nd Floor, 5233 - 49th Avenue
 Red Deer, Alberta, Canada T4N 6G5

 Our File No.
 34063 DMD
 October 8, 1991

VIA COURIER

 The City of Red Deer
 Box 5008
 Red Deer, Alberta
 T4N 3T4

 Attention; **Ken G. Haslop, P. Eng.**
Engineering Department Manager

Dear Sir:

 Re: **Lot 2, Plan 800 H.W.**
7898 - 50 Avenue, Red Deer, Alberta
Your file no: 1505

Further to our recent discussions in respect to the above-referenced matter and your correspondence of October 3, 1991 to Lee-Roy Enterprises Ltd., (herein called "Lee-Roy"), we confirm that we act as solicitors on behalf of Lee-Roy Enterprises Ltd.

Lee-Roy is endeavouring to acquire the subject property from Royal Bank of Canada. In connection with the purchase, they will be placing mortgage financing. If the purchase and mortgage are to proceed, it will be necessary to arrange for a discharge of Caveat, No. 862164091 by the City in respect to Deferred Services.

In that regard, we would confirm our understanding that you would be prepared to recommend to City Council that the Caveat be discharged upon the following terms:

1. The City to receive 16 feet for road widening for proposed service road as indicated on the schedule to the Deferred Services Agreement. It is understood that the survey and subdivision would be done at the expense of the City and that Lee-Roy would grant authorization therefore. The proposed closing date of the transaction is October 30, 1991 and the subdivision would be done following completion of the purchase by Lee-Roy.



The City of Red Deer
October 8, 1991
Page 2

2. The City would agree to discharge its Caveat and the Deferred Services Agreement would be of no further force or effect.

It is understood that the foregoing shall be subject to approval by Council. Royal Bank of Canada has granted Lee-Roy until October 16, 1991 in order to resolve this matter with the City and indicate no further extensions shall be available.

We would accordingly request your confirmation that the foregoing accurately reflects our discussions and that the matter be brought before Council on October 15, 1991 in order that we may meet the time constraints imposed by Royal Bank of Canada.

Yours very truly,

CROWE DUHAMEL MANNING

Per:


DOUGLAS M. DUHAMEL

DMD/kp

CC: W.F. Lees, Land Supervisor

Lee-Roy Enterprises Ltd.

THIS AGREEMENT entered into this 22 day of July, 1986.

BETWEEN:

THE CITY OF RED DEER
(herein called "the City")

OF THE FIRST PART

- and -

MIDWEST MOBILE HOMES LTD.
(herein called "the Owner")

OF THE SECOND PART

WHEREAS the Owner is the owner of or is entitled to become the owner of the following lands, namely:

LOT TWO (2) PLAN 800 H.W. RED DEER

(herein called "the said lands")

AND WHEREAS the Owner has made application for a development permit for the said lands,

AND WHEREAS the said lands are not served by the City with water, sanitary sewer and storm sewer utilities (herein called "the City utilities"),

AND WHEREAS the Municipal Planning Commission of the City of Red Deer has approved the Owner's application for a development permit subject to a condition that the Owner enter into an agreement to pay for the said utilities so soon as the same are made available to the Owner's lands by the City,

AND WHEREAS the Owner is prepared to enter into an agreement to accept, connect and to make payment of all charges levied and imposed by the City for the supply of the said

utilities, and all off-site levies including the public roadways levy;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the City issuing to the Owner a development permit for the said lands, and in consideration of the mutual covenants herein contained, the parties hereto agree together as follows:

1. The Owner covenants and agrees that so soon as the City makes available to the said lands the said utilities, the Owner shall pay to the City on demand all off-site levies including public roadways levy and all costs applicable to the supply of the said utilities by the City to the said lands at the rates charged by the City at the time payment is requested.
2. The within covenants shall for all purposes be deemed to be covenants running with and for the benefit of the said lands and the City, and the City shall be entitled to file and maintain a caveat upon the title to the said lands to protect its interests herein.
3. The Owner acknowledges that he is proceeding at his own risk in developing the said lands prior to the supply and installation of the City utilities and agrees that he is prepared to accept the sole responsibility associated with that risk.
4. The Owner agrees to dedicate such portion of the said lands for the purpose of a service road right-of-way at the time when City utilities are provided as is indicated on Schedule "A" attached.
5. The Owner agrees to the future loss of direct access to Gaetz Avenue at 78A Street, and further agrees to be responsible

for all costs associated with the provision of new access to the said lands at the time the 78A Street service road is constructed.

6. For better securing the agreement to pay the costs set forth herein, the Owner hereby grants a charge against the said lands to the City in the amount of the costs set forth herein and does hereby mortgage to the City all its estate and interest in the said lands to secure payment of such amount. The City shall be entitled to treat such amount as immediately due and owing without further demand, in the event of the failure of the Owner could pay such costs on demand, and in the event the City retains solicitors to proceed with foreclosure to obtain such amount, the Owner agrees to pay the City's full legal costs as between solicitor and client.

7. This agreement shall enure to the benefit of and be binding upon the Owner, his successors in title, executors, administrators and assigns.

IN WITNESS WHEREOF the parties hereto have executed the within agreement the day and year above written.

THE CITY OF RED DEER

PER: _____

PER: _____

MIDWEST MOBILE HOMES LTD.

PER: _____

PER: _____

SCHEDULE "A"

40

PROPOSED 79 ST.

20.0m

50.0

39.289

EXISTING PROPERTY LINE

2
800 H.W.

ROADWAY DEDICATION
BY
MIDWEST MOBILE HOMES LTD.

5.029

PROPOSED
PROPERTY
LINE

PROPOSED SERVICE ROAD

GAETZ AVE

GAETZ AVE.

PROPOSED 78A ST.

DATED _____

BETWEEN:

THE CITY OF RED DEER
(herein called "the City")

OF THE FIRST PART

- and -

MIDWEST MOBILE HOMES LTD.
(herein called "the Owner")

OF THE SECOND PART

=====

A G R E E M E N T

=====

CHAPMAN RIEBEEK SIMPSON CHAPMAN
Barristers & Solicitors
#208, 4808 Ross Street
RED DEER, Alberta
T4N 1X5

DJS/cgc
File No.: 13,920

Commissioners' Comments

We would concur with the recommendations

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

Report *File*
Lee Roy Enterprises

8 October 1991

Crowe, Duhamel, Manning & Co.
Barristers & Solicitors
2nd Floor, 5233 - 49 Avenue
RED DEER, Alberta
T4N 6G5

Attention: Mr. Doug Duhamel

Dear Sirs:

RE: LOT 2, PLAN 800 H.W.
7898 - 50 AVENUE, RED DEER
OUR FILE: 1505

Further to our correspondence of October 2, 1991, to Lee-roy Enterprises Ltd., c/o Ken Robinson of Alberta Property Management (1990) Ltd., and our telephone conversation of October 3, 1991, please accept this as confirmation that a discharge of Caveat #862164091 will be recommended, subject to:

1. City Council approval of the discharge of Caveat #862164091;
2. An agreement being entered into between Lee-Roy Enterprises Ltd. and The City of Red Deer whereby Lee-Roy Enterprises Ltd. will dedicate 5.029m through the most easterly portion of Lot 2 for road widening;
3. The legal survey costs to be the responsibility of The City of Red Deer;
4. The legal survey to commence immediately once Lot 2 is registered in the name of Lee-Roy Enterprises Ltd.;
5. All improvements existing within the 5.029m portion of Lot 2 to be removed prior to the road widening legal survey plan being sent for registration at Land Titles. Cost of relocating improvements to be the responsibility of Lee-roy Enterprises Ltd.;

Crowe, Duhamel, Manning & Co.

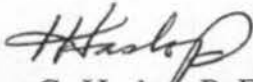
Page 2

8 October 1991

6. Lee-Roy Enterprises Ltd. being fully aware that The City of Red Deer will not provide services to Lot 2, Plan 800 H.W. until a development agreement is entered into and all the servicing levies, as determined by the City Engineering Department, are paid in full.
7. Agreements to be satisfactory to the City Solicitor.

We trust this correspondence will aid your client in the mortgage discussions.

Yours truly,



Ken G. Haslop, P. Eng.
Engineering Department Manager

WFL/ngl

c.c. Land Supervisor
City Solicitor
Mayor

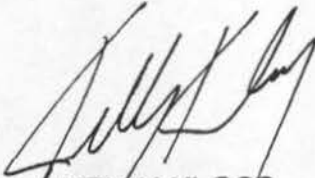
DATE: October 16, 1991
TO: City Assessor
FROM: Acting City Clerk
RE: LOT 2, PLAN 800 H.W., 7898 - 50 AVENUE
LEE-ROY ENTERPRISES LTD. - DISCHARGE OF CAVEAT

At the Council meeting of October 15, 1991, consideration was given to your report dated October 8, 1991 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the City Assessor dated October 8, 1991 re: Lot 2, Plan 800 H.W., 7898 - 50 Avenue\Lee-Roy Enterprises Ltd., hereby approves the recommendations as outlined in the above noted report from the City Assessor and as presented to Council October 15, 1991."

The decision of Council in this instance is submitted for your information and appropriate action. I assume you will now proceed with preparing the necessary documentation with regard to this matter, and notify the applicant as to Council's decision.

Trusting you will find this satisfactory.



KELLY KLOSS
Acting City Clerk

KK/jt

c.c. Director of Engineering Services

NO. 7

DATE: 8 October 1991
TO: City Clerk
FROM: City Assessor
RE: CITY DEER PARK PHASE 4A - 32 SINGLE FAMILY LOTS
PT. NW 1/4 SEC. 11-38-27-W4M
PRICING AND SALE POLICIES FOR RESIDENTIAL LOTS
(PLEASE SEE ATTACHED MAP)

At the March 18, 1991, meeting of City Council, the following resolution authorizing the servicing of City Deer Park Phase 4A was approved:

"RESOLVED that Council of The City of Red Deer, having considered report dated March 12, 1991, from the Engineering Department Manager re: City Deer Park - Phases 3C and 4A Subdivision servicing, hereby approves proceeding with the servicing of the above noted phases and as outlined in the aforesaid report as presented to Council March 18, 1991."

All servicing is progressing on schedule and should be complete, weather permitting, by the end of October, 1991. This includes roads to a gravel stage.

The present City inventory of residential lots stands at eleven (11) (Deer Park 7 - Kentwood 4).

Ninety-two (92) single family and six (6) semi-detached lots have been sold since January 1, 1991, in comparison to fifty-four (54) single family during the same period in 1990.

In view of the servicing of Phase 4A progressing to a stage whereby the lots will be ready for sale in early November of 1991, we respectfully submit for City Council's approval the pricing and sale policies for Deer Park Phase 4A.

PRICING

The Land Sale Policy (September, 1983) as it applies to the sale of residential lands developed by the City states that pricing for residential lands should be based on market value.

A review of the private developers' lot sales (70) for the period June, 1990, to May, 1991, indicated there had been an overall price increase of 3.5% to 4.0% throughout the various lot sizes. This review resulted in a price increase of 3.8% in lot pricing instituted for City Deer Park Phase 3C and sold in August of 1991. A recent review indicates there were an additional 18 lot sales recorded by the private sector from May, 1991, to date. These

City Clerk
Page 2
8 October 1991

additional sales do not reflect any significant change in values since those applied to Phase 3C.

In view of the above, we recommend that Phase 4A lots should be priced the same per square foot as City Council approved for Phase 3C at the Council meeting of June 24, 1991. The value approved by City Council established a base price of \$6.55 per sq. ft. for 6,000 sq. ft. lots, with all other lot sizes (smaller or larger than 6,000 sq. ft.) being adjusted by market indicators.

POLICIES

The present land sale policies to apply with the inclusion of the information as accepted by City Council on March 4, 1991, pertaining to the process for involving and informing the public of the planning in neighbourhoods.

For Council's information, the proposed lot draw for Deer Park 4A will be similar to the recent lot draws (Deer Park Phases 3A, 3B and 3C and Kentwood Phase 2) in that there will be only one initial draw open to both homeowners and licensed general contractors at the same time, with any lots remaining after the initial draw being made available to contractors on a draw system, should they wish to continue with the selection of lots up to 40% of the total lots available. (Homeowners 60% - Contractors 40%)

Lots not sold at the draw will be sold on a first come, first served basis commencing the day after the initial draw.

RECOMMENDATION

Based on the City's policy to sell residential land at market value, we recommend approval of the following:

Pricing

Basic price of a Deer Park Phase 4A, 6,000 sq. ft. lot be established @ \$6.55 per sq. ft. with all other lot sizes (small and larger than 6,000 sq. ft.) being adjusted by market indicators.

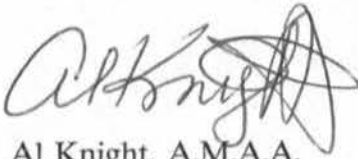
Policies

Inclusion of information from the "Process for Involving and Informing the Public of the Planning Process for Neighbourhoods" pertaining to City lot sales.

City Clerk
Page 2
8 October 1991

Other

The proposed pricing was reviewed with a representative of the Red Deer chapter of the Urban Development Institute.



Al Knight, A.M.A.A.
City Assessor

WFL/PR/ngl

Enc.

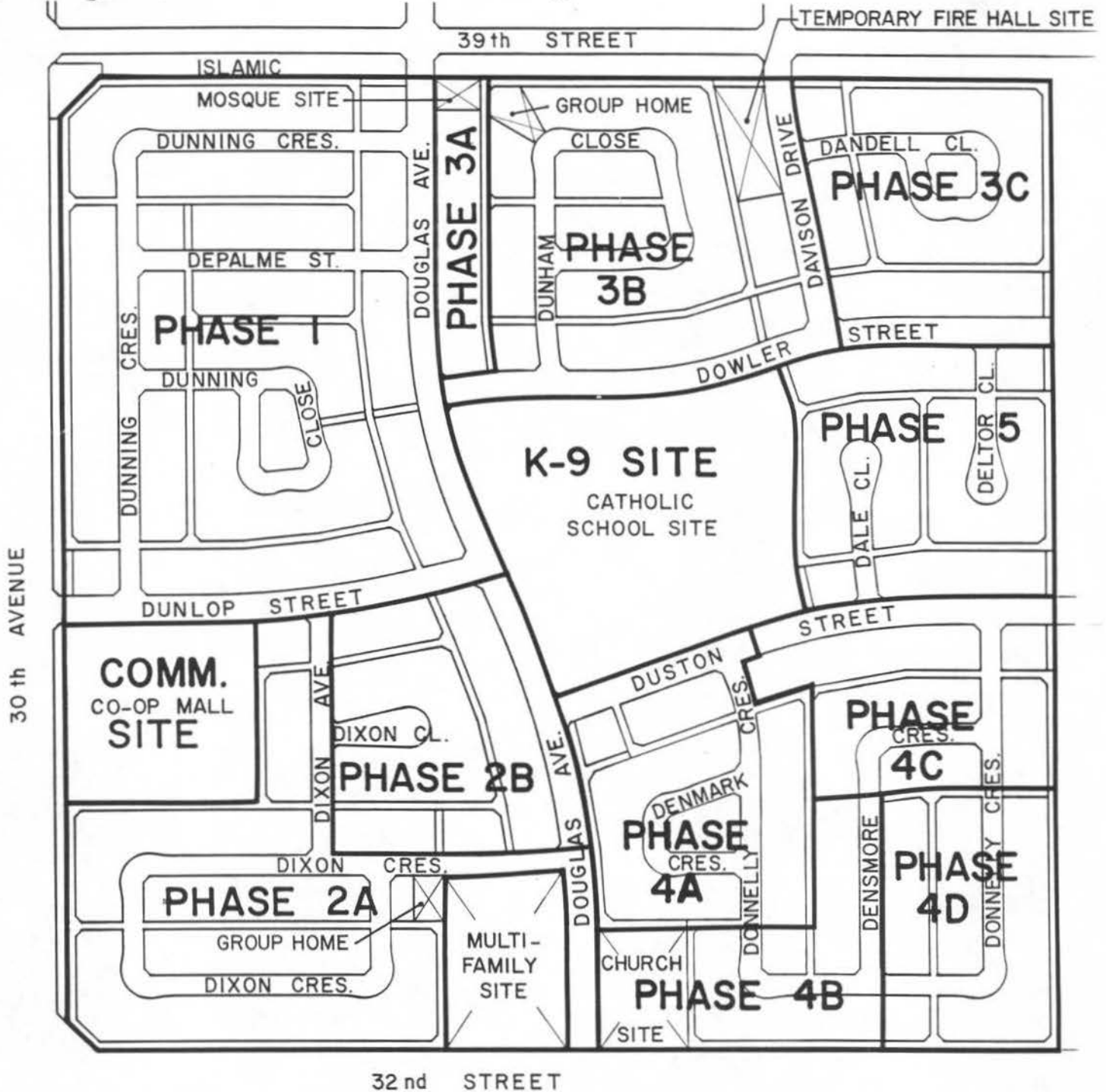
c.c. Director of Finance

Commissioners' Comments

We would concur with the recommendation of the City Assessor.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



PROPOSED
SENIOR HIGH SCHOOL



CITY OF RED DEER
 • DEER PARK •
 N.W. 1/4 Sec.11 - 38-27-W4

46

$$\Delta = 6^{\circ}02'08''$$

$$A = 55.94$$

Aug 29-1991

R

R/W PLAN 902 2704

70°
DUSTON

STREET

BLK

$A=11.85$
 $R=60.00$
 $\Delta=12^\circ 36' 13''$
 DENMARK
 70°
 00°
 52.12
 CRESC

BLK 11
1-M.R.
0.213 ha

DENMARK CRESC.

BLOCK 3

DONNELLY **CRESCENT**

BLOCK

DOUGLAS

22-P.U.L.

LANE 45

8.00m EASEMENT

14.61 14.61
42' LANE

DATE: October 17, 1991
TO: City Assessor
FROM: Acting City Clerk
RE: CITY DEER PARK PHASE 4A - 32 SINGLE FAMILY LOTS/
PRICING AND SALE POLICIES

At the Council meeting of October 15, 1991, consideration was given to your report dated October 8, 1991 concerning the above topic and at which meeting the following motion was passed.


"RESOLVED that Council of The City of Red Deer, having considered report from the City Assessor dated October 8, 1991 re: City Deer Park Phase 4A - Pricing and Sale Policies for Residential Lots, hereby agrees as follows:

1. That the basic price of a Deer Park Phase 4A, 6,000 sq.ft. lot, be established at \$6.55 per sq.ft. with all other lot sizes (smaller and larger than 6,000 sq.ft.) being adjusted by market indicators;
2. That the information from the "Process for Involving and Informing the Public of the Planning Process for Neighbourhoods" pertaining to City lot sales be included in the City Sale Policy;

and as presented to Council October 15, 1991."

The decision of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.



KELLY KLOSS
Acting City Clerk

KK/jt

c.c. Director of Financial Services
Associate Planner

NO. 8

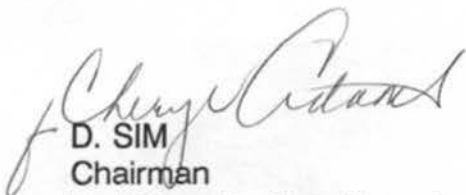
DATE: OCTOBER 2, 1991
TO: CITY COUNCIL
FROM: RED DEER PARKING COMMISSION
RE: CENTURY 21 ADVANTAGE REALTY - REQUEST TO LEASE 8 PARKING
STALLS AT 4728-4732 ROSS STREET.

At the September 25, 1991 meeting of the Red Deer Parking Commission, consideration was given to a request by Century 21 to lease 8 parking stalls at the rear of their office at 4728-4732 Ross Street. Following consideration of the leasing habits of the City in the downtown area to the private sector, a resolution as noted hereunder was introduced and passed:

"THAT the Red Deer Parking Commission hereby recommend to Council of The City of Red Deer lease of eight (8) parking stalls at the rear of 4728-4732 Ross Street, at an escalated price of \$35.00 per stall, said lease to include an option to purchase."

Attached for the information of Council are comments from City Administration, as well as correspondence from Century 21 Advantage Realty.

The Commission looks forward to Council's decision in this respect.

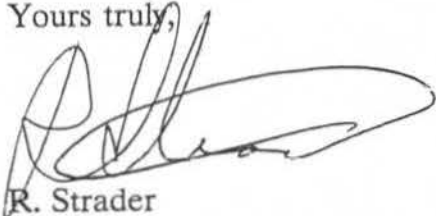

D. SIM
Chairman
Red Deer Parking Commission
CA/sp

DATE: September 18, 1991
TO: Parking Commission
FROM: Bylaws and Inspections Manager
RE: **P8 LOT - CENTURY 21 LEASE PROPOSAL**

FILE NO. 91-900

We wish to advise that we concur with the comments made by the Parking Administrator, in the attached memo, regarding the above referenced subject.

Yours truly,

A handwritten signature in black ink, appearing to be 'R. Strader', written over the words 'Yours truly,'.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: September 17, 1991

FILE NO. 91-1728

TO: R. Strader
Bylaws & Inspections Manager

FROM: D. Kutinsky
Parking Administrator

RE: **P8 LOT - CENTURY 21 LEASE PROPOSAL**

Mr. John Anderson of Century 21 is requesting the approval to lease the eight (8) parking stalls at the rear of their office at 4728-32 Ross Street with the option to purchase the land at a future date.

The City has leased one stall at that location to BowCorp for \$30.00 per month. The lease with BowCorp was terminated on June 1991 when their offices were relocated.

The eight stalls requested to be leased are part of the 66 stall P8 Gaetz United Parking lot. The lot has maintained a 1991 peak period occupancy rate of 50 to 65%.

It is recommended that the eight stalls be leased to Century 21 at \$30.00 per month and that the option be provided to purchase the land at a future date.

Yours truly,



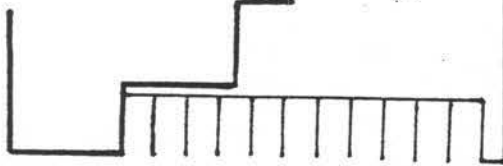
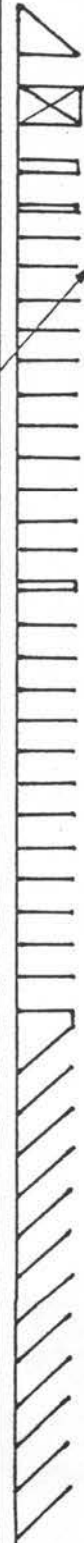
Doug W. Kutinsky
Parking Administrator

DWK/vs

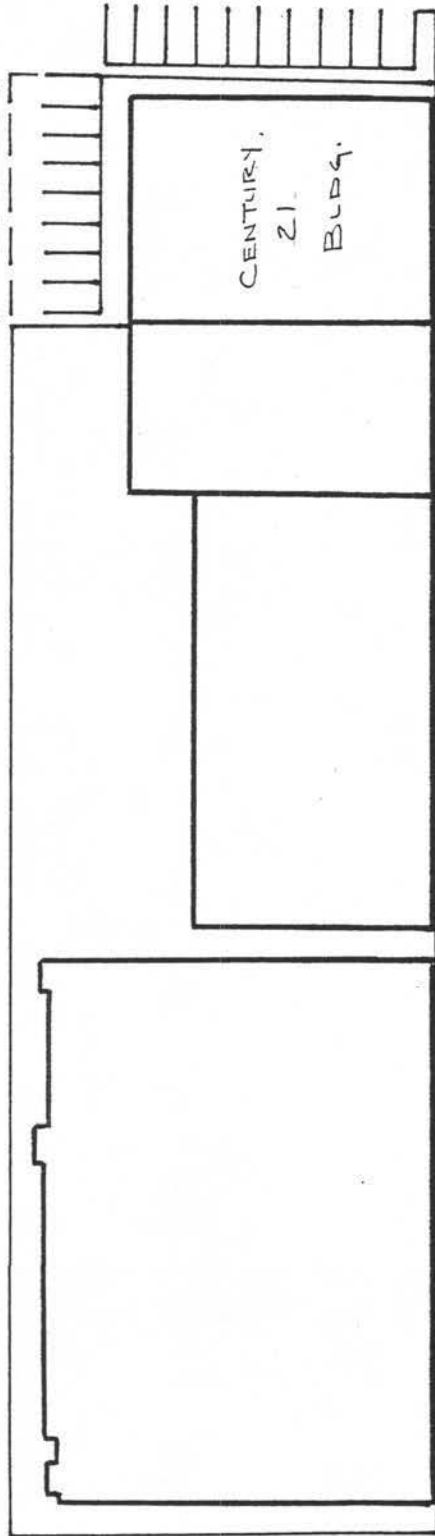


48 Ave.

8 STALLS REQUESTED
TO BE LEASED BY
CENTURY 21 REALTY



50



ROSS STREET

P8 GAETZ UNITED LOT
66 STALLS

DATE: 8 October 1991
TO: City Clerk
FROM: City Assessor
RE: REQUEST TO LEASE EIGHT (8) PARKING STALLS AT REAR
OF 4728/32 ROSS ST., PT. OF ROAD PLAN 782-1662
OUR FILE: 1646

The Red Deer Parking Commission approved the following resolution at its meeting of September 25, 1991:

"THAT the Red Deer Parking Commission hereby recommends to Council of The City of Red Deer lease of 8 parking stalls at the rear of 4728-4732 Ross Street at an escalated price of \$35 per stall with no option to purchase."

Prior to voting on the above resolution, discussion was held regarding rates of other leased stalls in the downtown core and the option to purchase clause. At this time an amending motion was introduced and passed as follows:

Moved by Alderman McGregor, seconded by L. Urquhart

"THAT the Red Deer Parking Commission hereby amend the above resolution to include an option to purchase in the lease of the 8 parking stalls at the rear of 4728-4732 Ross Street."

Our department completed a survey of downtown parking rates and would concur that the rate of \$35.00 per stall per month in this location is reasonable.

With regards to the option to purchase, we would also agree with this request. A few years ago, the City did offer the land at the rear of these buildings within Road Plan 782-1662 for sale. Two adjacent property owners purchased at that time; this one chose not to.

Therefore, we recommend Council approve the above requests, subject to the following conditions:

1. Lease of eight (8) parking stalls at \$35.00 per month per stall.
2. General liability insurance of \$1,000,000 naming the City as co-insured.
3. 90 day cancellation notice by either party.

City Clerk
Page 2
7 October 1991

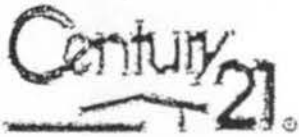
4. Option to purchase price to be based on fair market value at date of request to purchase.
5. Parking stall signage acceptable to Bylaws/Inspections Manager.
6. Agreement satisfactory to the City Solicitor.

A handwritten signature in dark ink, appearing to read 'Al Knight', with a stylized, overlapping flourish at the end.

Al Knight, A.M.A.A.
City Assessor

AK/ngl

c.c. Director of Finance
Parking Administrator



Advantage Realty Corp.
4728 Ross Street
Red Deer, Alberta T4N 1X2
Bus. (403) 346-0021
Fax. (403) 347-2499

September 16, 1991

City of Red Deer
RED DEER, Alberta

ATTENTION: Mr. Bill Lees
Land Supervisor

Dear Sir:

Re: Parking at rear of 4728 Ross Street

Further to your letter of July 19, 1991, we would like to pursue the "Lease" option at this time for the eight stalls available.

In the future, we will be interested in purchasing lands, when our finances permit.

Thank you for your consideration.

Yours sincerely

CENTURY 21
Advantage Realty Corp.



John W. Anderson
Manager

JWA/dw



19 July 1991

Century 21
Advantage Realty Corp.
1100 Bower Place Mall
4900 - 28 Street
RED DEER, Alberta
T4R 1N9

Attention: Mr. John W. Anderson

Dear Sir:

RE: PARKING AT REAR OF 4728-32-ROSS STREET &
PT. OF ROAD PLAN 782-1662, RED DEER, ALTA.
OUR FILE: 1646

Your letter dated July 4, 1991, addressed to D. Kutinsky, Parking Administrator, has been passed to me for a reply. Thank you for your patience in awaiting our response.

We advise that the lease and/or purchase of the parking stall lands would be subject to the approval of the Parking Commission and City Council. The lease of the stalls would be recommended to be leased at a rate of \$30.00 per month. This rate would be subject to an annual review. The lease would have a 90-day cancellation clause.

To purchase the lands, an inhouse evaluation indicates a fair market value of \$11.00 per sq. ft. for the approximate 2,278.3 sq. ft.

The cost of consolidating these lands with the existing title, by way of a legal survey, would be the responsibility of the purchaser. The cost of the road closure and advertising pertaining to this closure would also be the responsibility of the purchaser. The cost of the legal survey and advertising is estimated at \$3,500 to \$5,000.

Century 21
Page 2
19 July 1991

Please advise if further information is required.

Yours truly,

A handwritten signature in black ink, appearing to read 'W. F. Lees', with a stylized, cursive script.

W. F. Lees
Land Supervisor

WFL/ngl

c.c. D. Kutinsky, Parking Administrator



ADVANTAGE REALTY CORP.
 1100 Bower Place Mall
 4900 - 28 Street
 Red Deer, Alberta T4R 1N9
 Bus. (403) 346-0021 (24 Hrs.)
 Fax. (403) 347-2499

July 4, 1991

City of Red Deer
 P. O. Box 5008
 RED DEER, Alberta
 T4N 3T4

ATTENTION: Mr. Doug Kutinsky
Parking Administration

Dear Doug:

Re: Parking at rear of
4728 - 32 - Ross Street
Red Deer, Alberta

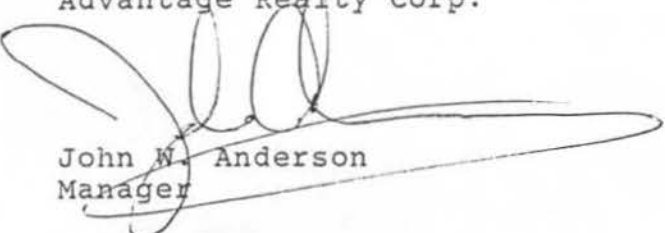
Further to our conversation, we are interested in leasing the seven stalls directly behind the building on a monthly or annual basis.

Also, if the stalls are available for purchase, what would the price be?

Thank you for your assistance.

Yours truly

CENTURY 21
 Advantage Realty Corp.


 John W. Anderson
 Manager

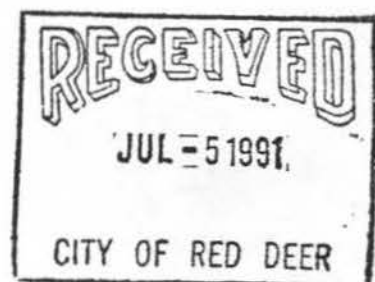
JWA/dw

Commissioners' Comments

We would concur with the recommendation of the Parking Commission.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



DATE: October 16, 1991
TO: Red Deer Parking Commission
FROM: Acting City Clerk
RE: CENTURY 21 ADVANTAGE REALTY -
REQUEST TO LEASE 8 PARKING STALLS AT 4728-4732 ROSS STREET

At the Council meeting of October 15, 1991, consideration was given to your report dated October 2, 1991 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from Red Deer Parking Commission dated October 2, 1991 re: Century 21 Advantage Realty - Request to Lease 8 Parking Stalls at 4728 - 4732 Ross Street, hereby approves said lease subject to the following conditions:

1. Lease of eight (8) parking stalls at \$35.00 per month per stall;
2. General liability insurance of \$1,000,000 naming the City as an additional insured;
3. Ninety day cancellation notice by either party;
4. Option to purchase price to be based on fair market value at date of request to purchase;
5. Parking stall signage acceptable to Bylaws and Inspections Manager;
6. Agreement satisfactory to the City Solicitor;

and as recommended to Council October 15, 1991."

The decision of Council in this instance is submitted for your information. I would request, by way of a copy of this memo, that the Parking Administrator in conjunction with the appropriate City departments ensure that the necessary lease agreement and option to purchase are drafted and duly executed.

Red Deer Parking Commission
October 16, 1991
Page 2

Also, I would request the Parking Administrator to advise Century 21 Advantage Realty of Council's decision in this instance.

Trusting you will find this satisfactory.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the typed name and title.

KELLY KLOSS
Acting City Clerk

KK/jt

c.c. Parking Administrator
 Bylaws and Inspections Manager
 Director of Financial Services
 City Assessor
 City Solicitor

NO. 9

DATE: October 4, 1991
TO: Mayor and Members of Council
FROM: Alan Scott, Manager Economic Development
RE: **U.F.A. CO-OP**

On July 25, 1989, U.F.A. Co-op acquired a site in Edgar Industrial Park for the relocation of their bulk petroleum operation. Since that time, slow down in the agriculture industry have resulted in U.F.A. Co-op requesting, and being granted, extensions to the development dates for their project. The most recent extension approved by Council, requires U.F.A. Co-op to commence construction on Stage 1 of their project by December 31, 1992. The final phase of the development is to be completed by December 31, 1994.

The latest plans submitted for our consideration, indicate a proposed building of 1948 sq. ft. This compares with a proposed development contained within the original submission of 3197 sq. ft. In view of this change, Council's approval is requested for the reduced development.

We would recommend Council approval the reduction in development from 3197 sq. ft. to 1948 sq. ft.

Respectfully submitted,



Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Att.

cc: Bill Lees, Land Supervisor

DATE: September 30, 1991
TO: A. Scott
Manager of Economic Development
FROM: W. Lees
Land Supervisor
RE: LOT 7, BLOCK 4, PLAN 902-0499
8121 - EDGAR INDUSTRIAL DRIVE
CITY OF RED DEER TO U.F.A. CO-OP

We submit the following with reference to the September 25, 1991 correspondence from U.F.A.:

- a) The commitment by U.F.A. to complete Phase III By December 31, 1994 should satisfy the concerns relating to the open ended completion proposal of August 7, 1991.
- b) We note that the square footage of the proposed building is being reduced to 1948 sq. ft. from the 3197 sq. ft. agreed to in the Land Sale Agreement dated July 25, 1989.

The proposed building size will require an amendment to the Land Sale Agreement and therefore this will have to be presented for City Council approval.

Even though the Commissioners can approve the schedule of development commitments (City Council Resolution of February 2, 1981, Copy attached), we would suggest that the phasing of this development should be presented for Councils information.



W. Lees

WFL/dm
Att.

cc Director of Finance

Commissioners' Comments

We would concur with the recommendation of the Economic Development Manager.

For Council's information, the attached resolution was passed by Council on the 2nd of February 1981. As can be seen, while this covers most reasons for requests for change to land sales agreements, reduction in site coverage is not one. To avoid constantly bringing these back to Council would Council wish to add relaxations of site coverage, in accordance with Council's practice, to the Commissioner's authority.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

COUNCIL RESOLUTION - FEBRUARY 2, 1981

"RESOLVED that Council of the City of Red Deer having considered report dated January 26th, 1981 from the City Assessor re: Land Sale Agreements, hereby authorize the City Commissioners to approve or disapprove requests pertaining to the following items subject to the penalty resolution passed by Council September 26th, 1977, and further provided that the Commissioners' decision may be appealed to City Council:

- (1) Assignment of agreements
- (2) Addition and/or deletion of names of purchasers
- (3) Extension of option dates subject to 1 1/2% of total purchase price penalty
- (4) Extension of commencement of construction dates for these agreements that are in default of starting on time subject to 1 1/2% of total purchase price penalty."


DATE: October 16, 1991
TO: Economic Development Manager
FROM: Acting City Clerk
RE: U.F.A. CO-OP - EDGAR INDUSTRIAL PARK
REDUCED DEVELOPMENT

Council considered your report regarding the above dated October 4, 1991 and at which meeting Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer, having considered report from the Economic Development Manager dated October 4, 1991 re: U.F.A. Co-Op, hereby approves a reduction in development at the U.F.A.'s Co-Op site in Edgar Industrial Park from 3,197 sq.ft. to 1,948 sq.ft., and as recommended to Council October 15, 1991."

The decision of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.



KELLY KLOSS
Acting City Clerk

/jt

c.c. Land Supervisor
City Assessor
Bylaws and Inspections Manager
Director of Engineering Services

NO. 10

DATE: 7 October 1991
 TO: City Clerk
 FROM: City Assessor
 RE: REQUEST TO LEASE PUBLIC UTILITY LOT
 32 PUL, BLK. 9, PL. 812-1608 - 7 RUTLEDGE CRES.
 (PLEASE SEE ATTACHED MAP)

We respectfully submit for City Council's perusal and approval the request of Mr. & Mrs. N. Lebsack, of #9 Rutledge Crescent, to lease City-owned Public Utility Lot 32, which adjoins the south property line of the Lebsack's lot.

The property owner to the south of the utility lot has been contacted and expressed no wish to lease and has no objection to the Lebsack's entering into a lease with the City.

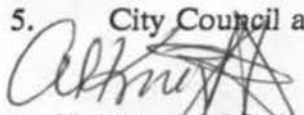
The request has been circulated to the administration, with responses being of a positive nature to lease the public utility lot.

The administration's comments are attached.

RECOMMENDATION

We recommend Council of The City of Red Deer approve the leasing of the above utility lot, subject to the following conditions:

1. Annual lease rent of \$30.00;
2. Comprehensive liability insurance for \$1,000,000 naming the City as co-insured;
3. 30 day cancellation clause;
4. Lease agreement satisfactory to City Solicitor;
5. City Council approval.


 Al Knight, A.M.A.A.
 City Assessor

PAR/ngl

Enc.

Commissioners' Comments

We would concur with the recommendation of the City Assessor.

"R.J. MCGHEE"
 Mayor

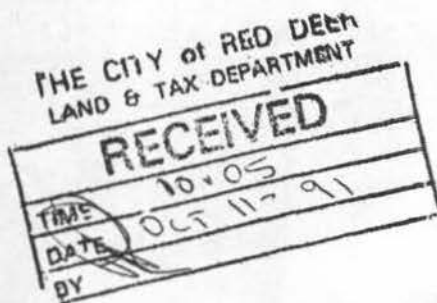
"M.C. DAY"
 City Commissioner

9 Rutledge Cr.
Red Deer, Ab.
T4P 3K3
Oct. 11, 1991

Dear Sir or Madam;

My husband, Norman, and I are joint owners of our home at 9 Rutledge Crescent. Our lot borders on a city utility lot. We hereby apply to lease this lot from the City of Red Deer at the price of \$30.00 per annum. We are aware that there are certain regulations regarding this lot and would adhere to these stipulations.

Thank you.



Yours truly,
Irene Lebsack

MRS. IRENE LEBACK

Submitted to City Council
Date: Oct 15/91

DATE: October 16, 1991
TO: City Assessor
FROM: Acting City Clerk
RE: REQUEST TO LEASE PUBLIC UTILITY LOT 32/
LEBSACK, 9 RUTLEDGE CRESCENT

At the Council meeting of October 15, 1991, consideration was given to your report of October 7, 1991 concerning the above and at which meeting Council passed the following resolution.

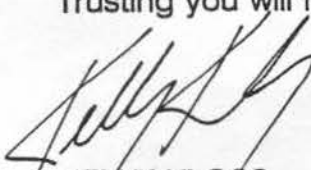
"RESOLVED that Council of The City of Red Deer, having considered report from the City Assessor dated October 7, 1991 re: Request to Lease Public Utility Lot, 32 PUL, Block 9, Plan 812-1608, 7 Rutledge Crescent/Mr. and Mrs. N. Lebsack, hereby approves the leasing of said utility lot subject to the following conditions:

1. Annual lease rent of \$30.00;
2. Comprehensive liability insurance for \$1,000,000 naming the City as an additional insured;
3. Thirty day cancellation clause;
4. Lease agreement satisfactory to the City Solicitor;

and as recommended to Council October 15, 1991."

The decision of Council in this instance is submitted for your information and we trust that you will advise Mr. and Mrs. Lebsack of Council's decision and that you will prepare an agreement for execution by the City and the applicants.

Trusting you will find this satisfactory.


KELLY KLOSS
Acting City Clerk

/jt

c.c. Director of Financial Services
Director of Engineering Services
Director of Community Services

NO. 11

FILE NO: R-37009

DATE: September 26, 1991
TO: THE MAYOR AND CITY COUNCIL
FROM: LYNNE PARADIS, CHAIRMAN
RECREATION, PARKS & CULTURE BOARD
RE: WASKASOO PARK--CITY/PROVINCE AGREEMENT

In discussing the Recreation & Culture and Parks Departments budgets, concern was expressed regarding the future operations of Waskasoo Park due to the provincial government's not providing any inflation to their annual grant as agreed to when the Urban Parks Program began. As a result of this concern, the following resolution was passed:

Moved by Harry Van Zeist, seconded by Mark Jones.

WHEREAS the Waskasoo Park System has been designed to serve the City and the region, and

WHEREAS Alberta Recreation & Parks agreed to fund 50 percent of the operating cost of Waskasoo Park in accordance with the funding formula until the year 2011,

BE IT RESOLVED THAT the Recreation, Parks & Culture Board recommend to City Council that it requests the provincial department of Recreation & Parks to increase the Waskasoo Park operating grant by inflation, as provided for by provincial regulations and agreement between the province and the City of Red Deer.

Lynne Paradis

bar
LYNNE PARADIS, CHAIRMAN
Recreation, Parks & Culture Board

/mm

c. Lowell Hodgson
Don Batchelor
Craig Curtis



RECREATION AND PARKS

Room 425 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3672

Office of
the Minister

August 22, 1991

Mayor R. McGhee
City of Red Deer
4914 - 48 Avenue
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Dear Mayor McGhee:

I have had further communication with Mr. Stockwell Day, M.L.A. regarding potential inflationary increases to your urban park operating grant.

I can assure you that, as stated in the park operating agreement between the City of Red Deer and the Province, I have considered the effects of inflation on your grant. I have determined that it is most important to vigorously control provincial government spending to eliminate our budget deficit. On this basis, I am not prepared to grant further increases to urban parks operating grants.

I have examined other park systems and find that 3% of capital development costs for operating per year for the park is generally adequate to cover operating costs. In light of this, I have instituted a 3% operating grant amount for the Phase II cities. You can see that the Phase I cities are therefore being funded very adequately at the present level of 5%. The difference between 3% and 5% funding can be considered as a major contribution towards offsetting inflationary pressures over a number of years.

I encourage you to join the Province in looking for ways to reduce spending, make our dollars go further and work towards the best possible services to our public. I wish you continued success with Waskasoo Park.

Sincerely,

Dr. Stephen C. West
Minister

cc: Mr. S. Day, M.L.A.

Normandeau Cultural and Natural History Society

Box 800
Red Deer, Alberta T4N 5H2
(403) 343-6844

August 9, 1991

Stockwell Day, M.L.A. (North)
#200, 4814 Ross Street
Red Deer, Alberta
T4N 1X4

Dear Stockwell:

Re: Inflation Adjustment for Urban Parks Operating Grants

As preparations begin for the 1992 Operating Budget, this important issue once again arises. Hon. Dr. West has been most consistent and disappointing in his responses to our earlier requests that the Urban Parks Operating Grants be adjusted for inflation as per the intent and letter of the original agreements.

While we appreciate the need for restraint in spending and of balancing our provincial budget, we suggest that there are few programs which enjoy such universal public support and admiration as our urban parks. They were properly conceived and built. It is of great concern that such a large and successful investment with such solid support should be allowed to languish. Surely this is a case of poor stewardship.

May we suggest that surplus lottery profits be considered for funding this important program. Normally we would hesitate to use such soft or uncertain funding for this purpose, however, in this case it seems better than no monies from a more certain source. May we further suggest that consideration be given to making a one-time catch-up grant and development of a formula for subsequent annual payments.

We appreciate your support and that of the Hon. Mr. Oldring in this matter and wish to do anything we can to assist in convincing Dr. West to alter his position. Your suggestions would be welcome.

Yours truly,

per M. J. Lewelling
Eileen Dubois, Chairman
Normandeau Cultural and Natural History Society

ED/lp

\\91\\NORMBD\\S-Day.doc

*Urban Parks Operating***Normandeau Cultural and Natural History Society**

Box 800
Red Deer, Alberta T4N 5H2
(403) 343-6844

April 5, 1991

Honorable Dr. Stephen West, Minister
Alberta Recreation and Parks
425 Legislature Building
Edmonton, Alberta
T5K 2B6

Dear Dr. West

RE: Urban Park Operating Grant: Waskasoo Park, Red Deer

At the March 27 meeting of the Normandeau Board, the March 18 letter to you from Deputy Mayor Guilbault calling for an inflation factor to be applied to the operating grant was discussed.

Following discussion, the Normandeau Board passed a resolution supporting consideration of an inflation factor as per the original agreement. The Urban Parks Program was a singularly successful program. The vision and the products are enormous assets in the various communities. We applaud your department undertaking a Tier 3 level of urban parks.

We appreciate the need for all governments to practise restraint in spending, however, in the case of the urban parks, there is a provincial obligation not to let the program become a municipal burden. We urge you and your colleagues to consider an inflation adjustment for future operating grants for the urban parks.

Sincerely

per M. Flumet
Eileen Dubois
Chairman

c.c John Oldring, MLA
Stockwell Day, MLA
Craig Curtis, Director of Community Services

Office of the Mayor



March 18, 1991

Hon. Dr. Stephen C. West, Minister
Alberta Recreation and Parks
425 Legislature Building
Edmonton, AB
T5K 2B6

Dear Stephen:

RE: URBAN PARK OPERATING GRANT:
WASKASOO PARK, RED DEER
My letter of October 5, 1989 refers:

As you are aware, the Province is committed to funding the operation of Waskasoo Park until the year 2011. For 1987 and 1988, this grant was based on 7.5% of the capital and planning costs of the park, or approximately \$1,490,000 p.a. From 1989 on, the grant is based on 5% of capital and planning expenditures, or approximately \$994,000 p.a. plus an allowance for inflation.

As I outlined to you in 1989, the Province originally stated that the operating grant for the urban parks would be increased by an annual inflation factor (See attachment from the original Alberta Recreation and Parks policy.). However, when the operating agreement between the City and the Province was being negotiated, no agreement could be reached on what basis inflation would be calculated. Nevertheless, our MLA's assured us that an inflationary increase in the operating grant would be considered annually. Following this assurance, the City entered into a funding agreement with the Province which includes the following clause:

"1(b) Each year, in determining the amount of the urban park operating grant, the Minister shall consider the effect of inflationary pressures."

In view of the above, we would once again stress the need for an inflation factor to be applied to the operating grant. I would like to emphasize that this grant has not been increased by inflation since the beginning of the program in 1982. The situation is now critical, and the operation and maintenance of some of the facilities could be threatened in the near future.

.../2

Hon. Dr. Stephen C. West
Page 2
March 18, 1991
Urban Park Operating Grant

The Waskasoo Park development is a real asset to the citizens of Red Deer and its region. However, as a regional facility, it is my opinion that the Province should follow up on its original funding commitment, and increase the grant annually by an inflation factor.

My council appreciates the need for fiscal restraint and recognizes that funding for new facilities will, by necessity, be reduced or eliminated. However, if operating grants such as this are not increased by inflation, the tax burden is merely being shifted to a lower level of government. In a park system such as Waskasoo Park, it is also not possible to effectively reduce operating costs without compromising ongoing maintenance or closing facilities.

I look forward to hearing from you.

Sincerely,



ALDERMAN TIM GUILBAULT
Deputy Mayor

/kl

- c. Mayor Ted Grimm, Medicine Hat
Mayor David Carpenter, Lethbridge
Mayor Patricia Gulak, Lloydminster
Mayor Dwight I. Logan, Grande Prairie
Craig Curtis, Director of Community Services
Don Batchelor, Parks Manager
Morris Flewwelling, Museum Director
Paul Turenne, River Bend Golf Course & Rec. Area Manager
John Oldring, MLA, Red Deer South
Stockwell Day, MLA, Red Deer North

Office of the Mayor

October 5, 1989

Hon. Dr. Stephen C. West, Minister
Alberta Recreation and Parks
425 Legislature Building
Edmonton, Alberta
T5K 2B6

Dear Stephen:

**RE: URBAN PARK OPERATING GRANT:
WASKASOO PARK, RED DEER**

As you are aware, the Province is committed to funding the operation of Waskasoo Park until the year 2011. For 1987 and 1988, this grant was based on 7.5% of the capital and planning costs of the park, or approximately \$1,490,000 p.a. From 1989 on, the grant is based on 5% of capital and planning expenditures, or approximately \$994,000 p.a., plus an allowance for inflation.

As I outlined to the Minister last year, the Province originally stated that the operating grant for the urban parks would be increased by an annual inflation factor (See attachment from the original Alberta Recreation and Parks policy.). However, when the operating agreement between the City and the Province was being negotiated, no agreement could be reached on what basis inflation would be calculated. Nevertheless, our MLA's assured us that an inflationary increase in the operating grant would be considered annually. Following this assurance, the City entered into a funding agreement with the Province which includes the following clause:

"1(b) Each year, in determining the amount of the urban park operating grant, the Minister shall consider the effect of inflationary pressures."

The City is presently finalizing its budget for 1990. Consequently, we would once again stress the need for an inflation factor to be applied to the operating grant. I would like to emphasize that this grant has not been increased by inflation since the beginning of the program in 1982. With the decrease of the grant in 1989, the situation is now critical, and the operation of some of the facilities is threatened.

The Waskasoo Park development is a real asset to the citizens of Red Deer and its region. However, as a regional facility, it is my opinion that the Province should follow up on its original funding commitment, and increase the grant annually by an inflation factor.

.../2

Hon. Dr. Stephen C. West
Page 2
October 5, 1989
Urban Park Operating Grant

My council appreciates the need for fiscal restraint and recognizes that funding for new facilities will, by necessity, be reduced or eliminated. However, if operating grants such as this are not increased by inflation, the tax burden is merely being shifted to a lower level of government. In a park system such as Waskasoo Park, it is also not possible to effectively reduce operating costs without compromising ongoing maintenance or closing facilities.

I look forward to hearing from you.

Sincerely,



R.J. McGHEE
Mayor

RJMG:dmg

Attachment

- c. Mayor Ted Grimm, Medicine Hat
Mayor David Carpenter, Lethbridge
Mayor Patricia Gulak, Lloydminster
Mayor Dwight I. Logan, Grande Prairie
Craig Curtis, Director of Community Services
Don Batchelor, Parks Manager
Morris Flewwelling, Museums Director
Paul Turenne, River Bend Golf Course & Rec. Area Manager
John Oldring, MLA, Red Deer South
Stockwell Day, MLA, Red Deer North

COMMISSIONERS' COMMENTS

Council had directed that the City's concerns regarding funding for the Waskasoo Park be forwarded to the Minister of Alberta Recreation & Parks. A copy of our letter of October 5, 1989 is attached for Council's information.

"Mayor R. J. McGhee"

"City Commissioner M. Day"

Copied to: C. Curtis, D. Batchelor, M. Flewwelling, P. Turenne
A. Wilcock, C. Sevork, J. Pallo 71

(Oct. 31/89 - dh)



RECREATION AND PARKS

Room 425 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3672

Office of
the Minister

October 19, 1989

His Worship Mayor R. J. McGhee
City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Dear Mayor McGhee:

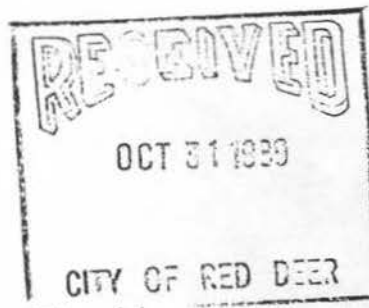
Hallo

Congratulations on your re-election and thank you for your letter of October 5, 1989 concerning an inflationary adjustment to your Urban Parks Program Operations and Maintenance Grant for Waskasoo Park. I am seriously considering the effects of inflation on the operational costs of parks and recreational facilities. These effects have to be weighed very carefully against the serious fiscal management concerns of the Provincial Government. This matter will be a topic for discussion at our meeting at the Urban Parks Workshop to be held in your city on November 15-16, 1989. I look forward to the workshop and to our talks at that time.

Sincerely,

Steve
Dr. Stephen C. West
Minister

c.c. Honourable John Oldring
Mr. Stockwell Day, M.L.A.
Mayor Ted Grimm
Mayor David Carpenter
Mayor Patricia Gulak
Mayor Dwight I. Logan



Commissioners' Comments

The attached resolution from the Recreation, Parks & Culture Board requests that Council request the Provincial Government to increase the Waskasoo Park operating grant as provided for in the agreement. For Council's information, the agreement states merely that "... the Minister shall consider inflation".

Attached is a letter from the Minister dated one month prior to the Recreation, Parks & Culture Board resolution, along with previous, similar correspondence, and we see no advantage in a further request at this time.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: October 16, 1991
TO: Recreation, Parks & Culture Board
FROM: Acting City Clerk
RE: WASKASOO PARK - CITY/PROVINCE AGREEMENT

At the Council meeting of October 15, 1991, consideration was given to your report dated September 26, 1991 concerning the above topic and at which meeting your report was received as information.

In addition, I would advise that although Council shares your concerns, on a number of occasions we have contacted the Minister of Recreation & Parks to voice our concern relative to this matter, with the most recent response being as of August 22, 1991.

For your information, I have included the information which appeared on the Council agenda relative to this matter.

Trusting you will find this satisfactory.



KELLY KLOSS
Acting City Clerk

KK/jt

Att.

c.c. Director of Community Services
Recreation & Culture Manager
Director of Financial Services

NO. 12

DATE: OCTOBER 04, 1991

TO: CITY CLERK

FROM: DENNIS A. DUBOIS
DEPUTY CHIEF
OPERATIONS

RE: PROGRESS REPORT - NEW DOWNTOWN FIRE HALL

Tenders for the new downtown fire station were opened on September 6, 1991.

Ten bids were received ranging from a high bid of \$2,198,800 to a low bid of \$1,988,000. Timcon Construction and Forest Construction both submitted a base bid of \$1,988,000. The tender documents requested alternative pricing on seven items. After an evaluation of the bids submitted on the alternative pricing, it was determined that Timcon Construction was in reality the lowest bidder. The final tendered price was however over budget by some \$300,000 when GST charges, geotechnical investigation charges, environmental survey charges etc. were added to the bid price.

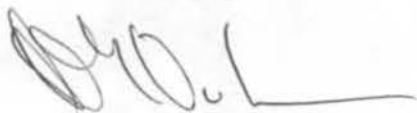
A number of alternatives have been considered in consultation with the architects. The consultations have resulted in some modifications to building systems both mechanically and electrically. In addition, Architectural and structural simplification of the roof and framing systems have taken place. Building size and configuration have not been altered. The alterations and substitutions have resulted in a significant reduction in the cost of the building, and have brought the total project within budget.

The following breakdown is for your information:

<u>Total project budget</u>	<u>\$2,141,000</u>
Architectural fees	\$82,400
Land	\$409,500
City Utilities	\$106,460
Building	\$1,492,640
Contingency fund	\$50,000

Based on the foregoing and given that the project is within budget and that the low tender meets specification, the contract has been awarded to Timcon Construction. Site construction will proceed as soon as possible.

All of which is respectfully submitted for your information.



Dennis A. Dubois
Deputy Chief
In Charge of Operations

Commissioners' Comments

Submitted for Council's information

"R.J. MCGHEE", Mayor
"M.C. DAY", City Commissioner

DATE: October 16, 1991
TO: Deputy Chief in Charge of Operations
FROM: Acting City Clerk
RE: PROGRESS REPORT - NEW DOWNTOWN FIRE HALL

At the Council meeting of October 15, 1991, consideration was given to your report dated October 4, 1991 regarding progress on the New Downtown Fire Hall and the awarding the contract to Timcon Construction. We thank you for the information contained in this report, and it was agreed that same be filed.

I trust you will find the above satisfactory.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', with a stylized flourish at the end.

KELLY KLOSS
Acting City Clerk

/jt

c.c. Director of Financial Services

Copied to A. Wilcock, Mike Day, Kelly Kloss (Council Agenda) - Sept. 16/91 - cjm

09/13/91 13:43 ☎403 433 4454

A.U.M.A.

ch. 001/003

C O R R E S P O N D E N C E

NO.1

**Alberta Urban Municipalities Association**8712 - 105 Street, P.O. Box 4607, Station S.E., Edmonton, Alberta T6E 5G4
Tel: (403) 433-4431 • Toll Free 1-800-661-2862 • Fax 433-4454

13 September 1991

SPECIAL MEMORANDUM TO MAYORS AND COUNCILS:**AGREEMENT REACHED ON RCMP CONTRACTS**

I am pleased to inform you that an agreement has been reached, in principle, on the outstanding RCMP contract negotiations. This agreement is subject to ratification.

It appears that:

- Cost sharing ratios will remain at the present rates and will be frozen for 20 years.
- The cost base increases will be phased in over a 3 year period and subject to review and change, by mutual agreement, every 5 years.
- The issue of RCMP program accountability will be addressed in the agreement.

Every effort will be made to conclude final agreements that included these principles prior to January 31, 1992.

Information regarding the terms of the draft agreement is attached. Further details will be released at the AUMA Convention, September 18-20, 1991, in Red Deer.

Councillor Gary E. Browning
President

09/13/91 13:44 ☎403 433 4454

A.U.M.A.

003/003

PHASE-IN FOR PROPOSAL WITH RECRUIT TRAINING @3500 PER MEMBER

TYPE OF POLICE	1991/92	1992/93	1993/94	1994/95 Recrt Trng	TOTAL % INCREASE
PROVINCIAL FORCE	0%	2.4% \$1,827,400	2.4% \$1,827,400	2.2% 1,671,180	7.1% \$5,325,980
MUNICIPALITIES OVER 15,000	0%	1.8% \$248,900	1.8% \$248,900	5.8% \$794,880	9.4% \$1,292,680
MUNICIPALITIES UNDER 5,000 -15,000	0%	1.7% \$315,850	1.7% \$315,850	2.1 \$378,350	5.6% \$1,010,050

The table reflects the percentage increase to Alberta of the present proposal, with R.C.M.P. recruiting costs at \$3,500 per member.

Phase in of unemployment insurance, pensions, accommodation and external review/public complaints is half in 92/93 and half in 93/94.

Recruit training costs in 94/95.

Note that the cost shares remain at present rates.

MEMBER STRENGTH

Provincial	-	1,038
Municipalities Over 15,000	-	235
Municipalities Under 15,000	-	384

NUMBER OF MUNICIPALITIES

Over 15,000 - 5
Under 15,000 - 56

Value of Contacts

Provincial	\$75,000,000
Municipalities over \$15,000	
15,266,364 @90%	- 13,739,700
Municipalities under 15,000	
25,944,100 @70%	- 18,160,900

09/13/91 13:43

403 433 4454

A.U.M.A.

002/003

BACKGROUNDERSCHEDULEPrinciples - R.C.M.P. Policing Contract

1. The term will be 20 years commencing at the expiry of the current agreement being March 31, 1992.
2. The current cost-sharing arrangements specified in the exiting agreements made between the Federal, Provincial and Territorial Governments will remain unchanged.
3. The cost-base will be adjusted to reflect reasonable Federal expenses in the following areas:
 - a. accommodation;
 - b. pensions for members and public servants;
 - c. unemployment insurance premiums;
 - d. training costs in the order of \$3,500 per member; and
 - e. External Review Committee and Public Complaints Commission.
4. Any cost-base changes will be phased in equally over two years from the commencement of the agreement, except that the training cost adjustment will commence in the third year and will be reviewed in the examination provided for in paragraph five;
5. The agreement will be opened every fifth anniversary to examine cost-base changes. Items can be added and deleted and the cost-base adjusted by mutual agreement to reflect reasonable Federal expenses.
6. The issue of pensions for members will be referred to a mutually acceptable third party for recommendations and those recommendations, while not binding on any party, will guide the detail of the agreement on the subject.
7. The issue of R.C.M.P. program accountability to the Provinces and Territories will be addressed in the agreement. Enhancements to accountability will be achieved to take into account the concerns of the Provinces and the Territories while respecting the statutory responsibility of the Commissioner, who under the direction of the Solicitor General, has the control and management of the Force.
8. Enhancements and refinements in the areas of budgeting, auditing, capital purchases, local recruitment and contract language will be negotiated.
9. All parties will use their best efforts to negotiate and conclude final agreements which include these principles prior to January 31, 1992.



Royal
Canadian
Mounted
Police

Gendarmerie
royale
du
Canada

Security Classification / Designation
Classification / Désignation Sécuritaire

Your file

Votre référence

91 SEP 25

Our file

Notre référence

Mr. C. SEVCIK
City Clerk
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta
T4N 6E2

Dear Mr. SEVCIK:

**RE: AUMA MEMORANDUM ON AGREEMENT
REACHED ON RCMP CONTRACTS**

Your correspondence of 25 SEP 91 requesting my comments refers.

I am pleased the Province has settled this agreement and that the AUMA supports it. I hope the present study of Alternative Policing in Red Deer will also come out in favour of the Force. I am confident the Force can/will continue to provide a very cost effective service even when the cost base increases are phased in over the next three years.

Program accountability, although not yet defined, will no doubt give the Province and Municipalities more input into our service and we'll be more directly accountable to them. This is a positive move and one which I heartily endorse. Even without such "written contract" I feel an obligation to Council to share our purpose and invite any suggestions/concerns you may have.

I eagerly encourage Council to accept the Agreement proposed.

Yours truly,

(R.L. BEATON) Insp.
Officer In Charge
Red Deer City Detachment

FILE: c:\data\alan\memos\aumarcmp.mem

DATE: October 7, 1991
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: AUMA MEMORANDUM ON AGREEMENT REACHED ON RCMP CONTRACTS

The memorandum indicates an agreement has been reached, in principle on the following terms:

1. Agreement will be for 20 years commencing April 1, 1992.
2. Current cost sharing will continue (City pays 90% of cost per man).
3. Additional costs for recruiting, UIC, pensions, accommodations and external review/public complaints to be phased in over 3 years with equivalent cost increase to be:

<u>Year</u>	<u>Equivalent % Increase In Per Man Cost</u>
1992/93	1.8%
1993/94	1.8%
1994/95	5.8%

4. Increases in the per man cost base would be subject to review each five years.

In the new agreement the RCMP contract will increase based on:

1. The cost per man, and
2. The number of force members.

The cost per man will increase to reflect cost increases due to inflation and salary increases. Additional cost increases will be incorporated as noted in item 3 of the terms.

City Clerk

October 7, 1991

Page 2 of 2 File: c:\data\alan\memos\aumarcmp.mem

It is projected for The City's current 1991 budget year the budget may be slightly overspent. The final figure will be dependent on the actual member strength.

It is expected the R.C.M.P. contract will increase greater than the rate of inflation for 1992, 1993 and especially 1994 due to additional costs being incorporated in the base cost. Additional R.C.M.P. members will increase the cost even further.

The new agreement is significantly better than the original proposal because it retains the cost per member at 90% of the actual.

The R.C.M.P. contract payment is the equivalent of 27% of the municipal tax levy. The contract increases for future years could result in reductions in service levels in other departments if property tax increases are to be held at the rate of inflation. Additional members are being funded by additional utility franchise levies.

RECOMMENDATION

That Council accept the new terms subject to confirmation when more detailed information is available.



A. Wilcock, B. Comm., C.A.
Director of Financial Services

AW/mark

c.c. Officer i/c R.C.M.P. Detail

Commissioners' Comments

This is submitted at this time for Council's information. Council will have an opportunity to discuss this more thoroughly at budget time and also when an agreement is prepared for consideration.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: April 4, 1991
TO: Dir. of Financial Services
FROM: Assistant City Clerk
RE: R.C.M.P. CONTRACT NEGOTIATIONS

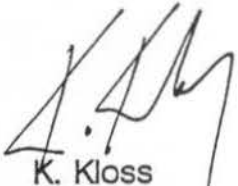
Repts.

At the Council Meeting of April 2, 1991, your letter dated March 21, 1991, concerning the above topic was presented to Council for information and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report dated March 21, 1991 from the Director of Financial Services re: RCMP Contract Negotiations, hereby agrees that the City await the final negotiations between the Provinces, Territories and the Federal Government before a final decision is made by Council on the projected overexpenditure."

The decision of Council in this instance is submitted for your information. I trust you will provide a subsequent report to Council once negotiations between the Provinces, Territories and Federal Government are finalized relative to the R.C.M.P. Contract.

Trusting you will find this satisfactory.


K. Kloss
Assistant City Clerk

KK/ds

c.c. Inspector Beaton

DATE September 25, 1991

TO:

<input type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input checked="" type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input type="checkbox"/>	

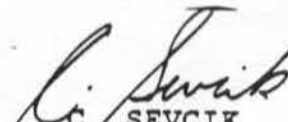
FROM:

CITY CLERK

RE: AUMA MEMORANDUM ON AGREEMENT REACHED ON RCMP
CONTRACTS

Please submit comments on the attached to this office by October

7 for the Council Agenda of October 15, 1991.


C. SEVCIK
City Clerk

DATE: September 24, 1991
TO: Mayor
Aldermen
FROM: Acting City Clerk
RE: AGREEMENT - R.C.M.P. CONTRACTS

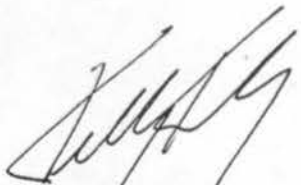
Attached is a special memorandum from the Alberta Urban Municipalities Association relative to an agreement on R.C.M.P. contracts.

Unfortunately, we did not receive this item in time to place on the September 30, 1991 Council meeting agenda. However, it will be brought back to a future meeting of Council.

We are circulating this item to you at this time for your information only.

Trusting you will find this satisfactory.

Respectfully submitted,



Kelly Kloss
Acting City Clerk

KK/jt

Att.

c.c. City Commissioner

DATE: October 16, 1991

TO: Inspector Roy Beaton
- and
Director of Financial Services

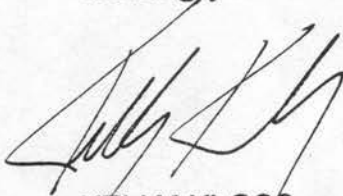
FROM: Acting City Clerk

RE: A.U.M.A. MEMORANDUM ON AGREEMENT REACHED
ON R.C.M.P. CONTRACTS

At the Council meeting of October 15, 1991, consideration was given to a memorandum from the Alberta Urban Municipalities Association dated September 13, 1991 concerning the above topic.

Council agrees that this matter be accepted as information until such time as additional detail is available.

Trusting you will find this satisfactory.



KELLY KLOSS
Acting City Clerk

KK/jt

Solicitor General
of Canada



Solliciteur général
du Canada

OCT - 3 1991

His Worship Mayor Robert McGhee
City of Red Deer
4914 - 48th Avenue
P.O. Box 5008
Red Deer, Alberta
T4N 3T3

Dear Mayor:

I am pleased to advise that a new federal-provincial-territorial agreement on RCMP policing services under contract was reached on September 12, 1991 in Victoria, British Columbia.

That agreement will fix, for 20 years, the federal share of RCMP policing costs at 30% for the provinces and territories and for all municipalities with populations of less than 15,000 persons. The federal share for municipalities with populations of more than 15,000 persons will remain fixed at 10% for that same 20-year period. In effect, there will be no increase in the provincial, territorial or municipal shares of the costs of RCMP policing services for the next 20 years.

There will be some adjustments to the cost-base, the effect of which will be to ensure that the base more fully and fairly reflects the costs of delivering RCMP contract policing services. The cost-base is to be reviewed every five years, so as to ensure that it reflects all the expenses reasonably being incurred by the federal government in providing RCMP contract policing services.

The federal government has decided to phase the increases in roughly equal instalments over the first three years of the agreements, beginning April 1, 1992, in order to alleviate the impact of the cost increases, particularly upon the municipalities that use RCMP policing services.

.../2

Because we will be working with a more comprehensive cost-base, the new agreements will entail a 2.10 per cent increase in the 1992-93 costs of RCMP policing services for your municipality. The RCMP will be providing you with a detailed estimate of policing costs for 1992-93 in a few weeks. In the interim, I hope you will agree that this is a very modest increase in the costs of RCMP municipal policing services.

With the conclusion of the negotiations on the issues of costs and duration, federal-provincial officials can now begin to address the remaining issues, with a view to finalizing the agreements by the end of January 1992.

We now have a joint, long-term commitment to RCMP policing services under contract. That commitment will reinforce the stature of the RCMP as a national institution and ensure continuity in RCMP provincial, territorial and municipal policing services for the next generation.

Yours truly,

A handwritten signature in dark ink, appearing to read "Doug Lewis". The signature is fluid and cursive, with the first name "Doug" and the last name "Lewis" clearly distinguishable.

Hon. Doug Lewis, P.C., M.P.

G.H. D A W E COMMUNITY CENTRE



56 HOLT STREET
RED DEER
ALBERTA T4N 6A6

PHONE (403) 343-2033

NO. 2

DATE: September 27, 1991
TO: Mayor and Council
FROM: G. H. Dawe Management Board
SUBJECT: PROJECTED DEFICIT IN ARENA AND POOL FOR 1991

At the Management Board meeting on September 25, 1991 the following motion was approved:

"that the question of the over expenditures related to the pool and arena be referred to the Council of the City of Red Deer."

The information was brought forward by the Centre Director as is required by statement 7 of the "G. H. Dawe Management Board Operational Definition of Global Budgeting" which states:

"Where decreased revenues, new or additional costs, or significant overexpenditures are identified, the Centre Director will prepare a proposal as early as possible to deal with the overexpenditure. The Administrative Committee and Management Board will then determine the direction to be taken in resolving the overexpenditure."

Actions have been proposed and approved by the Administrative Committee to deal with some potential shortfalls in revenues and increased costs. The amounts being referred are those for which no affirmative actions could be determined to reduce deficits further.

A summary is attached to outline the basic areas and additional funding recommended by the Administrative Committee. Additional information and details can be received from the Dawe Centre Director.

Kent N. Hendricks
Centre Director

KNH/mr
Attachment
cc: Craig Curtis

1991 POOL & ARENA DEFICITS

Background

Arena rental revenues fell below the rentals for the previous year and below expectations for 1991 revenues during the January to March season. This was essentially because of hours turned back after booking and a continued downturn in usage.

Adjustments to the booking procedures by the Recreation and Culture Department should assist in eliminating some of these losses during the October to December period. Staff and utility savings are being made to eliminate most of the shortfall in revenues leaving an anticipated deficit of \$5,000.

The pool is a somewhat more complex issue. The major reasons for the shortfall include:

- 900 fewer swimmers per month for annual reduced revenues of \$18,900
- Reduced pass sales for net loss of \$7,400
- \$2,000 in increased natural gas costs due to deterioration of burner turbulence ring
- Emergent need to grout entire pool floor for \$1,500 in extra costs

Prior approval had already been given for a \$3,000 over-expenditure for replacing a failed pool control.

The assumed potential causes for the reduced revenues at the Dawe Centre include:

- "competition" from new attractions at Rec Centre Pool
- demographics of north Red Deer including limited growth and lower family incomes as compared to the rest of Red Deer
- natural drop in sales after substantial price increases including impact of G.S.T.

Total shortfall before considering 1991 new promotions and cut-backs is \$29,800. Estimated shortfall after promotions is \$21,000.

ARENA

	<u>1991 BUDGET</u>	<u>JAN-JUNE 1991 ACTUAL</u>	<u>1991 YEAR END ESTIMATE</u>
<u>REVENUES</u>			
Rentals	78,000	29,700	60,000
Adm	9,000	1,000	10,000
Other	5,200	5,000	7,000
City	<u>61,570</u>	<u>30,785</u>	<u>61,300</u>
TOTAL	\$153,770	\$66,485	\$138,300
<u>EXPENDITURES</u>			
Salaries	74,470	31,400	65,000
Utilities	28,000	13,100	27,000
Other	<u>51,300</u>	<u>16,100</u>	<u>51,300</u>
TOTAL	\$153,770	\$60,600	\$143,300
		ESTIMATED DEFICIT	\$5,000

None of transfer of estimated surcharge of \$17,000 taken out of budget at June estimate. Admission revenues include an anticipated grant from the Kinsmen.

	<u>POOL</u>		
	<u>1991 BUDGET</u>	<u>JAN-JUNE 1991 ACTUAL</u>	<u>1991 YEAR END ESTIMATE</u>
<u>REVENUES</u>			
Rentals	\$33,000	\$17,700	\$35,000
Admissions	133,000	48,500	110,000
Other	20,000	9,000	20,000
City Tax Supp.	<u>113,400a</u>	<u>55,200</u>	<u>113,400</u>
	\$299,400	\$130,400	\$278,400
<u>EXPENDITURES</u>			
Salaries	197,540	106,650	197,540
Utilities	43,000	23,890	45,000
Other	55,860	22,980	52,860
Capital	<u>3,000a</u>	<u>3,000</u>	<u>4,500</u>
TOTAL	\$299,400	\$156,520	\$299,400
		ESTIMATED DEFICIT	\$21,000

- a. both figures include previously approved over-expenditures of \$3,000 for pool control.
- b. this \$4,500 includes the additional \$1,500 emergent grout repair in the pool plus the \$3,000 for pool control.

CS-3.381

DATE: October 3, 1991

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: G.H. DAWE MANAGEMENT BOARD:
PROJECTED DEFICIT IN ARENA AND POOL FOR 1991
Your memo dated October 2, 1991 refers.

1. The G.H. Dawe Management Board is projecting a \$26,000 combined deficit in the operation of the pool and arena within the G.H. Dawe Community Centre. The projected deficits in both facilities are a result of reduced revenues and not increased expenditures. However, the net result is an overexpenditure as outlined the following table.

**G.H. DAWE COMMUNITY CENTRE
POOL AND ARENA OPERATIONS (1991)**

	BUDGET (\$)	PROJECTED (\$)	SURPLUS/ (DEFICIT)
■ Pool - revenue ¹	299,400	278,400	(21,000)
- expenditure	299,400	299,400	-
■ Arena - revenue ²	153,770	138,300	(15,470)
- expenditure	153,770	143,300	10,470
ESTIMATED DEFICIT			(26,000)

¹ Revenue for the pool includes a grant of \$113,400 from the City.

² Revenue for the arena includes a grant of \$61,570 from the City.

The G.H. Dawe administration estimates that the reduction in revenues is as a result of the following:

- A drop in admissions after a substantial increase in user fees in 1991 as well as the impact of the G.S.T. The net result has been reduced pass sales and 900 fewer swimmers per month.

City Council
Page 2
October 3, 1991
File No. CS-3.381

- Competition from new attractions such as the spa at the Recreation Centre pool.
 - The demographics of north Red Deer including lower family income and limited growth.
 - The cancellation of bookings in the arena.
2. The projected deficit was considered by the G.H. Dawe Management Board at its meeting on September 25 when the following resolution was adopted:
- "That the question of the over-expenditures related to the pool and arena be referred to the Council of the City of Red Deer".
3. I have reviewed the reports by the Centre Director together with the Board's resolution and my comments are as follows:
- The G.H. Dawe Community Centre is operated in terms of an agreement between the City and the Red Deer Public and Separate School Districts. The management of the centre falls under the jurisdiction of the G.H. Dawe Management Board which is comprised of representatives of City Council and both school boards.
 - City funding for the operation of the G.H. Dawe Community Centre is outlined in an operating agreement which was approved by City Council on May 27, 1991. This operating agreement identifies specific City grants for the operation of the pool and the arena. It is also clear that the City is fully responsible for any deficits which these facilities may incur.
 - I concur with the comments of the Dawe Centre Director regarding the reasons for the deficit. Although I support the "user pay principle", it is my view that a number of our user fees have reached an "optimum pricing point". Following recommendations from the Recreation & Culture Manager, annual swim passes were increased an average of 30% in May 1991. It is my view that the decreased use and reduced revenues are a direct result of this increase. It should be noted, however, that the cost of swim passes in Red Deer is still low compared with many other communities.

City Council
Page 3
October 3, 1991
File No. CS-3.381

- The Parks and Recreation Department in Edmonton is experiencing similar difficulties as a result of increased user fees, and revenues for 1991 are \$400,000 lower than anticipated. The usage of swimming pools is down 3% as a result of an increase of .45¢ in admissions. In addition, attendance at the Valley Zoo has declined 13% since the introduction of a \$1.25 increase in the price of admission.
- It is very difficult to adjust the operational budgets for pools and arenas. Facility costs are increasing and staffing levels for lifeguards and supervisors follow accepted standards. Consequently, the draft 1992 budget for the G.H. Dawe Community Centre includes an additional five week shutdown of the pool during a period of low usage. However, the projected deficit for 1991 could only be reduced by an immediate closure of the pool for the balance of the year. I believe that a drastic step of this nature would be counter-productive.

4. RECOMMENDATIONS:

I support the comments of the Dawe Centre Director and recommend that City Council:

- approve an over-expenditure of \$26,000 in the 1991 budget for the operation of the pool and arena in the G.H. Dawe Community Centre.
- direct the G.H. Dawe Management Board and administration to prepare the 1992 budget based on a 0% increase and adjust service levels accordingly.



CRAIG CURTIS

:kl

- c. Lowell Hodgson, Recreation & Culture Manager
Lorne Goddard, Chairman, G.H. Dawe Management Board
Kent Hendricks, G.H. Dawe Director
Al Wilcock, Director of Financial Services

FILE: c:\data\alan\memos\dawearen.def

DATE: October 4, 1991
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: G. H. DAWE - POOL/ARENA DEFICIT

I concur with the recommendations of the Director of Community Services.



A. Wilcock, B. Comm., C.A.
Director of Financial Services

AW/mrk

Commissioners' Comments

Regrettably, we would concur with the recommendation.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: October 16, 1991
TO: G.H. Dawe Management Board
FROM: Acting City Clerk
RE: PROJECTED DEFICIT IN ARENA AND POOL FOR 1991

At the meeting of the Council of The City of Red Deer on October 15, 1991, consideration was given to your report dated September 27, 1991 concerning the above topic and at which meeting the following motion was passed.


"RESOLVED that Council of The City of Red Deer, having considered correspondence from the G.H. Dawe Management Board dated September 27, 1991 re: Projected Deficit in Arena and Pool for 1991, hereby agrees as follows:

1. That an over-expenditure of \$26,000 in the 1991 budget for the operation of the pool and arena in the G.H. Dawe Community Centre be approved;
2. That the G.H. Dawe Management Board and administration be directed to prepare the 1992 budget based on a 0% increase and that service levels be adjusted accordingly;

and as presented to Council October 15, 1991."

The decision of Council in this instance is submitted for your information.

Trusting you will find this satisfactory.


KELLY KLOSS
Acting City Clerk

KK/jt

c.c. Dawe Centre Director
Director of Financial Services
Director of Community Services
Recreation & Culture Manager

NOTICES OF MOTIONNO. 1

DATE: October 1, 1991
TO: City Council
FROM: Acting City Clerk
RE: NOTICE OF MOTION - ALDERMAN CAMPBELL

Following is a Notice of Motion as submitted by Alderman Campbell for Council's consideration.

"WHEREAS in order to have sufficient time to consider all matters relevant to the City budget for 1992;

AND WHEREAS it was suggested at last year's budget meetings that financial matters be brought before Council earlier for consideration;

THEREFORE BE IT RESOLVED that department budgets be brought before Council commencing in October 1991."



Kelly Kloss
Acting City Clerk

KK/jt

Notice & Motion

Sept 30 1991

In order to have sufficient time
to consider all matters relevant to
the city budget for 1992

& whereas it was suggested at
last years budget ~~consideration~~ meeting
that financial matters be brought
before Council earlier for consideration

therefore be it resolved that department
budgets be brought before Council
commencing in October 1991

A handwritten signature in dark ink, appearing to be 'W. [unclear]', written in a cursive style.

RED DEER COLLEGE



Box 5005
Red Deer, Alberta T4N 5H5
Telephone (403) 342-3300

BOARD OF GOVERNORS

September 24, 1991

*Submitted To Council
Oct 15, 1991*

His Worship Mayor McGhee
Mayor of the City of Red Deer
4918 - 48 Avenue
Red Deer, Alberta
T4N 3T4

Dear Mayor McGhee:

On behalf of the Board of Governors of Red Deer College, I am taking this opportunity to contact Your Worship regarding the City of Red Deer and Board of Governors annual dinner meeting. We met previously on Wednesday, March 6, 1991 at Red Deer College and discussed those issues which are of concern to both the City and the Board of Governors, i.e., Degree Granting Status for Red Deer College, the Red Deer College Arts Centre, Transit System.

I am enquiring whether it would be appropriate to organize another joint meeting within the next few months. As the Board of Governors hosted the last dinner meeting at Red Deer College, it is now the City's choice of date and location.

I await your response.

Thank you.

Sincerely,

Mr. Paul Meyette
Chairman, Board of Governors

cc: Mr. Mike Day, City Commissioner
Board of Governors

mak




DATE: October 17, 1991
TO: Mayor McGhee
FROM: Acting City Clerk
RE: MEETING WITH RED DEER COLLEGE BOARD OF GOVERNORS

At the Committee of the Whole meeting of October 15, 1991, Council agreed that a meeting be held between the Red Deer College Board of Governors and City Council in the month of March 1992, with the City hosting this meeting.

As you indicated at the Committee of the Whole meeting, you will be contacting the College to set up an appropriate date, following which you will advise Council of same.

This is submitted as a reminder only.



KELLY KLOSS
Acting City Clerk

KK/jt

c.c. City Commissioner

RED DEER COLLEGE

Box 5005
Red Deer, Alberta T4N 5H5
Telephone (403) 342-3300

BOARD OF GOVERNORS

September 24, 1991

His Worship Mayor McGhee
Mayor of the City of Red Deer
4918 - 48 Avenue
Red Deer, Alberta
T4N 3T4

Dear Mayor McGhee:

On behalf of the Board of Governors of Red Deer College, I am taking this opportunity to contact Your Worship regarding the City of Red Deer and Board of Governors annual dinner meeting. We met previously on Wednesday, March 6, 1991 at Red Deer College and discussed those issues which are of concern to both the City and the Board of Governors, i.e., Degree Granting Status for Red Deer College, the Red Deer College Arts Centre, Transit System.

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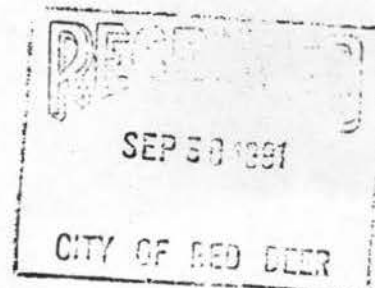
Thank you.

Sincerely,



Mr. Paul Meyette
Chairman, Board of Governors

cc: Mr. Mike Day, City Commissioner
Board of Governors
mak



February 4, 1981.

TO: City Assessor

FROM: City Clerk


RE: Delinquent Land Sale Agreements

At the meeting of Council, February 2, 1981, the following resolution was passed in respect of your report of January 26, concerning the above topic.

"RESOLVED that Council of the City of Red Deer having considered report dated January 26th, 1981 from the City Assessor re: Land Sale Agreements, hereby authorize the City Commissioners to approve or disapprove requests pertaining to the following items subject to the penalty resolution passed by Council September 26th, 1977, and further provided that the Commissioners decision may be appealed to City Council:

- (1) Assignment of agreements
- (2) Addition and/or deletion of names of purchasers
- (3) Extension of option dates subject to 1% of total purchase price penalty
- (4) Extension of commencement of construction dates for these agreements that are in default of starting on time subject to 1% of total purchase price penalty."

We trust the action taken by Council in this instance will be acceptable to you.


R. Stollings
City Clerk

RS/ds

c.c. City Commissioner
City Treasurer
Econ. Dev. Dir.