

File

A G E N D A

For the meeting of Council to be held in the Council Chambers
on Monday, February 11, 1957 at 7:30 p.m.

1. Present:

Confirmation of the minutes of the meeting held February 4, 1957.

2. Unfinished Business:

- 1. By-law No. 1341 (B) - Amendment to Zoning By-law.
- 2. Petition against rezoning of Lot 6, Block 8, Plan 8148 E.T.

3. Correspondence:

- 1. Alta. Municipal Financing Corporation re: Regulations on application for loans
- 2. Sorensen Bus Lines re: Subsidy, - City Bus Service
- 3. C.H. Snell re: Blk. 19, Plan 7604S & F.M. Dietz
- 4. Sillton Developments re: Riverside Subdivision

4. By-Law:

- 1. No. 1901 - Land Sales

<u>Name</u>	<u>Lot</u>	<u>Blk.</u>	<u>Plan</u>	<u>Pur. Price</u>	<u>Min. Floor Area</u>
C.T. Dalwood	3	22	1919 KS	639.00	1100 sq ft.
Lenard Bauer	1	6	5879 HW	750.00	Min. Value: \$10,000.00

5. Aldermen's New Business:

6. Reports:

- 1. City Engineer (verbal) re Freeze Ups on Service Connections.
- 2. Re: Snow Removal from City Streets.
- 3. Re: Water Service Shut-off Valves. *(See Commissioners Reports)*
- 4. Parks Department Annual Report. *" " "*
- 5. R.C.M.P. Monthly Report
- 6. Monthly report on Voluntary Traffic Violations
- 7. Re: Barlow Development Co. Ltd.
- 8. Re: Fourth University Short Course in Executive Development.
- 9. Re: Composers, Authors & Publishers Assoc. of Can. Ltd.
- 10. Re: Proposed Alberta Government Telephone Building.
- 11. Re: Tenders on City's Tire and Tube Repairs.
- 12. Fire Department Monthly Report.
- 13. Re: Changes in Light Rates.
- 14. Parking Meter Collections
- 15. Summary of Activities - Recreation Com. Jan., 1957
- 16. Minutes of R.D.D.P.C. - Jan. 21, 1957

7. New Business:

- 1. Payment of Accounts

BY-LAW NO. 1341 (B)

A by-law to amend by-law No. 1341 of the City of Red Deer, being the zoning By-law of the City of Red Deer.

WHEREAS it is deemed expedient and advisable to rezone Lot 6, Block 8, Plan 8148 E.T. situated on the South East corner of 43 Avenue and 39 Street from Semi Rural Residential District to a Local Commercial District.

AND WHEREAS the Council of the City of Red Deer duly gave notice of its intention to pass a by-law to rezone Lot 6, Block 8, Plan 8148 E.T. in the N.E. $\frac{1}{4}$ 9-38-27-4, situated on the South East corner of 43 Avenue and 39 Street from Semi Rural Residential District to a Local Commercial District which notice is as follows:

THE CITY OF RED DEER

NOTICE

Notice is hereby given that the Municipal Council of the City of Red Deer intends to pass a by-law to provide for the rezoning of the following property:

W/E "Lot 6, Block 8, Plan 8148 E.T. Situated on the South East Corner of 43 Avenue and 39 Street from a Semi Rural Residential District to a Local Commercial District".

22 AND NOTICE IS FURTHER GIVEN that a meeting of the Council of the City of Red Deer will be held in the Council Chambers of the City of Red Deer on the 11th day of February, 1957 at the hour of 7:30 p.m. when all persons registered or assessed as the owners of the lands abutting upon the portion of the land proposed to be rezoned and petitions to be heard will have an opportunity of being heard by himself or his agent in relation to the proposed by-law.

Dated this 13th day of December, A.D. 1956.

27 *Sub*
J. A. Beveridge,
City Commissioner.

AND WHEREAS the said notice was published in two weekly issues of the "Red Deer Advocate", a newspaper published in the City of Red Deer on the 13th day of December and the 20th day of December, A.D. 1956. *27th*

Sub *5d* *7 March*
NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER DULY ASSEMBLED ENACTS AS FOLLOWS:

THE rezoning of the aforementioned area from Semi Rural Residential to Local Commercial District is hereby authorized.

READ A FIRST TIME AND PASSED PROVISIONALLY IN COUNCIL this 10th day of December, A.D. 1956. *1957*

READ A SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this _____ day of _____ A.D. 1956.

Mayor

City Clerk

WHEREAS it has been decided by City Council to rezone all of Lot 6, Block 8, Plan 8148 E.T., Red Deer, to commercial property in order to comply with a resolution purportedly made in 1949 by a previous council, which resolution for some reason was not acted upon; and

AND WHEREAS due to the property never having been previously advertised for rezoning thus not permitting objections at that time;

AND WHEREAS if the property had been advertised for rezoning at that time the rate payers would have protested the rezoning of the E $\frac{1}{2}$ of the said lot;

AND WHEREAS such objections would possibly have resulted in the E $\frac{1}{2}$ remaining as residential property;

AND WHEREAS we do not consider the E $\frac{1}{2}$ of Lot 6 is necessary to the operation of a store and coffee shop on the W $\frac{1}{2}$ of Lot 6 as a commercial property but would only subject the City to pressure for additional commercial buildings in the area;

AND WHEREAS no additional commercial development is desired by residents on the proposed site;

AND WHEREAS this area has been developed into a residential district and where the residents have invested their life savings;

AND WHEREAS any further commercial development will have a tendency to depreciate values in the immediate area;

AND WHEREAS such depreciation in values would greatly harm those residents who have invested their life savings in homes in the area;

AND WHEREAS only one party would benefit by the result of such rezoning where many would suffer financial loss;

AND WHEREAS there is another commercial area laid out within a distance of six blocks;

AND WHEREAS it has never been recommended by the Town Planning Commission that this area be permitted to develop further as a commercial area;

AND WHEREAS the Town Planning Commission have recommended further commercial development be in the area laid out six blocks to the south or in an area two or three blocks east;

AND WHEREAS additional commercial development will be an added hazard to school children attending Grandview and Eastview Schools;

AND WHEREAS in the original instance the ratepayers only agreed to a neighborhood store and coffee shop in the area.

AND WHEREAS zoning of all Block 6 to commercial property will subject the area to further commercial development not in accordance with the original agreement;

AND WHEREAS we will not object to the west half of the said lot being zoned for commercial purposes in order to permit the Hi-Land Store to continue operation in accordance with the original intention;

IT IS THEREFORE RESOLVED that the City Council be petitioned to sustain our objections and decline the proposed by-law covering all of Lot 6 and substitute therefore a by-law covering only the W $\frac{1}{2}$ of the said lot.

DATED at the City of Red Deer in the Province of Alberta this 7th day of February, 1957

3741 - 43 Ave.	L.D. Hirsche
3722 - 43 Ave.	C.A. Head
3744 - 43 Ave.	A.R. Hilman
3742 - 43 Ave.	G. Heemeryck
3746 - 43 Ave.	R. Simpson
3750 - 43 Ave.	K. Smethurst
4130 - 39 St.	J.A. Blades
4130 - 39 St.	J.H. Blades

3747 - 43 Ave. D. Baptie
R.A. Baptie
3743 - 43 Ave. D. Baptie
R.A. Baptie
4118 - 39 St. E.W. Brown
4114 - 39 St. Jack Quartel
3730 - 43 Ave. R.F. McGregor

NOTE: The above petition is open for discussion between the 2nd and 3rd reading of the rezoning by-law.
COMMISSIONERS.

February 1, 1957

Dear Sir:

Re: Alberta Municipal Financing Corporation

At a recent meeting of the Directors of the above Corporation, regulations covering the applications for loans were agreed to and I am attaching a copy for your information.

It is the intention to deal with applications at three meetings of the Board. Applications for loans received by May 1st, 1957, will be dealt with on May 15th. Applications received after May 1st and prior to August 1st, will be dealt with on August 15th. Applications received after August 1st and prior to November 1st will be dealt with on November 15th.

By-laws of the Municipalities should provide for an interest rate not in excess of 6%. The rate of interest shall be set from time to time in accordance with the cost of borrowing money to the Corporation. It is anticipated that the rate will be approximately 5%.

You will note that there is no variation in the rate of interest in the term of the loan. The same rate of interest being applicable to all loans.

Yours truly,

(K.J. Hawkins)
General Manager - Alberta Municipal
Financing Corporation.

NOTE:

For Information of Council.

COMMISSIONERS

The Alberta Municipal Financing CorporationRegulations Respecting Loans

1. Application forms may be obtained at the office of the Alberta Municipal Financing Corporation, 204 Legislative Buildings, Edmonton.
2. Applications for Loans shall be made in duplicate (one copy for your files) with the following documents attached:
 - (a) Copy of the last audited financial statement.
 - (b) Certified copy of the By-law showing date of third reading.
 - (c) Copy of the Order of the Board of Public Utility Commissioners approving the borrowing.
 - (d) Detailed financial estimates of cost of project as certified by Architects or Engineers, if applicable.
 - (e) If a vote is not required, a certificate to that effect by the Board of Public Utility Commissioners.
3. A separate application is required for each project.
4. The term of years for loans for various types of Municipal Capital Expenditures shall be as follows:

<u>Capital Expenditure</u>	<u>Term of Loan</u>
For purchase of land	Maximum 25 years
For purchase or construction of municipal buildings	" 25 "
For purchase or construction of any public utility	" 25 "
For Construction of:	
Bridges	" 25 "
Curbs, gutters and sidewalks	" 20 "
Culverts	" 10 "
For hard surfacing roads, streets, lanes	" 20 "
For gravelling roads, streets, lanes	" 5 "
For grading roads, streets, lanes	" 5 "
For purchasing road equipment	" 5 "
For purchasing fire-fighting equipment ..	" 10 "
For any other purpose approved by the Directors as an essential capital expenditure	To be arranged.

5. The rate of interest shall be set from time to time in accordance with the cost of borrowing money to the Corporation, plus operating costs.
6. The debentures shall contain coupons providing for the annual payment of principle and interest and shall be prepared by the Alberta Municipal Financing Corporation.
7. Without penalty therefor, a Municipality may repay a loan made under this Act in full at any time prior to the maturity date of the loan, provided, however, that in the event of prepayment, the originally contracted rate of interest will apply to the date of prepayment.
8. The Municipality borrows from the fund pursuant to a Money By-law and all the provisions of the Statute under which the Municipality operates will apply to the By-law and borrowing.
9. The amount of the loan applied for and the authorizing by-law should be in even hundreds of dollars.
10. By-laws should be drawn to provide for interest rates not exceeding 6% per annum.

LETTER NO. 2

February 6, 1957

Mr. E. Newman
City Commissioner
Red Deer, Alberta

Dear Sir:

Re your phone call re the subsidy of \$400.00, we had taken it for granted that it was for the seven months of 1957. There is no possibility of operating City Service without the subsidy of at least \$2,800.00, but until we get a years operation behind us we will not be sure that we can operate successfully on even that amount.

However, we now have operated long enough to know that the City Service should have City type buses with rear exit doors to speed discharge of passengers, to carry standers on the one or two schedules that are heavy and one that can withstand the stop and start of City type work.

To purchase two new General Motors 31 passenger City type buses fitted with extra heaters and storm windows necessary in our winters, will cost \$28,000.00. We are now informed that in order to get delivery of new equipment in 1957 we must place a Firm Order by February 15th, as they will only make one run of these buses in June and July of this year. Before signing an order for an outlay of \$28,000.00 however, we would want a definite commitment from the City Council that they will subsidize this operation to the extent of at least \$2,800.00 yearly for a five year period.

We cannot see our way to continue the evening trips around the City and propose to discontinue them the end of March or so. We have operated a hourly service to North Red Deer, Michener Hill and Mountview for over sixty days with an average trip of less than three persons, so this service is evidently not required.

We feel that with City type buses operating an hourly schedule (day-time only) that we can give service (not the best) but a good service to the majority of the people of Red Deer. If the Council will back us up with a five year guarantee of the subsidy we will place an order this week for the new equipment necessary. We did not know until a few days ago that the order deadline was so close. We have made two trips to Toronto to look at used equipment suitable for small City work but prefer to buy the new equipment over anything we have been able to find in used equipment. We would appreciate it, if you will place this matter before Council at their next meeting and advise us of their decision.

Yours very truly,

Sorensen Bus Lines Limited

per Gordon Sorensen

P.S. We do not have an accurate count of passengers monthly but from our revenue we estimate that we handled 10,160 passenger in September and 26,991 in January. This will give the Council some idea of the difference in winter and summer operations. With new schools being built in West Park and North Red Deer, it should lessen some of the peak loads, and save the neccessity of extra buses for one school trip that doesn't even pay the driver with the revenue from it. We have to use five buses on the City on real cold days.

Gordon.

NOTE:

Would recommend we agree to the above request, as our City grows in the next five years we could be found with a request for an even larger subsidy.

COMMISSIONERS.

LETTER NO. 3

February 2, 1957

Mr. Ernest Newman
City Commissioner
City Office
Red Deer, Alberta

Dear Sir:

Re: Block 19, Plan 7604S and Frank M. Dietz

We have discussed the matter of closing Riverview Avenue adjoining the above Block with the Red Deer District Planning Commission and they advise that the City Authorities should arrive at some agreement with Mr. Dietz.

We have been over the ground with Mr. Dietz and the small sketch enclosed herewith shows the arrangement which he suggests.

He is expecting to obtain title to the portion shown in dotted lines.

We may remark that owing to the number of surveys that have been made at different times for widening the old highway the matter is rather involved.

We feel that a replotting scheme as shown on the large prints enclosed would be the best way to handle it.

If it is decided to deal with the problem that way we will prepare the necessary resolutions for the City Council.

Any further information we can give is available to you at any time.

Yours very truly,

"C.H. Snell"

NOTE:

Mr. Dietz has indicated that he is satisfied with the proposed plan and feels he should receive title to same without any overall increase in his taxes.

This of course cannot be granted. We therefore recommend that we approve the new plan and retain the title.

We would also recommend that some fast growing trees be planted in the park area.

COMMISSIONERS

LETTER NO. 4

February 4, 1957

Mr. E. Newman
City Commissioner
City of Red Deer

Dear Sir:

Re: Riverside Sub&ivision

With reference to our discussion on Friday, 1st February, 1957, on the above subject, we request you to submit this letter to your City Council for their consideration.

Since entering an agreement with the City to purchase this land, last June, we have not been able to sell any lots. This situation has arisen due to the extreme difficulty in obtaining N.H.A Mortgage money, and from investigation we have been making, we feel certain that the situation will not improve in 1957.

Last summer, we made arrangements for a very good builder to make a start with 25 homes, and at that time, it looked very encouraging. However, the application was turned down by Head Office of the bank concerned. Following this, our agent in Red Deer proceeded to line up purchasers and several individual application for loans were made to the local banks. Again, we were unsuccessful and, as you can appreciate, this is not the best way to handle a project of 75 homes. However, we were prepared to try it in an effort to get the development moving.

During the past few months, we have kept in constant touch with the banks and mortgage companies, hoping that we could get some builders' loans for this year. To date, we have not had any prospects and builders are not prepared to purchase lots until they are certain of obtaining the necessary funds. While we feel that there is a need and a demand for new homes in Red Deer, the indication is that new residential construction will be very limited in 1957.

The result is that we find ourselves investing in a project from which we can see no return for at least another year, - and that would be dependant on the availability of mortgage money in 1958. Frankly, we do not want to invest more money in a project from which we cannot anticipate some return within a reasonable time.

The following is an outline of our expenditure and commitments to date.

(a) Land, paid to City	\$5,700.00
(b) Survey and Registration Fees	2,191.00
(c) Soil Testing	193.92
(d) Sign Board	300.00
Payments to date	<u>\$8,384.92</u>

Commitments before we can expect any returns.

(a) Land Payments due to City by 1st July, 1957	\$13,300.00
(b) Fees for Design of Services which has already been done - approximately	<u>2,500.00</u>
	<u>\$15,800.00</u>

In view of the situation which has arisen, through credit restriction, we regret that we must ask the Council to revise our agreement, in order that all future payments, completion dates, ect. be delayed for one (1) year, and that all dates and conditions be again reviewed in 1958, in the light of the availability of mortgage money at that time.

We thank you for your cooperation and consideration in the past, and trust this meets with your approval.

Yours very truly,

SILLTON DEVELOPMENTS LTD.

"J. McCracken"
Manager

NOTE:

Do not recommend their request to revise the agreement as out lined by them.

In view of the loan situation, it is hardly likely any other company will agree to such a deal as this, and as there will be no shortage of residential lots for private individuals and builders when the Card property is serviced.

We would therefore recommend that we insist on the payments for the land as per original agreement, and postpone the balance of the agreement for 1 year.

COMMISSIONERS

REPORTS:

To City Commissioner

From: City Engineer

Re: Snow Removal from City Streets

In future snow removal crews will be instructed to start clearing operations the day following a snowfall providing the snow fell before noon. If a snow fall occurs after twelve noon clearing operations will not start until the second day. This policy allows sufficient time for sidewalks to be cleaned before clearing operations being. We hope this will mean that snow from sidewalks wont be pushed onto clean streets.

Perhaps this policy should be advertised.

Nelson Deck

NOTE:

Recommend above policy.

COMMISSIONER

ROYAL CANADIAN MOUNTED POLICE

Date: 1st February 57

To: City Commissioner
City of Red Deer
Red Deer, Alberta

Monthly report covering Policing of THE CITY OF RED DEER
for the month of January 1957

1. Members on Duty Suff. members on duty to comply with policing contract.

2. Disposition of Cases Under Municipal By-laws:

	Court Convictions	Voluntary Penalties	Warnings	Dismissed	With- Drawn
Traffic, excluding Parking:	1	-	24	-	--
Parking:	1	1292	105	-	2
Other By-laws:	-	-	-	-	-

3. Complaints Received 105 4. Complaints investigated 105

5. Unlighted Street Lamps 2 6. Fires Attended 2

7. Business Places Unlocked Nil 8. Recoverable Expenses Nil

9. Number of Liquor Cases 2 10. Liquor Situation Under control

11. Articles lost 5 12. Articles found 10

13. Bicycles Stolen Nil 14. **Bicycles** Recovered Nil

15. Prisoners' Expenses and Mtce. (Meals) Meals (\$22.75) Guards (\$112.00)

16. Fines Imposed Under Municipal By-laws \$30.00

17. Revenue Collected in Municipal Cases Payable to:

	Municipality	Province	Federal Government
Fines:	<u>\$82.50</u>	<u>\$42.50</u>	<u>-</u>
Costs:	<u>-</u>	<u>\$20.00</u>	<u>\$19.00</u>

18. Mileage on Municipal Duties:

R.C.M.P. Transport	Municipal Transport	Hired Transport
<u>3929</u>	<u>Nil</u>	<u>Nil</u>

19. Number of Cases where Assistance Rendered to Municipality and no Report Submitted 2

20. Remarks: Contact maintained with City Officials. No Juvenile crime of serious trends encountered. One violent death resulting in a charge of manslaughter being laid. Traffic fairly heavy during month. Court cases shown withdrawn were meter violations where defendant could not be located and Vol. penalty paid before charges being preferred. Vol. Penalty Tickets issued were 1292 of which 105 were warnings.
Escort during month - 5 prisoners to Edmonton, Alta.

If additional information is desired it will be supplied upon request.

City of Red Deer Prosecutions (By-law) forms forwarded direct with original of this form to the City Commissioner.

(F.W. TREHEARNE) Cst.
Red Deer City Detail

Tickets Issued	1400	
No. of Second Notices	93	
No. up for Prosecution	38	
Amount of Tickets Paid	\$913.00	
No. Waiting for Address of Second Notice	52	

Re: Barlow Development Co. Ltd.

For Information of Council:

Mr. Barlow agreed to our request for 5% of the monies held by Prudential Trust in connection with the above mentioned agreement.

The sum held by Prudential was \$19,470.50 including interest, and we have received a cheque in the amount of \$973.53 from Barlow Development and authorized Prudential Trust to release the monies to Barlow.

Commissioners

The Fourth University Short Course in Executive Development to be held at the Banff School of Fine Arts, March 18th to 30th, 1957.

I would recommend that we send Commissioner Newman to same.

J. McAfee

Re: Composers, Authors and Publishers
Association of Canada Ltd.

It is felt that the above organization should be brought to Council's attention.

Up to 1953 we played recordings at public sporting events without any charge. The abovenamed stepped in and have billed us on a percentage basis of receipts and performances since 1953.

The charge has been on an average approximately \$40.00 - \$45.00 per year.

COMMISSIONERS

To: City Commissioners
From: City Engineer

Re: Proposed Alta. Gov't. Telephones Building

The Albert Government Telephone people have proposed to build a three storey building in Red Deer. The ultimate height of the building would be six stories.

The present zoning by-law allows a maximum of five stories and a maximum height of 55.

I would recommend that the present zoning by-law be changed.

Nelson Deck

By-law 1341, Section 8 (2) The height of building should not exceed 55' nor five stories ---

February 7, 1957

Commissioners
City of Red Deer
Red Deer, Alberta

Gentlemen:

In response to our invitation to tender on the City's tire, tube and repair requirements, three tenders were received. Repair requirements were included in the tender this year covering such items as vulcanizing and spot repair.

Vendors submitting tenders in accordance with our specifications were:

Red Deer Motors, Kerr Tire Service and Rio Vista Garage.

The discounts offered by these firms are as follows:

Red Deer Motors - 5% and 2% off dealer net billing list.

Kerr Tire Service - 20%, 7½% and 2% on tires and 27½%, 7½% and 2% on tubes off suggested list price.

Rio Vista Garage - 20% off suggested list price.

Condensed for your convenience are the net prices on tires and tubes most commonly used by City vehicles.

<u>Tire Size</u>	<u>Kerr Tire</u>		<u>Rio Vista</u>		<u>Red Deer Motors</u>	
	<u>Tire</u>	<u>Tube</u>	<u>Tire</u>	<u>Tube</u>	<u>Tire</u>	<u>Tube</u>
6.00 x 16-6 ply Auto Smooth	23.64	2.56	26.08	3.16	23.15	2.42
6.00 x 16-6 ply Auto Traction	24.83	2.56	27.40	3.16	24.33	2.42
8.25 x 20-10 ply Smooth	99.32	8.01	109.56	9.84	94.35	7.61
8.25 x 20-10 ply Traction	102.25	8.01	112.84	9.84	97.14	7.61
9.00 x 20-12 ply Traction	150.67	9.15	165.80	11.16	142.82	8.70
13.00 x 24 12 ply grader	258.79	14.34	255.48	15.88	245.84	12.70

Upon summing up the above it is found that Red Deer Motors are approximately 5% lower than the next bidder Kerr Tire Service.

During the past year, we commenced having our repairs done at Red Deer Motors but found that the service in some instances left something to be expected. In one case the wheel on a vehicle were damaged during the mounting of tires. This fault was readily corrected by Red Deer Motors but a certain amount of inconvenience was carried to the City through this damage. Subsequently our repairs were let to Clarke Tire Service and Kerr Tire Service.

During the past few months Red Deer Motors have set up a proper tire shop and we believe their service should be greatly improved.

In respect of the bids on repairs, Red Deer Motors offered 25% on vulcanizing and spot repairs and 20% on recapping off their own price list. Rio Vista offered 20% on all repairs off the Red Deer Motors price list. Kerr Tire Service offers a 20% discount on all repairs and recapping but neglected to include a price list. From previous experience we find their list prices similar to Red Deer Motors.

After reviewing the foregoing, I would recommend we procure our tire requirements and repairs from Red Deer Motors.

Yours truly,

"A.S. Krause"
Purchasing Agent

February 7, 1957

His Worship the Mayor
and City Council
City of Red Deer
Red Deer, Alberta

Gentlemen:

I wish to report that during the month of January the Fire Department answered four (4) alarms; two urban and two city.

Summary of these calls are as follows:

January 7th 8:46 p.m.: Alarm in from 4310 - 52 Ave., Red Deer Cement Products. Engines No. 3 and 5, Ladder No. 4 and Truck No. 2 responded. On arrival fire had gained considerable headway along the roof and up in the Cupola. Fire had started in work shop along east wall, followed up the wall, along the roof to the Cupola opening. Two lines of 2½" and one line of 1½" hose were taken up unto the roof to combat flames in the Cupola and one line of 2½" and one line of 1½" were taken into the building to confine and extinguish fire within the building.

Water supply from the two hydrants which we used was adequate. Cause of fire was a trouble light which had been left burning on a work bench, quite possible near some combustible material. A total of 1600 feet of 2½ inch hose and 575 feet of 1½ inch hose were used.

Damage estimated at building - \$3,500.00 Contents - \$500.00. Total - \$4,000.00 Estimated total value of building and contents \$70,000.00.

January 17 - 3:44 p.m.: Call from out of town stating pumping station located five miles North and one mile West had caught fire and was threatening valuable pumping equipment. Permission to respond was first received from Commissioner Newman and the usual equipment for an out of town call was dispatched. Our equipment proved very ineffective with this type of fire due to the terrific amount of heat and our limited supply of water.

Station owned by Rangeland Pipeline which is a subsidiary of Hudson Bay Gas and Oil. Rangeland were billed \$140.00 and have paid.

January 18 - 2:30 p.m.: Alarm received stating a loaded Sturdie Propane truck was burning eight miles North-East of town. Permission to send one engine and three men was received from Mr. Newman and on arrival found truck fairly well gutted. Tires were all burning and one release valve had opened on one tank. Fog and chemical were used to combat flames and cooling had caused valve to close. Damage to vehicle was extensive. Sturdie Propane billed \$60.00, not paid to date.

January 19 - 10:18 p.m.: Alarm received from K. Spencer, 5825 - 43 Avenue one engine and three men responded. On arrival fire had been extinguished. Caused by a ½ pint can of glue which had been placed too close to an open flame and fumes ignited. Damage was nil.

The Department held its regular Tuesday evening practises with an average of 27 volunteers and all permanent men present. During the winter months class room instructions are given to all members in all phases of Fire fighting and salvage.

I received word from Fire Commissioner Bridges that my department once again won first place in the Annual Fire Prevention Competition for Class C for the Province of Alberta. This class includes Cities up to 25,000 population. Medicine Hat took second place. This is the seventh time this award has been won by the Department.

The new overhead doors were installed last week and they certainly are an improvement over the old ones. The operation of these seem very satisfactory and we also gained much needed extra floor space.

The Fire Inspector made 35 inspections of business establishments and issued six recommendations. Inspected one private dwelling on owners request submitted to him his recommendations. Assisted the Fire Chief with his Fire investigation at the Red Deer Cement Products and made a thorough investigation regarding the storage of Hydrogen Chloride. Full report on this is forthcoming.

A total of 29 wrong number calls were received on the Fire phone during the month of January.

Respectfully submitted

L.G. Zimmerman, Captain
for: Wm. Thomlison
Fire Chief

WT:sk

The City Commissioners
City of Red Deer

Gentlemen:

Over the past two years I have recommended the following changes in electric rates.

(a) That an additional charge should be made for revenue producing premises (domestic).

(b) That demand meters be placed on all Commercial services over a 5 KW capacity.

(c) That a special combination rate be inaugurated to encourage use of "heavy" domestic appliances (ranges, dryers, etc.).

It is with some reluctance I bring this up again but I believe the proposed changes would benefit both the City and customers over a period of time. Customers would benefit immediately due to a lowering of the rate, but in time the City would benefit due to increased sale of K.W. hours. I therefore think it would be advisable to inaugurate these changes at an early date and suggest the following changes:-

<u>Existing Rate</u>		<u>Suggested Rate</u>	
(a) <u>Domestic</u>		<u>Domestic Commercial</u>	
20 K.W. hrs.	2.20	20 K.W. hrs.	2.20
150 K.W. hrs.	3¢ each	150 K.W. hrs.	3¢ each
Over 170 K.W. hrs.	1½¢ each	Over 170	2¢ each
(b) <u>Commercial</u>		<u>Commercial</u>	
Service Charge - .50 per KVA		Service Charge - .50 per KVA	
installed capacity or \$1.00		installed capacity or .50 per	
per KVA of demand		KVA of demand if over 5 KVA	
(c) <u>Domestic</u>		<u>Combination Rate</u> - for single	
20 K.W. hrs.	2.20	occupancy dwellings having	
150 K.W. hrs.	3¢ each	an appliance load over 4 K.W.	
over 170	1½¢ each	(exclusive of lighting)	
		75 K.W. hrs.	4¢ each
		Balance	1½¢ each

(a) Extra charge for revenue houses. It was recommended that an extra charge of \$1.00 or \$1.50 per month be made where a house has a separate suite besides the main occupancy and both are on one meter. This was agreed to and bills sent out one month. Unfortunately the bills were sent out without sufficient preparation, on the basis of extra charges for garbage collection, which proved inaccurate and the whole business resulted in a storm of protest and the ultimate rescinding of the extra charge.

It is felt that this is a correct principle, that people with revenue houses should not be able to buy electricity cheaper than other domestic customers. Considerable discussion on the subject seemed to favour the idea of a new, higher rate for revenue premises and that before billing is done a letter be sent out to persons who we believe have suites, the letter to explain the reasons for the extra charge. Another controversial subject is "what constitutes a revenue premises". It is agreed that a self-contained suite would certainly be classed as such and perhaps at this time it would be better to consider this classification only. However, rooming houses are also revenue producers, similar to hotels and probably should be considered. The difficulty here is in specifying what constitutes a rooming house. Some people rent rooms only periodically and would certainly object to paying a higher rate continuously.

The ideal situation would be have all suites separately metered and a by-law is now in effect to provide separate wiring for new suites when ever installed. However, people will still not take on the extra meter as long as they can but electricity cheaper through one meter.

(b) Demand Meters. It is recommended that over a period of years demand meters be installed on all Commercial premises having a load of over 5 K.W. It is also recommended that the same charge be made for metered demand as for installed capacity.

Demand meters are becoming a necessity as the City grows, as it is a time consuming job to keep up to date on installed capacities. The installed capacity bases is really an unfair way of making a charge as it penalizes good customers who use a goodly number of K.W. hrs. and would normally have a low demand. On the other hand, the demand meter catches the increased loads as they come on the line and so a more equitable charge is maintained, that is the firm with the large demand pays a larger bill while the firm with a lot of equipment but with a low demand receives compensation in a lower power bill.

Demand meters are in general use throughout the Province, and wherever installed have proved to be money makers over a period of time. We are somewhat behind in this respect, as we have a very limited number of demand meters in use. I believe an expenditure for demand meters at this time would be well advised.

(c) Combination Rate. I have recommended a combination rate over the past few years due to the fact that we are paying for a large number of K.W. hrs. that we never use. Industrial use of these K.W. hrs. would be preferable but our domestic customers are more numerous and so the sale of electric ranges should be promoted to use these excess K.W. hrs. In the sale of electric ranges we have a strong competitor in the gas range, and these gas ranges are improving steadily and overcoming some of their disadvantages. It is therefore up to us in the electrical industry to make the electric range even more desirable and one way to do this is to make the rates competitive. I have heard the argument that if a person can afford an electric range they will buy one regardless of rates, but this was rather forcibly proved wrong in the Edmund Heights development. In this development the owners would have preferred electric ranges, but due to the rates were afraid of penalizing the tenants so gas ranges were installed. On the first section of this development we lost 76 potential customers and this principle was carried through into the second stage of development. In this one area we lost about 100 range users, who would have used about 20,000 K.W. hrs. monthly.

The other Cities in the Province have combination rates giving preference to heating loads, (cooking and water heating) and in some cases the preference is startling. In Calgary, for instance it would hardly pay a person not to have an electric range. In water heating it is more difficult to compete and so would recommend that no particular concession be made in this regard. Other Cities apparently regard this load in a similar manner, no particular concessions.

It is obvious that inauguration of a combination rate would result in lower revenue for a period, but it seems rather logical that this would be overcome in time due to increased sale of electric ranges. It is admitted that this is somewhat of a gamble, but it seems to me that if we are to increase our business, we must gamble at least a little, and this would appear a reasonable risk, particularly at this time when revenue is on the increase anyway, beyond expectations. A lowering of rates would be a tremendous boost to sale of all electric appliances at this time of the year.

(O.C. Mills)
Elec. Supt.

<u>Service No.</u>	<u>Name</u>	<u>Address</u>	<u>Gross Feb Bill</u>	<u>Less Garbage & Suites</u>	<u>No. of Suites</u>	<u>40 @ 11 300 @ 3¢ Bal. @ 2¢</u>	<u>40 @ 11¢ Bal. @ 3¢</u>	<u>No. of K.W.H.</u>
D5-198	R.G. Waltemath	5112-35 Street	\$15.90	\$ 8.90	1	\$ 8.90	\$ 8.90	190
D12-326	P.B. Jarvis	5020-58 Street	\$34.35	\$15.35	3	\$16.00	\$17.30	470
D13-190	Mrs. J. Whitehead	5906-57 Ave.	\$73.05	\$48.05	4	\$59.60	\$82.70	2650
D22-932	Mrs. J. Whitehead	4905-48 Street	\$39.75	\$20.75	3	\$23.20	\$28.10	830
D26-214	Mrs. J. Whitehead	4617-46 Street	\$34.58	\$21.58	2	\$24.30	\$29.75	885
D15-236	Mrs. O. Russell	5705-60 Ave.	\$19.95	\$12.95	1	\$12.95	\$12.95	325
D16-180	Mrs. A.P. Murray	4807-52 Street	\$27.38	\$14.38	2	\$14.70	\$15.35	405
D17-014	Mrs. E.M. Plummer	4811-53 Street	\$21.45	\$ 8.45	2	\$ 8.45	\$ 8.45	175
D18-040	J.L. Saxby	4729-54 Street	\$14.70	\$ 7.70	1	\$ 7.70	\$ 7.70	150
D18-102	Mrs. D.J. McKay	4926-54 Street	\$62.25	\$37.25	4	\$45.20	\$61.10	1930
D22-136	J.J. Goozee	4802-48 Street	\$16.35	\$ 9.35	1	\$ 9.35	\$ 9.35	205
D23-172	A.W. Goodacre	4904-45 Street	\$50.78	\$31.78	3	\$37.90	\$50.15	1565
D24-14	C.V. Thoen	4815-47 Street	\$13.20	\$ 6.20	1	\$ 6.20	\$ 6.20	100
D24-44	Amelia Lemke	4925-47 Street	\$19.65	\$12.65	1	\$12.65	\$12.65	315
D26-070	Mrs. J.M. Stevenson	4523-47 Street	\$21.15	\$14.15	1	\$14.40	\$14.90	390
D26-148	Gerald C. Wates	4640-47 Street	\$40.65	\$33.65	1	\$40.40	\$53.90	1690
D26-278	Miss M. Williams	4539-46 Street	\$14.40	\$ 7.40	1	\$ 7.40	\$ 7.40	140
D23-230	H. Goodacre	4910-46 Street	\$40.80	\$21.80	3	\$24.60	\$30.20	900
D17-114	Mrs. G. Kanngeisser	4832-53 Street	\$89.70	\$76.70	2	\$97.80	\$140.00	4560
D23-96	F.W. Horn	4827-44 Street	\$42.00	\$29.00	2	\$34.20	\$44.60	1380

NOTE: All Garbage charges included in Feb. rate.

No garbage charges have been included in these two new rates.

Submitted by:
ROY N. MCGREGOR

COMPARATIVE PARKING METER COLLECTIONS
FOR ONE WEEK OF NOVEMBER AND DECEMBER/56
AND JANUARY/57

LOCATION	Jan. 24/57 REVENUE PER		DEC. 19/56	NOV. 7/56	NO. OF METERS	TYPE OF PARKING
	to Jan. 30/57	METER JAN. 30/57				
1. Post Office Parking Lot	\$46.86	.46	\$121.53	\$66.36	101	1 to 5 hrs.
2. Gaetz Avenue - West Side 52nd Street to 53rd Street	2.28	.57	4.20	3.95	4	1 hour.
3. Gaetz Avenue - East Side 52nd Street to 53rd Street	5.96	.99	8.54	6.78	6	1 hour.
4. Gaetz Avenue - East Side 51st Street to 52nd Street	11.74	1.30	14.42	14.72	9	1 hour.
5. Gaetz Avenue - West Side 51st Street to 52nd Street	13.74	1.24	19.70	18.63	11	1 hour.
6. 51st Street - North Side 49th Avenue to Gaetz Avenue	16.27	.90	23.78	21.51	18	1 hour.
7. 51st Street - South Side 49th Avenue to Gaetz Avenue	11.35	.63	17.44	13.26	4 14	12 min. 1 hour.
8. Ross Street - North Side 48th Avenue to 49th Avenue	19.84	.52	23.46	22.66	38	2 hour.
9. Ross Street - South Side 48th Avenue to 49th Avenue	6.23	.24	12.31	13.30	26	2 hour.
10. Ross Street - North Side 49th Avenue to Gaetz Avenue	36.47	1.92	42.06	38.38	19	1 hour.
11. Ross Street - South Side 49th Avenue to Gaetz Avenue	27.02	1.42	37.16	36.24	19	1 hour.
12. Ross Street - North Side Gaetz Avenue to 51st Avenue	38.26	1.68	44.58	46.66	23	1 hour.
13. Ross Street - South Side Gaetz Avenue to 51st Avenue	33.32	1.67	38.60	40.35	20	1 hour.
14. 49th Avenue - East Side Ross Street to 49th street	4.46	.45	8.77	5.78	10	1 hour.
15. 49th Avenue - West Side Ross Street to 49th Street	5.11	.85	9.32	7.88	6	1 hour.
16. 49th Street - North Side 49th Avenue to Gaetz Avenue	13.97	1.07	21.07	18.82	13	1 hour.
17. 49th Street - South Side 49th Avenue to Gaetz Avenue	10.62	.71	20.94	15.92	15	1 hour.
18. 49th Street - North Side Gaetz Avenue to 51st Avenue	9.76	1.08	12.56	12.47	9	1 hour.
19. 49th Street - South Side Gaetz Avenue to 51st Avenue	15.82	1.32	20.78	20.81	12	1 hour.
20. 48th Street - North Side 49th Avenue to Gaetz Avenue	7.23	.45	17.86	11.08	16	1 hour.
21. 48th Street - South Side 49th Avenue to Gaetz Avenue	5.70	.41	13.31	8.00	14	1 hour.
22. Gaetz Avenue - East Side 48th Street to 49th Street	14.65	1.46	20.43	17.87	10	1 hour.

23. Gaetz Avenue - West Side					
48th Street to 49th Street	<u>9.39</u>	1.06	<u>14.01</u>	<u>11.74</u>	<u>6</u> <u>1 hour.</u>
	<u>\$366.05</u>		<u>\$566.83</u>	<u>\$473.17</u>	<u>423</u>

Parking Meter Collections for the month of January 1957 amounted to \$1,594.72 compared to \$593.09 for the same period in 1956.

You will note the second column shows Revenue per Meter - this figure is applicable to collection of January 24, 1957 to January 30th, 1957 only.

Respectfully Submitted,


ROY N. MCGREGOR

RNM:sk

SUMMARY OF ACTIVITIES - JANUARY 1957

Hockey and Skating:

Skating attendance to end of January shows total of 12747 as compared to 10374 at same time last year.

"Free skating" periods at Arena cancelled since opening of outdoor rinks and now used for minor hockey games. Twenty-two games played in Mite League to end of month, twenty-four in Pee Wee and nineteen in Bantam in spite of periods of cold weather. With an average of eleven players per team this indicates an aggregate of 1430 boys to date in these three leagues.

In Midget hockey "A" team is leading Central Alberta League with "B" team in third position. Juveniles are leading their section having won all games to date. Midget teams have played fifteen league games and Juveniles nine to end of January. An aggregate of 318 Red Deer boys in these games.

Bantam, Midget and Juvenile "All Star" teams have been selected and will be starting Provincial Playdowns the middle of February.

"Hockey Week" to be held February 4-11. Detailed report will be found in February Summary of Activities.

Monarchs topped schedule in Chinook League - winning thirteen and tying one in their schedule. Team is entered in Provincial "B" playdowns.

Indians still running fourth in Central Alberta Hockey League - has now narrowed down to fight between Red Deer and Olds for fourth, and last, playoff spot. Crowd average for home games is 1179 to end of January.

Temporary outdoor shack now in operation and will do nicely for remainder of this season. Additional dressing room space will certainly be required next winter.

Church League using outdoor rink twice weekly.

Commercial Hockey League finished schedule middle of January. Plan a four-team playoff for first part of February.

Broomball League completed 56 game schedule and has now added another 28 games. Schedule will be completed about the end of February.

Local speed skaters made excellent showing in Provincial Outdoor Meet in Edmonton on January 27. Two Provincial Titles returned to Red Deer. Unofficial statistics report Red Deer as having largest point-total of any Club attending the Meet. Provincial Indoor Meet will be held in Red Deer on Saturday March 2nd.

Figure skaters attending practices in large numbers - an average of 125 turning out each Saturday. Annual carnival to be held on March 9th, with assistance of Rotary Club.

Miscellaneous:

Ski officials report that hill is proving very popular and is filling a long required need for our City.

"Ladies Keep Fit" classes have been cancelled owing to illness of Instructor. It is problematical as to whether classes will be resumed this season.

Fencing classes have been discontinued owing to lack of interest - no doubt owing to lack of adequate facilities.

Arts and Craft operation continuing very successfully. Shop group now using space previously taken by Fencers.

Basketball Leagues having fair season although no game results have been received at this office.

Draft plans for recreation building are now being studied by Recreation Commission. Same are now to be presented to interested groups for their comments as to next steps to be taken.

Eight meetings held during the month.

Respectfully Submitted,

C. JARVIS MILLER
February 6/57.

ADDITIONAL AGENDA

February 11th, 1957

Feb. 11/57

Mr. N.J. Deck
City Engineer
City of Red Deer

Re: Freezeups, Underground Services

There were nine frozen services as of Feb. 1st, five of which were in North Red Deer. At 8:00 a.m. this morning we have a total of eleven. Below is a list of showing locations of frozen lines, with dates. None required digging.

Jan. 25	Wilson	-	5723 - 57 Ave.
	Rudolf	-	5708 - 57 Ave.
	McCullough Tools		5914 - 54 Ave.
	Music Center, Composite High		
	B.A. Oil	-	5035 - 47 St.
Jan. 27	Hoyer	-	4021 - 41 Ave.
	Green	-	5604 - 58 St.
Jan. 31	Van Meer	-	5506 - 58 St.
	Stolee	-	5035 - 45 Ave.
Feb. 4	Sandquist Const.		4914 - 52 St.
	Molzan	-	5616 - 56 St.

L.R. Taylor

NOTE:

Recommend that no action be taken at present. Close check will be kept on freeze-ups and if the situation worsens immediate action will be taken.

Nelson Deck.

RECREATION COMMISSION MEETING - City Hall - February 6, 1957.

Present: Mrs. Foster, H. Gilchrist, R.J. Seater, Miss A. Olsen, J. Douglas
P. Crawford, C. Campbell, F. Neilsen, D. Holmes, Mrs. W. B. Parsons,
Assistant Director D. Moore, Secretary C.J. Miller.

Mrs. Hancock, W. Martin, J. Kennedy, H. Bailes and Alderman J. McRobbie
were absent from the meeting.

Meeting opened at 8:05 P.M. with Mr. Seater presiding. Minutes of previous
meeting were approved as transcribed on motion of Crawford and Gilchrist.

Business out of Minutes:

(a) Building Committee Report. Mr. Crawford stated that meeting had been held
with Inter-Club Council and that meeting would be arranged shortly between various
members of the Service Clubs and members of the Building Committee. Committee
of Crawford, Neilsen and Miller was appointed to meet with the Minister of Economic
Affairs. It was left with the Secretary to arrange date for such a meeting.

(b) Outdoor Skating Shack. Mr. Moore reported that building was on loan from
Hornstrom Bros., that heat and light had been installed and that building was
now in use.

New Business:

(a) Hockey Week. Mr. Moore reported that excellent coverage was being given on
"Young Canada, Hockey Week" and that a gala wind-up would be held in the Arena
on Saturday February 9th. More detail will be available in February "Summary
of Activities".

(b) Kinsmen Playground Programme. Mr. Miller reported that Kinsmen were prepared
to complete equipping of playgrounds in Mountview area and also that monies were
being made available for construction of more permanent type of shelter on play-
grounds - this to be on an experimental basis in 1957.

(c) National Recreation Conference: Vancouver B.C., April 8-9-10. It was the
feeling of the meeting that both the Director and Assistant should be sent to
this Conference; motion of Neilsen and Crawford. The Secretary was instructed to
contact Commissioners re this matter.

Other business:

(a) Payment of annual membership fee of \$10.00 to Parks and Recreation Association
of Canada was ordered paid on Motion of Crawford and Olsen.

(b) Commission Membership. Question of size of the Commission evoked consider-
able discussion and decision of the matter was deferred until the March meeting
of the Commission.

Meeting adjourned at 9:30 P.M.