



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS**  
**Special Council Minutes**  
**April 16, 2019 7:00 p.m.**  
**Sanford Council Chambers**

1. Call to Order

Warden Zebian called the meeting to order at 7:00 p.m.

2. Call of Roll

Present:	A. Zebian	Warden
	P. Morton	Deputy Warden
	R. Jannasch	Councillor District 1
	K. Monroe	Councillor District 2
	D. Keith	Councillor District 3
	T. Leopold	Councillor, District 4
	D. Francis	Councillor, District 5
	R. Hussey	Councillor District 6
	J. Daniels	Councillor District 7
	R. Zwicker	Councillor District 10
	M. Laycock	Chief Administrative Officer
	C. Rochon	Director of Finance
	R. Brown	Municipal Clerk

There were 2 members of the public in attendance.

3. Announcements

Warden Zebian advised that the Council meeting is live-streamed on Facebook and reviewed the fire evacuation procedures.

4. Approval of Agenda, including additions or deletions

**MOVED and SECONDED that the agenda be approved.**  
**Motion Carried.**

5. Report(s) of the Committee(s) and Officer(s)

a. Report of the Chief Administrative Officer(s)

I. Windsor Agricultural Society Land Purchase (Recommendation Report)

CAO Laycock reviewed the Windsor Agricultural Society Land Purchase Recommendation Report noting the report had been previously presented to Council but not dealt with. He informed the land purchase was for the new Sports Complex and the report has been updated to reflect the current award to Lindsay Construction for the design-build and appraisal information.

The CAO stated, in accordance with the Acquisition of Real Property Policy, two appraisals were obtained for the property as it exceeded \$250,000. He stated the first appraisal for the original proposed site was \$280,000 and when the site was changed, he obtained a letter from the appraiser stating the appraisal stood as there was not a significant change in the location. He stated value of the second appraisal was \$296,000 and the recommendation is to purchase the land for \$288,000 plus applicable taxes.

**MOVED and SECONDED that Council authorize the Chief Administrative Officer to initiate and undertake legal surveys, negotiations, and other such related activities as may be required to enter into a land purchase agreement with the Windsor Agricultural Society to purchase a 4 acres portion of PID 45055498 for up to \$288,000 plus applicable taxes and associated expenses with funds to come from the Operations Reserve.**

Councillor Monroe asked for clarification on how the recommended price was determined. CAO Laycock informed the first appraisal was valued at \$280,000 and the second was \$296,000 so the difference of \$16,000 was split for a recommended price of \$288,000.

Councillor Leopold noted that the report stated the location for the Request for Proposal was at the direction of the Sports Complex Design Committee and clarified the location was at the insistence of staff.

The Councillor inquired if the appraisals took the geotechnical information into consideration, or if the appraisal was just based on zoning and comparable properties. CAO Laycock said that it was his understanding that geotechnical is not considered as it is not part of a normal assessment adding that he did not recall if Young and Associates had the geotechnical information.

**Motion Carried.**

6. Date of Next Meeting – April 09, 2019

The next Regular Council meeting will be held April 9, 2019 at 7:00 p.m.

Warden Zebian informed there would be a Special Council meeting on April 23, 2019 at 5:30 p.m. to finalize the 2019-2020 budget.

7. Adjournment

**MOVED and SECONDED that the meeting be adjourned.**

**Motion Carried.**

The meeting adjourned at 7:09 p.m.

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Abraham Zebian, Warden

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Rhonda Brown, Municipal Clerk