

Minutes - Special Meeting of Council



MEETING DATE: October 31, 2011
LOCATION: Town Hall, Council Chamber
PREPARED BY: Corrina Giles, Town Clerk

A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance save Councillor Ardiel and Councillor McKean absent due to previous commitments
- Council then paused for a moment of Personal Prayer or Reflection.
- Approval of Agenda:

Moved by: R.J. Gamble Seconded by: Duncan R. McKinlay

THAT the Agenda of October 31, 2011 be adopted as circulated, including any revisions to be made, Carried.

No member declared a pecuniary interest with any matter as listed on the Agenda.

B. Motions and Staff Reports

B.1 Lease with the County of Grey Emergency Medical Services Station, Lease 796388 Grey Road 19, PL.11.127

Town Solicitor John Metras reviewed the Report noting this Report is a follow-up to the August 8, 2011 Report.

John then reviewed the major terms of the lease, noting the lease has not yet been signed. John notes the contractor needs to get on site to do the clearing and grubbing before winter.

Councillor Gamble spoke noting he would prefer a 49 year lease with an automatic renewal option, John noting the term could be shortened and placed in 10 year increments if that is Council's wish.

Deputy Mayor McKinlay then questioned if the Town can get out of the lease if at some point if the use of the building is no longer an ambulance station, John replying yes, failing appropriate use of the building by the County.

Councillor Halos spoke noting he would like to include a clause that the tenant shall return the land to its prior state if, at some point the building is turned over to the Town as the building could become a liability to the Town in the future. John replying that this term could be included in the lease.

Councillor Martin spoke noting he has no concern with a 99 year lease.

Duncan then spoke noting the length of the lease is of comfort to the County and that the Town should not stray too far from the intent of the lease.

CAO Troy Speck spoke noting the ambulance station is a benefit to Town residents and believes that the provisions in the draft lease provide ample protection for the Town.

Moved by: Duncan R. McKinlay Seconded by: Michael Martin

THAT Council receive Report PL.11.127 and authorize the Mayor and Clerk to execute a Lease with the County of Grey for the County of Grey Emergency Medical Services Station at 796388 Grey Road 19 (the EMS Station) in a final form approved by the Director of Engineering and Public Works, the Director of Planning and Building Services, the Director of Financial and Information Services and the Town Solicitor.

THAT upon termination of the Lease by the County or on the expiry of the term of the Lease, the County shall, if requested by the Town, remove the buildings constructed on the lands from the lands and restore the lands to a reasonable condition satisfactory to the Town at the County's cost.

THAT the Town Solicitor or his designate is authorized to execute all documents necessary to register the lease in the Land Registry Office.

THAT Council approve the architectural elevations for the EMS Station.

THAT the County be permitted to enter on the lands prior to approval of the proposed "Accepted for Construction" plans to undertake only clearing and grubbing of the lands, unanimously Carried.

C. Adjournment

Moved by: Michael Martin Seconded by: Duncan R. McKinlay

THAT this Special Meeting of Council does now adjourn at 2:25 pm, Carried.

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Ellen Anderson, Mayor

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Corrina Giles, Town Clerk