

REGULAR COUNCIL MEETING MINUTES
Held on Monday, July 24, 2017
Town of Bowden Administration Building

Call to Order

Mayor Robb Stuart called the meeting to order at 7:00 p.m.

PRESENT	Mayor	Robb Stuart
	Councillor	Paul Webb
	Councillor	Earl Wilson
	Councillor	Lloyd Lane
	Councillor	Sheila Church
	Councillor	Wayne Milaney

ABSENT	Councillor	Sandy Gamble
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DELEGATIONS

STAFF	James Mason	Chief Administrative Officer
	Alison Fieguth	Communications Assistant

Additions/Deletions to the Agenda & Adoption of the Agenda

Motion 2.a Moved by Councillor Earl Wilson that Council approves the July 24th, 2017 Regular Council Meeting Agenda as presented.

MOTION CARRIED

Adoption of the Previous Minutes

Motion 3.a Moved by Councillor Sheila Church that Council approves the July 10th, 2017 Regular Council Meeting Minutes as amended to show Motion 5b as “Moved by Councillor Paul Webb that Council gives second reading to Bylaw 07-2017 a bylaw to set out a procedure for the administration of elections within the Town of Bowden”.

MOTION CARRIED

Delegations

Friendship Centre Delegation

Old Business

Item 5.a Election Bylaw

Motion 5.a Moved by Councillor Paul Webb that Council gives third reading to Bylaw 07-2017 being a bylaw to set out a procedure for the administration of elections within the Town of Bowden.

MOTION CARRIED

Item 5.b Storm Water Drainage

Motion 5.b Moved by Councillor Earl Wilson that Council postpone Storm Water Drainage to the August 14, 2017 Regular Council Meeting

MOTION CARRIED

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New Business

Item 6.a Bylaw 08-2017 A Bylaw to Appoint the Municipal Assessor

Motion 6.a Moved by Councillor Sheila Church that Council give First Reading to bylaw 08-2017 being a bylaw of the Town of Bowden, in the province of Alberta, to establish the position of Municipal Assessor for the Town of Bowden and the appointment of Riley Kloss of Wild Rose Assessment Services Incorporated as the Municipal Assessor for the Town of Bowden in the Province of Alberta.

MOTION CARRIED

Motion 6.a.i Moved by Councillor Paul Webb that: Council give Second Reading to bylaw 08-2017 being a bylaw of the town of Bowden, in the province of Alberta, to establish the position of Municipal Assessor for the town of Bowden and the appointment of Riley Kloss of Wild Rose Assessment Services Incorporated as the Municipal Assessor for the Town of Bowden in the Province of Alberta.

MOTION CARRIED

Motion 6.a.i.i Moved by Councillor Paul Webb that: Council consents unanimously to give third reading to bylaw 08-2017 being a bylaw of the town of Bowden, in the province of Alberta, to establish the position of Municipal Assessor for the town of Bowden and the appointment of Riley Kloss of Wild Rose Assessment Services Incorporated as the Municipal Assessor for the Town of Bowden in the Province of Alberta.

MOTION DEFEATED

Item 6.b Volunteer Application

Motion 6.b Moved by Councillor Lloyd Lane that Council approves with gratitude the volunteer application of Janet Dixie for Recreation and Culture Board.

MOTION CARRIED

Item 6.c Arena Security

Motion 6.c Moved by Councillor Paul Webb that: Council approve \$1,590 plus GST to install an Arena security alarm system.

MOTION CARRIED

Item 6.d Office & Shop Lights LED Upgrade

Motion 6.d Moved by Councillor Sheila Church that Council directs Administration to proceed with the Office & Shop Lights LED Upgrade following the acquirement of two additional comparable quotes and that the lowest is chosen.

MOTION CARRIED

Item 6.e Tax Sale Conditions

Motion 6.e Moved by Councillor Lloyd Lane that: Council sets the reserve selling price for Plan 1905H, Block 2, Lot 22, Municipal Address 2019 20 Avenue, Bowden Alberta at \$50,000.

MOTION CARRIED

Motion 6.e.i Moved by Councillor Paul Webb that: Council sets the reserve selling price for Plan 1905H, Block 2, Lot 1-3, Municipal Address 1919 20 Avenue, Bowden Alberta at \$100,000. (Carried)
Moved by Councillor Sheila Church that: Council establishes the terms and conditions that apply to the sale of Plan 1905H, Block 2, Lot 22 and Plan 1905H, Block 2, Lot 1-3 as shown in the Public Auction Terms and Conditions of Sale attached.

MOTION CARRIED

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Financial Statements

Motion 7.a Moved by Councillor Earl Wilson that Council accepts the Cheque Listing for information.
MOTION CARRIED

Motion 7.b Moved by Councillor Lloyd Lane that Council accepts the Bank Reconciliation for information.
MOTION CARRIED

Correspondence & Information

Item 8.a Red Deer County

Item 8.b Information for the Parade

Item 8.c Council Committee Reports Council members share highlights of their Committee meetings with the other Council members.

(Information)

Mayor Robb Stuart calls a brief recess at 8:41 p.m.
Mayor Robb Stuart calls the meeting back to order at 8:51p.m.

Committee of the Whole

Motion 9.a Moved by Councillor Earl Wilson that in accordance with Section 197(2) of the Municipal Government Act, the Council meeting go temporarily in camera to discuss land and legal issue(s) at 8:52 p.m.
MOTION CARRIED

Motion 9.a.i Moved by Councillor Sheila Church that Council return to open meeting at 9:58 p.m.
MOTION CARRIED

Adjournment

Motion 10.a Moved by Councillor Paul Webb that the July 24th, 2017 Regular Council Meeting adjourns at 9:59 p.m.
MOTION CARRIED

Meeting Adjourned

Robb Stuart, Mayor

James Mason, Chief Administrative Officer

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Public Auction Terms and Conditions of Sale

Each parcel of land offered for sale at the Public Auction will be subject to a reserve bid. Redemption of a parcel of land offered for sale may be effected by certified payment of all arrears of taxes, penalties and costs at any time prior to the date of Public Auction. The Town of Bowden may, after the Public Auction, become the owner of any parcel of land that is not sold at the Public Auction.

Terms and Conditions of Sale for the Public Auction: Purchase price payable by 10% deposit and balance payable within 30 days of the date of Public Auction. GST will apply to all applicable lands sold at the Public Auction. The Closing Date shall be 30 days after the date of the Public Auction. The successful bidder shall take title subject to the conditions and reservations contained in the existing certificate of title and specifically all registrations registered, as of the date of the Public Auction. The possession and adjustment date shall be the Closing Date. As of the Closing Date the successful bidder shall be responsible for the payment of all taxes, rates, levies, charges, local improvement charges, assessments, utility charges and hook-up fees, with respect to the lands sold. All adjustments for rent or other profits or items commonly adjusted on a sale of real property with respect to the lands sold shall be made as of the Closing Date. The successful bidder shall be responsible for and shall assume all liability for the refund of all security deposits or fees and applicable interest thereon, which as of the Closing Date, shall be owing and payable to the landlord, pursuant to the **Residential Tenancies Act**, R.S.A. 2000, c.R-17, with respect to the lands sold and all condominium contribution or fees which, as of the Closing Date, shall be owing and payable, pursuant to **the Condominium Property Act**, R.S.A. 2000, c.-22, with respect to the lands sold. The lands are being offered for sale on an "as is, where is" basis and The Town of Bowden makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, vacant possession, or the develop ability of the lands for any intended use by the successful bidder. No bid will be accepted where the bidder attempts to attach conditions to the sale of any parcel of land. No terms and conditions of sale will be considered other than those specified by The Town of Bowden. The successful bidder shall be required to execute a Sale Agreement in a form and content acceptable by the Town of Bowden.

The Sale Agreement and Terms and Conditions of Sale will be available at the Town Office, 10 days prior to the date of the Public Auction. Please contact the Town Office by calling 403-224-3395 for any further inquiries regarding the Public Auction.