



Minutes of the Special Council Meeting

Place: Council Chambers, Zoom, streamed live to Facebook
Date: Wednesday, August 7, 2024
Presiding Officer: Mayor Greg Henley
Councillors Present: Carla Black, Paul Jones, Brenton Colborne, Deputy Mayor Arnold MacDonald, Olivia Canning-Sweet, and Chrystal McNutt (*via Zoom*)
Councillors Regrets: *Brenton Colborne*

A quorum was present throughout the meeting.

Staff in attendance: Linda Cloney – CAO, and Stan McDougall (recording secretary)

Media in attendance: *Nil*

Gallery in attendance: *Nil*

Announcements before call to order:

Mayor Henley announced that the municipal elections would be this coming fall. If anyone is considering to run for Council, nominations started on August 29, 2024.

Nominations could also be filed on August 30, September 3, 4, 5, 6, 9 and 10th and an appointment can be made with the Returning Officer for further details. Nominations require 5 signatures, a candidate must be a resident of Oxford since March 9, 2024 (six months preceding Nomination Day), must be on the voter's list, and must be a resident of Canada. Candidates must have all taxes and water paid up to date not including the final tax bill coming out in late August.

The deposit for running as a candidate in the 2024 Municipal Election is \$50.00.

September 10, 2024, is nomination day.

October 10 and October 15, 2024, are Advanced Polling days at the Oxford Fire Hall. October 19, 2024, is Election Day and will take place at the Oxford Fire Hall.

1. **Call to Order**

At 6:02 PM, Mayor Henley called the meeting to order.

2. **Approval of Agenda**

Moved by Councillor Black and seconded by Councillor Canning-Sweet that the agenda of the Special Council Meeting for August 7, 2024, be approved, as presented.

Motion Carried

3. **In Camera**

3.1 acquisition, sale, lease, and security of municipal property

At 6:03 PM it was moved by Deputy Mayor MacDonald and seconded by Councillor Jones to go in-camera to discuss the acquisition, sale, lease and security of municipal property.

Motion Carried

At 6:17 PM it was moved by Deputy Mayor MacDonald and seconded by Councillor Jones to come out of in-camera and resume the Special Council Meeting.

Motion Carried

Linda Cloney presented that there were three items Council wishes to address coming out of in-camera. The first item is in response to a letter received from Oxford Frozen Foods and Kent Thompson regarding a feasibility study for a preliminary design for water and sewer services across the Trans Canada Highway. The letter describes both parties fronting 50% of the preliminary design feasibility study in a joint agreement.

Councillor Jones added that the agreement also involves a grant in lieu of taxes, for future development should the project proceed wherein the credit would be granted on their taxes based on a Council decision at that time.

Moved by Councillor Jones and seconded by Deputy Mayor MacDonald to approve the request as presented in the letter from Oxford Frozen Foods and Kent Thompson for 50% towards the preliminary design feasibility study for the extension of water and sewer services across the Trans Canada highway.

Motion Carried

Secondly, a letter was received from the Oxford Seniors Club, located at 31 Ellis Street. The letter asked the Council to consider granting annual tax-exemption to the property.

Moved by Deputy Mayor MacDonald and seconded by Councillor Jones that the property located at 31 Ellis Street, for the Oxford Seniors Club, be property tax exempt annually.

Motion Carried

Lastly, at the last Special Council Meeting in June, a motion was made regarding sale of lands on Meadow Lane that needed to be clarified. The motion was not formally approved, however, the motion needed to include wording concerning land development costs incurred by Oxford Frozen Foods that the Town of Oxford would need to reimburse.

Moved by Councillor Black and Seconded by Councillor Jones that WHEREAS the Town of Oxford (the "Town") owns certain real property located at Meadow Lane, Oxford, being PID 25208695 (the "Meadow Lane Lands");

AND WHEREAS Oxford Frozen Foods Limited ("OFF") has expressed an interest in purchasing a 150-foot by 85-foot building lot (the "Building Lot"; as graphically depicted in the sketch attached hereto) out of the Meadow Lane Lands for the purpose of residential housing, which purpose is ultimately beneficial to the financial interests of the Town;

AND WHEREAS section 50(5)(b) of the Nova Scotia *Municipal Government Act* permits the Town to sell real property at fair market value when the property is no longer required for municipal purposes.

AND WHEREAS Town Council, having reviewed the issue with its Public Works Department, has determined that all or substantially all of the Meadow Lane Lands are no longer required for municipal purposes;

AND WHEREAS the Town has retained the services of a certified real property appraiser who has valued the proposed Building Lot at \$39,500 (the "Appraisal");

AND WHEREAS OFF has offered to purchase the Building Lot for an amount of \$40,000 + HST which is in excess of the appraised value (the "Offered Price");

AND WHEREAS it is acknowledged that OFF has provided land development costs in the amount of \$14,232.50 + HST and that the Town of Oxford will set off that amount from the offered price.

NOW THEREFOR BE IT RESOLVED as follows:

1. The Town hereby declares the proposed Building Lot to be lands which are no longer required for municipal purposes.
2. The Town accepts the Appraisal as an accurate assessment of the fair market value of the Building Lot;
3. The Town hereby agrees to sell the Building Lot to OFF for the Offered Price, provided however that OFF bear any and all transaction costs, including without limitation, all legal, surveying and administrative costs, in relation to the migration of the Meadow Lane Lands (PID 25208695), the subdivision of the Building Lot out of the Meadow Lane Lands, and the conveyance of the Building Lot from the Town of Oxford to OFF.

4. The Town's Mayor and Chief Administrative Officer are hereby authorized, acting together, for and on behalf of the Town, to take any action, make any decision, or sign any and all documents necessary to facilitate the transaction contemplated by the foregoing resolution, and without limiting the generality of the foregoing, to retain any required professional service providers or to consent to same being retained by OFF.

Councillor Jones – Yes

Councillor Colborne – Yes

Deputy Mayor MacDonald – Yes

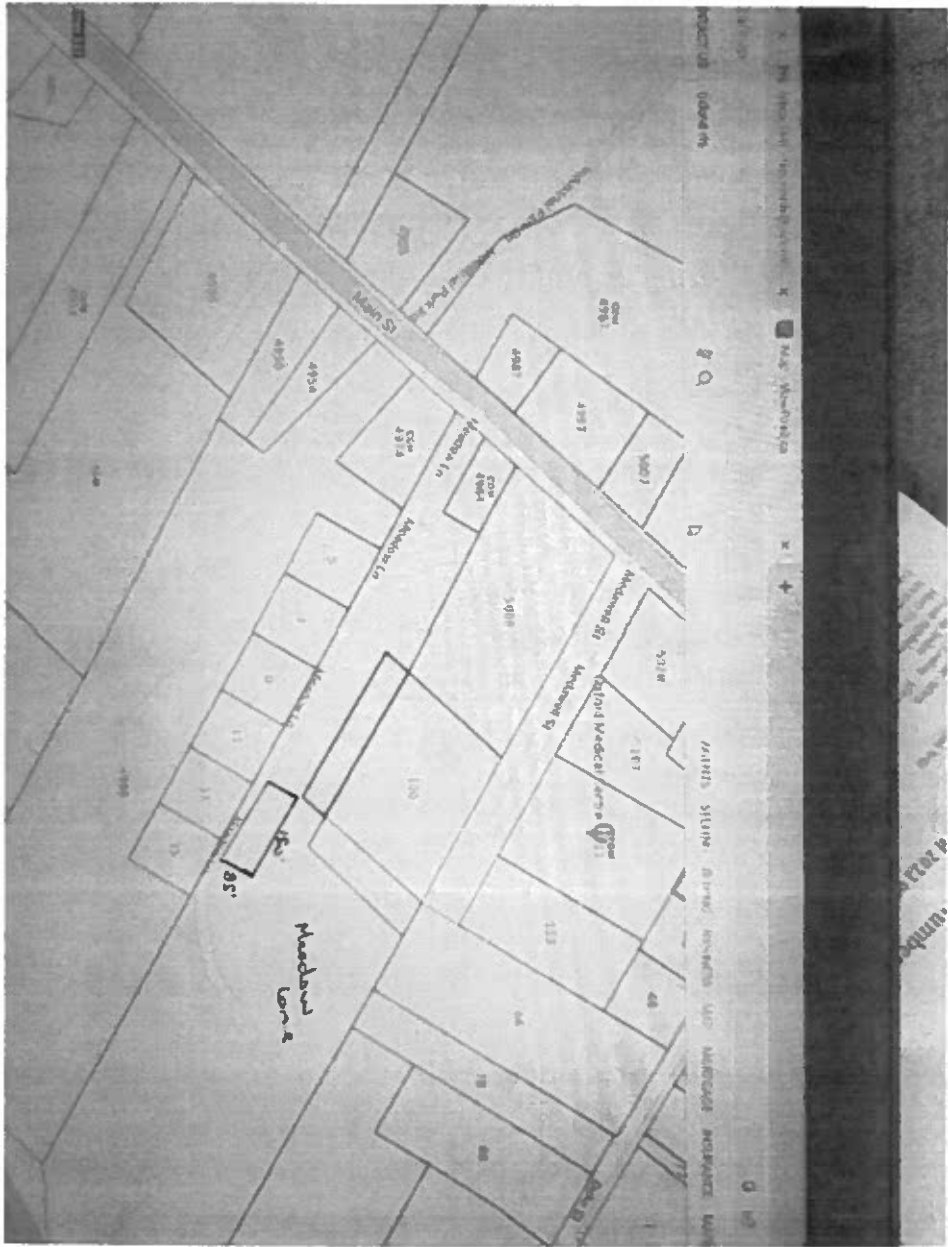
Councillor Canning-Sweet – Yes

Councillor McNutt – Yes

Councillor Black – Yes

Mayor Henley – Yes


Motion Carried



4. **Adjournment**

The meeting adjourned at 6:25 PM

Greg Henley, Mayor, Chair



Stan McDougall, Admin Assistant

09-11-2024

Date Approved

