

Wheatland County

Request for Decision

Regular Council Meeting

October 20, 2020

Report prepared by: Robin Glasier - Land Agent



Lease Agreement - Speargrass

Recommendation from Administration

That Wheatland County Council approve a request to extend the Lease with Speargrass Community Association for Roll # 7357023, Plan, 1610303 Block 13 Lot 4, containing 1.45 acres located at 202 Wyndham Park Way in Speargrass, for a an additional period, to expire December 31, 2040, with all other terms and conditions of the Lease to remain the same, based on the information as presented in the RFD.

Chief Administrative Officer's Comments

Lease does not need to be advertised under MGA section 70 due to Speargrass Community Association meeting definition of non-profit organization defined under MGA 271 (f).

Report

Division: Division 3

Wheatland County has leased Roll # 7357023, Plan, 1610303 Block 13 Lot 4, containing 1.45 acres located at 202 Wyndham Park Way in Speargrass to The Speargrass Community Association (SCA), used for R.V. storage for the residents of Speargrass for several years, at the rate of \$1.00 for the entire term. The current lease expires January 31, 2021. The S.C.A. is interested in a long-term lease for this parcel, and a request has been received to renew the lease for a 20-year term. The reason for the long term is to provide time to set aside monies each year, so that in 5 years adequate funds may be in place (by 2025) for the purchase of a much needed security feature, an automated gate. This additional level of security would help to secure the site and the items stored there from the rising rural crime activity. The extended lease term will be revised to expire December 31st, in order to meet the requirements of Policy 9.5.2 wherein all leases must have a start date of January 1st.

Relevant Policies, Practices, and Legislation

Policy 9.5.2 permits the leasing of County owned lands with Council approval, and an expiry date of December 31st. The policy states "Land available for lease shall be publicly tendered" and the extension of this Agreement will not meet that regulation. Administration feels this proposed use will best fit the location and therefore recommends this revision to the current practice in this instance.

Alignment with the Strategic Plan

N/A

Response Options

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

Implications of Recommendation

General

R.V. Storage helps to beautify a community by keeping R.V. units off residents' driveways. Rental fees collected by the Tenant from Speargrass R.V. Storage are invested directly back into maintenance and development of the R.V. Storage lot as well as into their growing community. Some of the improvements and community enrichment includes a new fence for the R.V. Storage lot, weed control in R.V. Storage, flowers, Christmas lights, community events and, as of 2020, financial support of the Carseland Post Office.

Organizational

The Land Agent will prepare the Lease Extension Agreement, to be signed by the Tenants and County representatives.

Financial

The fee for this lease is \$1.00 to the tenant for the term.

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

The Lease Extension Agreement will be prepared and signed with the Tenant.

Report Approval Details

Document Title:	Lease Agreement - Speargrass.docx
Attachments:	- Speargrass RV storage Lease 2016 signed.pdf - Wheatland County RV Lease Agreement Letter 2020 - Draft 2.pdf
Final Approval Date:	Oct 9, 2020

This report and all of its attachments were approved and signed as outlined below:

A handwritten signature in black ink, appearing to be 'Bryce Mackan', with a long horizontal stroke extending to the right.

Bryce Mackan

A handwritten signature in black ink, appearing to be 'Michael Ziehr', with a long horizontal stroke extending to the right.

Michael Ziehr

A handwritten signature in black ink, appearing to be 'Brian Henderson', with a long horizontal stroke extending to the right.

Brian Henderson