

Wheatland County

Request for Decision

Regular Council Meeting

December 15, 2020

Report prepared by: Robin Glasier



Muirfield Additional Lots

Recommendation from Administration

That Council approve a request to include Plan 0811158 Units 41-64; 79-94; & 96-126 in the existing Realtor Agreement approved in Council Resolution CM-2020-07-35, based on the information as presented in the RFD.

Chief Administrative Officer's Comments

N/A

Report

Division 5

July 2020 the County acquired title to undeveloped lots in Phase II of the Lakes of Muirfield from the Developer. Some of the residential lots which are ready for development are being marketed through an exclusive real estate listing agreement approved by Council in Resolution CM-2020-07. The listing agreement signed in July includes all 109 County owned residential lots within Plan 081158, however not all those lots are serviced and saleable. The currently list of active listings includes 37 lots (11 single family & 26 duplex), of which 2 have sold, and 8 more have accepted offers. The Realtor has provided Staff with a request to place more lots on the market and has provided a list of these additional lots as shown on the attached document, at the prices as shown. These additional lots provide a different product than the existing lots being marketed, which are smaller single family and semi-detached lots. In keeping with the Sale of Lots Process that was approved July 7, 2020, there will be a physical inspection and review of Phase 2 infrastructure, and individual lot/unit and servicing 'defects' of the lots before they are added to the Agreement. Upon results of the evaluation administration will determine how to manage deficiencies premarketing. This may include the County repairing deficiencies before marketing or including deficiencies as part of a disclosure.

Relevant Policies, Practices, and Legislation

Council Resolution CM-2020-07-35

Alignment with the Strategic Plan

The lots of Muirfield were acquired with the intention to sell them for development into private residential properties with the County utilizing revenues in the community.

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

Selling the lots to third parties will increase the population and enhance the sense of community in the area.

Organizational

The sale of the lots increases the population and tax revenue base of the County.

Financial

There is no additional fee to the County to include these lots in the existing listing agreement, and there is no change to the realtor fees as previously agreed to. Selling the lots moves them in to private ownership and provides tax revenues to the County.

Environmental, Staff, and Public Safety

As the lots sell they will be developed into private homes and the area will become landscaped and be cared for by the homeowners and not require care by Public Works staff.

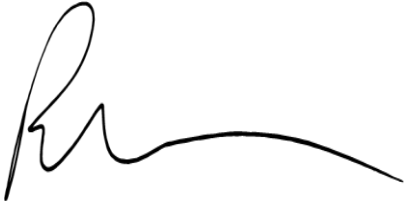
Follow-up Action / Communications

The Land Agent will amend the current tracking to include these lots to those already listed for sale in the exclusive listing agreement.

Report Approval Details

Document Title:	Muirfield Additional Lots.docx
Attachments:	
Final Approval Date:	Dec 7, 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 flourish extending to the right.

Bryce Mackan

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

Michael Ziehr

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

Brian Henderson