



WHEATLAND COUNTY Request for Decision

December 3, 2019

Resolution No. _____

Date

November 13, 2019

Prepared _____

Subject

Decision-making topic title

Sale of N $\frac{1}{2}$ of LSDs 5&6 within SW 36-23-22-4 - Roll 4178000

Recommendation

Clear resolution answering – what/who/how/when

THAT Council not accept a Right of First offer to purchase Roll 4178000, described as N $\frac{1}{2}$ of LSDs 5&6 within SW 36-23-22-4 from the current tenant.

AND

Direct Administration to tender the sale of the parcel and authorize Administration to accept the highest offer received, providing it is above or matching fair market value , based on the information as presented in the RFD.

CAO Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document:

Attached

☒

Available

☐

None

☐

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

Wheatland County has owned a 40 acre parcel since 1938, described as the north halves of LSDs 5&6 within SW 36-23-22-4, with a portion being a municipal sand pit. The parcel was leased to the adjacent owner, and the agreement provided for a right of first offer to the tenant once the pit was reclaimed. A Reclamation Certificate has been issued for the pit, and the tenant has submitted an Offer to Purchase the parcel.

The current lessee has submitted an offer to purchase which is below fair market value. Under the MGA disposal of lands at under market value requires public notification, ie, an ad in local newspapers and on the website.

There is a surface lease on the parcel for an oilfield access road which generates an annual lease payment to the County. The lease road is access to a wellsite on an adjacent parcel, not owned by the County.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

Strategic Relevance

Reference to goals or priorities of current work program

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

1. **Approve recommendation.**
2. **Accept the Right of First offer to purchase Roll 4178000, described as N½ of LSDs 5&6 within SW 36-23-22-4 from the current tenant.**
3. **Counter the Right of First offer received with a value determined by Council, with a 30 day timeline for acceptance in writing, and direct Administration to proceed with the sale if accepted.**
4. **Approve an alternate recommendation of Council's choice.**

IMPLICATIONS OF RECOMMENDATION**General**

Consequences to community, overall organization and/or other agencies

Organizational

Policy change or staff workload requirements

None

Financial

Current and/or future budget impact

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

n/a

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Submitted by: Robin Glasier
Land Agent



Reviewed and Revised by: Mike Ziehr
GM Transportation & Agriculture



Reviewed by: Bryce Mackan
Manager of Utilities



Reviewed by: Brian Henderson
Interim



CAO

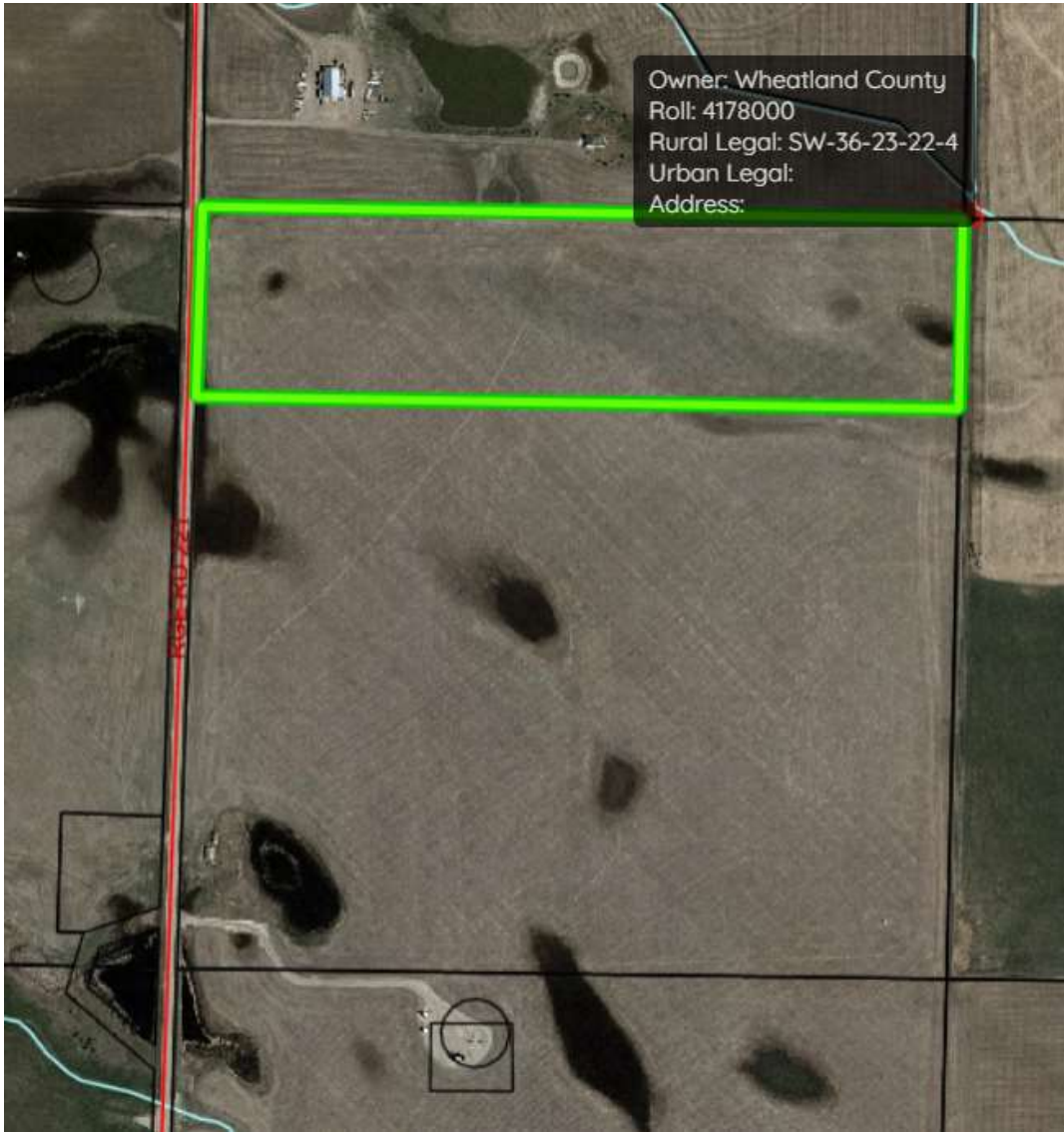


Aerial photo - 2010 showing area of pit



Aerial 2018 - site reclaimed and cropped





Owner: Wheatland County
Roll: 4178000
Rural Legal: SW-36-23-22-4
Urban Legal:
Address: