



**TOWN OF STEADY BROOK**  
**SPECIAL PUBLIC MEETING**  
July 8, 2020

**ATTENDANCE:**

Mayor Bill Dawson  
Deputy Mayor Derek Morrissey

**Councillors:**

C. Dyke  
C. Kennedy  
C. Rose  
C. Diamond

Renee Burden (Town Clerk)  
Tracy Caines (Town Manager)

**ABSENT:**

C. Austin

**DELEGATIONS/GUESTS:**

Mayor Dawson welcomed the public and explained the purpose of this meeting was to address issues relating to Lands and Planning specifically recent tender bids for 4-10 Willow Avenue and 35 Wilton Street.

*The meeting was called to order at 6:30 p.m.*

**Agenda Item**

**1) Call Meeting to Order**

Mayor Dawson called for a motion to adopt the July 8, 2020 Agenda.

**RESOLUTION  
# 2020/081**

**MORRISSEY/DYKE:**

**MOTION: BE IT RESOLVED TO APPROVE THE AGENDA AS PRESENTED FOR THE SPECIAL PUBLIC COUNCIL MEETING OF JULY 8, 2020.**

**IN FAVOUR: (6) Dawson, Morrissey, Diamond, Dyke, Kennedy, Rose,**

**OPPOSED: (0)**

**RESOLUTION CARRIED**

Mayor Dawson noted a Special Public Meeting only addresses one topic so changes/additions cannot be made to the agenda.

**2) Committee Reports**

**2.1 PLANNING AND DEVELOPMENT:**

2.1.1 – Tender Bid – 35 Wilton Street

Mayor Dawson called for a motion.

**RESOLUTION  
# 2020/082**

**KENNEDY/DIAMOND:**

**WHEREAS A TENDER BID OFFER WAS MADE ON 35 WILTON STREET ON JUNE 12, 2020 AND WHEREAS THE TENDER BID CAME IN SIGNIFICANTLY LESS THAN FAIR MARKET VALUE: BE IT RESOLVED THE TOWN OF STEADY BROOK RETENDER 35 WILTON STREET AS OUTLINED IN SECTION 201.2 SECTION (6) OF THE *MUNICIPALITIES ACT, 1999*. THIS PROPERTY WILL BE SOLD AT FAIR MARKET VALUE AND COUNCIL IS NOT BOUND BY THE HIGHEST BIDDER.**

**IN FAVOUR: (6) Dawson, Morrissey, Diamond, Dyke, Kennedy, Rose,**

**OPPOSED: (0)**

**RESOLUTION CARRIED**

Mayor Dawson asked if anyone would like to speak to the motion.

Councillor Kennedy explained Council received a tender bid for 35 Wilton Street. The bid was much lower than the MAA value/appraisal value. Council sent a letter to the Minister on June 17, 2020 asking for direction on how to proceed with 35 Wilton Street. The Town received a letter from the Minister of Municipal Affairs dated July 3, 2020 indicating the property must be re-tendered as the criteria for fair market value was not satisfied.

Mayor Dawson noted 2/3 vote of Council is required when it comes to disposing of property. The motion requires 5/7 Councillors to vote in favour for this motion to pass. This criteria was satisfied, despite Councillor Austin being absent, as 6 Councillors present voted in favour.

2.1.2 – Tender Bid – 4-10 Willow Avenue

Mayor Dawson called for a motion.

**RESOLUTION  
# 2020/083**

**KENNEDY/MORRISSEY**

**WHEREAS THE TOWN OF STEADY BROOK HAD BEEN INSTRUCTED BY THE MINISTER OF MUNICIPAL AFFAIRS TO SELL 4-10 WILLOW AVENUE AS OUTLINED IN A LETTER DATED DECEMBER 19, 2019; AND WHEREAS A TENDER BID OFFER WAS MADE ON 4-10 WILLOW AVENUE ON JUNE 12, 2020 AT LESS THAN THE APPRAISAL VALUE BUT HIGHER THAN THE 2020/2021 MUNICIPAL ASSESSMENT VALUE, THE TOWN OF STEADY BROOK SEEKED MUNICIPAL AFFAIRS APPROVAL TO SELL 4-10 WILLOW AVENUE AT THE TENDER OFFER. THE TOWN RECEIVED A LETTER FROM THE MINISTER WITH**

**THE APPROVAL TO SELL SUCH PROPERTY ON JUNE 30, 2020; BE IT RESOLVED THE TOWN OF STEADY BROOK ACCEPT THE TENDER OFFER OF 4-10 WILLOW AVENUE AS PER MINISTERIAL APPROVAL.**

**IN FAVOUR: (6) Dawson, Morrissey, Diamond, Dyke, Kennedy, Rose,**

**OPPOSED: (0)**

**RESOLUTION CARRIED**

Mayor Dawson asked if anyone would like to speak to the motion.

Councillor Kennedy informed the public the Town received a tender bid in the amount of \$415,000. The appraisal value on the land was \$440,000. The assessment value for 2020 was \$404,000. Within the last week, 2021 assessments were sent out and it was determined to be assessed at \$379,000. The Town sent a letter to the Minister on June 15, 2020 asking permission to accept the tender bid of \$415,000. On June 30, 2020, the Town received a letter from the Minister of Municipal Affairs granting permission to accept the tender bid of \$415,000.

Mayor Dawson noted the tender bid of \$415,000 is 95% of market value on the property.

Motion was passed with 2/3 majority vote.

**RESOLUTION  
# 2020/084**

**DYKE:**

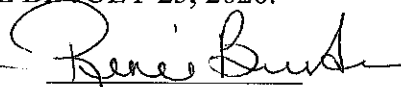
**BE IT RESOLVED THAT THE TOWN OF STEADY BROOK  
ADJOURN THE MEETING ON JULY 8, 2020.**

MEETING WAS ADJOURNED AT 6:35 PM.

NEXT PUBLIC MEETING WILL BE JULY 23, 2020.



Mayor Bill Dawson



Town Clerk