

Municipality of Chatham-Kent

Department Name

Division Name

To: Mayor and Members of Council
From: David Taylor, Director Legal Services
Date: July 15, 2024
Subject: Property Acquisition 17 Elm St., Wheatley

Recommendation(s)

It is recommended that:

1. Council approve the purchase of 17 Elm Street, Wheatley for \$175,000.00.

Background

As work regarding the ongoing investigation for the source of gas in Wheatley proceeds, new operational requirements are learned through discussions with consultants, staff and the Ministry.

In the past, Council has authorized purchases of all properties within the evacuation zone in Wheatley, to facilitate demolition and excavation of the site as part of investigation into the source of the gas. One additional property has also been identified as having a positive impact on operations for the next phase of the investigation, 17 Elm St., Wheatley. This property is directly across Elm St. from the evacuation area and would be an optimal location for a site trailer, equipment staging and other operational requirements for the investigation. This would allow for removal of some of these items from the Wheatley Library property. Use of this property, rather than other Municipal lands in the area, will also reduce the impacts to the community during the investigation, such as disruptions in traffic as materials are moved on and off the investigation site. In the future, this site also has a potential to be used for other public needs, such as public parking.

Comments

This property has been listed on MLS for \$199,000.00 and is vacant with no structures. The property is zoned as residential low density. Negotiations with the owner have occurred, and the owner has indicated that he would accept \$175,000 for the property. Based on operational needs administration believes that we need to move forward with the acquisition of the property as soon as possible.

Council Term Priorities

This report supports the following Council Term Priorities:

			
Deliver Excellent Service	Promote Safety & Well-Being	Grow Our Community	Ensure Environmental Sustainability
	3	2	1

Consultation

The CAO and Chief Financial Officer were consulted on this report.

Communication

The negotiation of this purchase would be communicated directly to property owner or their lawyer.

No further general public communication is intended at this time.

Diversity, Equity, Inclusion and Justice (DEIJ)

This report does not have implications related to diversity, equity, inclusion or justice.

Financial Implications

Administration will be presenting further Wheatley expenses to the Province in their 2024-2025 fiscal year for future funding considerations, though it is not anticipated that the purchase price for this property will be included as the future use is unknown and the long term use is likely to be for municipal purposes. Depending on the final decision on the future use of this property, this purchase may be funded from an appropriate reserve, or treated as an investment.

Prepared by: Dave Taylor, Director, Legal Services

Reviewed by: Michael Duben, CAO

Gord Quinton, Chief Financial Officer