Village of Salmo: In Camera Meeting Discussion & Resolutions re Cottonwood Lake Land Purchase – Made Public by Council Resolution August 27, 2019

Discussion or Resolution #	Date	Resolution or Discussion
Presentation	Nov. 26, 2018	The team from the RDCK outlined various options for a property purchase around Cottonwood Lake Park in order to prevent further clear-cutting of the surrounding property. The property owner is willing to sell the property for the property value including the value of the trees. Estimated cost is \$2.13 million. The land would then become part of the existing park.
Resolution R3-1126-18		Moved by Councillor Heatlie and seconded by Councillor Endersby that the Council of the Corporation of the Village of Salmo <u>not</u> accept the RDCK proposal to direct RDCK staff to enter into negotiations for the purchase of:
		 District Lot 8221 Kootenay District, Except (1) Part included in Reference Plan 898061 and (2) Part included in Plan 2833; PIAD 006-049-664; District Lot 8220 Kootenay District, Except (1) Parcel A (Reference Plan 1123201) (2) Part included in Reference Plan 898061 (3) Parts included in Plans 2720, 6310 and 18043; PID 006-049-613. at a cost of up to \$2 million.
		Carried
Discussion	Dec. 9, 2018	Mayor Lockwood asked for direction in order to provide the RDCK board with an answer concerning the potential purchase of the Cottonwood acreage as, although Salmo and Nelson rejected the original request to negotiate a \$2 million purchase, the Parks Committee now wants to explore the other options they discussed. It was agreed that council is willing to look at the following options: Option B - purchase mostly logged land for \$612,810.55 with small
		buffer over a minimum of 20 years could be explored, and That the only other choice to explore would be Option D – owner gives the land to the RDCK after logging for a \$60K tax credit.
Discussion	Jan. 22, 2019	Council briefly discussed the possibility of the Cottonwood land purchase. Apparently, although they were not directed to, RDCK Parks & Rec staff been negotiating with the property owner after all.
		Mayor Lockwood advised she will have more information after the next RDCK Board meeting.

Discussion or Resolution #	Date	Resolution or Discussion
Discussion only	Feb 4, 2019	Mayor Lockwood advised Council of the proposals put forward to the RDCK Parks & Recreation Commission members concerning the Cottonwood Lake property. She noted that the price had come down by approximately half of what it was in December and that staff had actually been in discussions with the property owner for about a year. She also noted that a 'Save Cottonwood Lake Society" has been formed and has raised about \$51K so far and they are telling people that they will be able to get significant grants of up to \$500,000 - \$1 million as well. \$150K is the number being touted as the CBT's contribution and there is a rumoured private donor as well. It is possible the purchase could be independently funded through these efforts.
		Council members have received over 60 emails and letters, most of which are a chain mail type letter, urging Salmo to support the acquisition of this land and Apex. They are full of false information. All but five are from non-Salmo residents, mostly in Nelson. Population wise this represents about 1% of residents in the affected RDCK areas. Two letters have been received from Salmo residents urging Council not to spend tax dollars on this purchase.
		Council reviewed the four maps showing Options A, B, C and D and their various purchase prices. There is no Option E – don't purchase.
		Option A - \$566.468.56 – Area around lake, don't take on liability for areas 1, 2, 3, 4, 12, 13, and 14.
		Option B - \$566,468.56 – Area around A and the rest of the parcel which is partly logged, with more logging to happen. After logging RDCK gives tax credit for land, all liability for logged land is assumed by RDCK.
		Option C - \$989,524.83 – Purchasing entire parcel but allowing current owner to still log sections 5 & 7 before purchase.
		Option D - \$1,363,001.50 – Buying the property as is, no more logging.
		After discussion, Council agreed there is no reason for Salmo to support the acquisition of this land for the following reasons:
		 None of the options present an actual number, just an estimated purchase cost, but no additional costs such as property evaluation, legal costs, etc., nor anything concerning the ongoing cost of managing, staffing and maintaining a much larger park than currently exists. Therefore, the actual costs are unknown and agreeing to purchase the land could be like signing a blank cheque. Valuation estimates are not based on a factual report by a qualified
		assessor. One would have to be hired to come up with the valuation.

Discussion or Resolution #	Date	Resolution or Discussion
		 Depending on the option selected, there could be liability to taxpayers if there are any future issues with the cleared land. It is an unnecessary cost to Salmo tax payers. Other items are going up and this is a cost that Salmo has no need to assume. The money
		up and this is a cost that Salmo has no need to assume. The money could be far better spent elsewhere, for example on paving.
		 If land was to be purchased, it would be more logical to buy the land in Ymir to protect their watershed, which is at risk.
		 Logging is a major industry in BC. The land will recover and the land immediately around the lake will not be logged anyway so the buffer will remain.
		While it re-generates the cleared land will easily support wildlife like moose and bear, as there will be better grazing for moose and deer and bears can easily get to grubs under logs etc. and can still use the land as an artery during their migration period.
		There is no danger to the Salmo aquifer as the Cottonwood water flows the opposite way.
		The private society should purchase the property using donations and grants.
		Council agreed that the only viable option for Salmo is Option E – don't buy it.
		Mayor Lockwood will advise the Parks and Recreation Commission of this decision. All five affected areas (Salmo, Nelson, E, F and G) must unanimously agree for the purchase to be recommended to the RDCK Board.
Discussion	Feb. 12, 2019	Mayor Lockwood advised Council of the latest proposals A, B. C and D put forward to the RDCK Parks & Recreation Commission members concerning the Cottonwood Lake property. After a brief discussion it was agreed that Council did not agree with any of them.
R2-0212-19		Moved and seconded, that Council of the Village of Salmo unanimously agrees that neither Option A, B, C or D as presented by the Director/Mayor Lockwood concerning the purchase of lands around Cottonwood Lake by the RDCK are acceptable to the Council. Council unanimously agrees that the land should not be purchased and that the RDCK should discontinue discussions with the property owner and instead allow private individuals or groups to purchase the land.
Discussion	lun	Council discussed the Cottonwood Lake Land purchase proposed by the
Discussion	Jun 11, 2019	Council discussed the Cottonwood Lake Land purchase proposed by the RDCK Parks commission. The Mayor advised that she had not signed the Letter of Consent, but had brought it back to the table for a discussion regarding a cap on future purchases.

Discussion or Resolution #	Date	Resolution or Discussion
MOTION ICR3-0611- 19		Moved and seconded that Salmo Council is in agreement regarding signing the Letter of Consent for the purchase of the Cottonwood land once further discussion and agreement is reached at the Parks Commission to put in place an annual requisition limit and voting fairness.
		Carried