

Joint Meeting Minutes

MAY 26, 2015

BETWEEN

THE TOWNSHIP OF PLUMMER ADDITIONAL
AND THE TOWN OF BRUCE MINES
At THE BRUCE MINES COMMUNITY HALL

4b)

Present:

Township: Mayor Beth West, Councillors: Tasha Strum, Carl MacKenzie, Mike Jones

Absent: Boris Koehler

Staff: Clerk~ Vicky Goertzen-Cooke

Town: Mayor Lory Patteri, Councillors: Richard O'Hara, Howie Bowes, Cindy Chisholm, Jody Orto

Staff: Clerk~ Donna Brunke

Observers: (*list may not include all in attendance)

Jessie MacKenzie, Gord Post, Glen MacKenzie, Nathan Caruana, Peter Spik, Leah Fleming, Betty Mills, Clayton Jeffery, Edna Maguire, Malarie West, Rob Romberg, Ed & Patsy Golec, Crystal Burch, Megan Sole, Allan Beilhartz, Cathy Bonnet, Margaret Hiddleston, Virginia Carter, Arlene Romberg, Peggy Strum, Roman Thiel, Emily Bean, Doug Strum, Cheryl MacKay, Heidi Werner, Cathy Wing, James Werner, Peter Horst, Dave, Stephanie, Kayla, Rachael, & Deanna Bordeleau, T. Olekscek, Lois & Jim McCullah.

1. Call to order 7:00 p.m.

2. Declarations of Pecuniary Interest – none noted

3. New Business

a) Artificial Ice Related costs vs. Natural Ice and plant room repairs:

Data Results & public input;

Reports;

- NCMHA Letter (3a)
- Clerk's Report (3a)
- 2015 Draft Rec Budget (status quo) A (3a)
- 2015 Draft Rec Budget (Natural Ice Conversion costs) B (3a)
- 2016 Draft Rec projections (Natural Ice) C (3a)

Mayor L. Patteri invited public up to the microphone; open up the floor to anyone who may have ideas for the arena; pro/con; requested to keep comments to a minimum.

Mayor Patteri spoke on behalf of the Town of Bruce Mines Council:

Rational for proposing a conversion to Natural Ice (*dependent on cold weather to freeze ice surface*) over Artificial Ice (*dependent on the ammonia plant for making ice*).

- the machinery is getting old
- even though there are no issues with the (ammonia) vessel at this time;
- a lot of (staff) training
- no one in the sault area to do the proper maintenance;
- Safety concern (*if something goes wrong with the ammonia plant*); would affect the Town of Bruce Mines more than that of Plummer Additional.

Mayor B. West

Read excerpts from the Clerk's Report copied to the Town & Twsp regarding Artificial Ice vs. Natural Ice;

Locally, Echo Bay and Huron Shores operate as Natural ice arenas;

Notes:

- *Local Weather in 2014/2015 was conducive for natural ice (cold in Jan/Feb); but that varies as there was rain over the Christmas School Break - no ice available in December.*
- *Artificial Ice – ice is made with the aid of freezing agents like ammonia, brine.*
- *Natural Ice – weather dependent, the only thing that freezes the ice is the cold weather.*
- *Synthetic Ice – may be referred to as "Glice;" a product that Huron Shores (Iron Bridge Arena) installed and removed due to issues.*

Echo Bay Operations:

Noted that they have a sand base; they haul in snow and pack it down to assist with ice making; it takes about two weeks if the weather conditions are right to make the ice.

- Usually skating early January. Depending on when the colder weather starts too. We could have had skating in the last week of December at times.
- We need 2 weeks of good weather to get the ice in and then have to push the frost in by skating on it.
- Lots of times we can have skaters on it in the second week to scuff it up too. Whatever is under it will show through. We have sand currently so it's not very inviting.
- We've skated as long as late March. During late March, we don't usually have tons of skaters because they are wishing spring to come

Echo Bay Revenues/Expenses for the Arena:

2013:

Revenues: \$1,398.86 (includes ice rentals, Canteen lease & sign rental)

Expenses: \$7,108.15 (gas/water/power but ****does not include staffing costs**).

Cost to provide Service – operating loss; (\$5,709.29)

Echo Bay – operations cont'd;

2014:

Revenues: \$4,009.16 (includes ice rentals, Canteen lease & sign rental)

Expenses: \$7,894.93 (gas/water/power but ****does not include staffing costs****).

Cost to provide Service – operating loss; (\$3,885.77)

2015:

Revenues: \$5,148.77 (includes ice rentals, Canteen lease & sign rental)

Expenses: \$2,395.48 ****expenses posted (see average above - gas/water/power but
does not include staffing costs**).

Cost to provide Service – operating gain; \$2,753.29 ****see 2014 & 2013 for averages.**

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Huron Shores Operations:

2012/2013: Dec 30 – March 6 (9.5 weeks)

2013/2014: Dec 18 – March 26 (14 weeks)

2014/2015: Jan 7 – March 8 (8 weeks) [rainy weather the week of Christmas break].

Huron Shores 2014 Arena Budget:

Revenues: \$2,580

Expenses: \$17,000 (includes staffing)

Cost to provide Service - Operating loss; (\$14,500)

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Some Comments provided about Natural Ice:

Cons:

- Weather dependent (season could be 6 weeks to 14 weeks long)
- Operates at a loss
- Difficult to commit to booking hockey tournaments – can't guarantee ice
- Difficult to retain competent part-time staff for short season

Pros:

- Cheaper to operate
- No ammonia

**Full report is available to the public.*

Public Comments:

- Request for the operating costs of the arena
- Concerns that if the arena is closed Bruce Mines will become a ghost town.
- if the plant is maintained properly it is safe and will remain safe
- No arena makes money
- Questioned the Town; are you going to close the marina, & park; [because] these people (*users*) are not from here?

- look to the future [alternative uses]; there is ice surface on both sides of us; turn our facility into a “dry facility”
- for the last 7 or 8 years there was poor maintenance
- they are closing the local public school; if we close the arena we have nothing; it’s is all seniors [living here], Student numbers at Arthur Henderson have been dropping; [we] can’t draw young people if we close the arena
- Hockey: what has happened to the hockey in Bruce Mines? kids are playing in Desbarats, Thessalon, and Sault Ste Marie; why don’t we have people to coach the kids here?

[Note: Not enough numbers in Bruce Mines/Plummer Additional alone for an Association; North Channel Minor Hockey Association’s catchment area is from Plummer Twsp to Echo Bay (includes Bruce Mines).

Bruce Mines & Plummer Additional Children are to register with NCMHA in Desbarats and are released to another organization (i.e. Sault Ste. Marie) if they can play at a higher level or if there are no teams in that particular age bracket for them at NCMHA.]

- Public Suggestions:
 - Curling
 - Roller skating
 - More of an advertising promotion presence;
 - Business plan
- Has anyone investigated the cost of converting from an ammonia plant to another option (i.e. brine)?

Twsp Clerk V. Goertzen-Cooke read a quote from Metal Air (Ammonia Plant Service provider [Sudbury] from Jan 2014); the questions asked of Metal Air were:

- a. Are there options for switching from Ammonia to Brine with modifications to existing Infrastructure?
- b. Benefits, considerations, process
- c. Costs (approximately)

Metal Air response:

Your plant is a different plant then most of the others in Northern Ontario, where as you have a direct expansion where the ammonia is cooled a flows through the piping in the floor, whereas most arena have a brine system that is cooled using the ammonia and a chiller system. There are options for switching the type of plant but this would be a very expensive option. You will basically require a new floor system where the existing floor would need to be torn up and replaced with a new cement floor with new Piping and a header system for the brine. The largest benefit to this type of system would be safety. A very quick budget to complete this work would be in the neighborhood of \$1,600,000.00 to \$2,000,000.00

- Can we have a vote yea or nay [to go with artificial ice or natural ice]?
 - Mayor L. Patteri; “no, the decision is a council decision.”
- Onerous on volunteers to submit receipts, funds collected, financials etc. [Healthy Community Coordinator funded project] Sean Hanlon was not replaced; questioned if there is any money out there for this?

- We understand that if you don't use the grant money that it has to be given back. *[yes]*
- you have to create a place where you want to be
- it's (rink) a service to the community
- we would have never come here unless this Town had good marina, LCBO, school, arena, market - the things that make it a thriving Town; you are on a slippery slope if you give up on the arena; kids-there will be nothing here for them; no new people will be staying in Town; TSSA said it's safe to run, it needs maintenance, the insurance company says it's ok; it's a "red herring" to keep saying it's unsafe; fix it and carry on; thrive or die. Roots put down here grow pretty quick, we want to be part of a thriving community.

(A **red herring is a figurative expression referring to a logical fallacy in which a clue or piece of information is or is intended to be misleading, or distracting from the actual question)*

Mayor L. Patteri:

From the reports/emails submitted:

- The costs of decommissioning plant (*removing the ammonia*) is around \$15,000 (new information confirmed this afternoon).
- (for natural ice) to insulate the boardroom from the ice pad approximately \$3,000
- Town council discussed this (*topic*) numerous times; we are not in favour of keeping the compressor or artificial ice; noted ongoing maintenance and training.

Mayor B. West opened the floor to Plummer Additional Councillors;

- we have had numerous discussions, no consensus yet;
- we have a 2015 budget and scenarios from 2011 to current to review
- if we get rid of the (artificial) ice we will have an empty building sitting there; only used a certain amount now; we will get down to 2 months a year;
- TSSA has inspected; nothing is wrong;
- If we give up artificial ice [we are] going backwards; becoming a "have-not" community.
- the Insurance company has no issue with the age, they are still willing to insure; certifications are done;
- Trillium Grant money has been given to us (*for these repairs*); money not coming directly out of our pockets; let's use the funding.
- there is a lot of training involved; but we have an employee who is willing to do it;

- a number of young kids coming up in the Plummer area; need something for them to do
- Site visit with the Engineer, he is not concerned with piping in the plant room [*it is encased in concrete separate from the area that has heaved*]; excavation has to be done to repair the plant room floor prior to installing the compressor; inspection of the flooring and piping is recommended after excavation. (*Can be included in the funding model*).
- Metal Air also inspected; there was no visible concern that the pipes had been compromised; metal air said if there is any pressure on the pipes [due to concrete shift] then they would have a concern;
- Communicated frustration with the process; each (council) is entitled to their opinion; when one disagrees, they hold the other party hostage; i.e. by not signing the recreation agreement because of a few lines and by not bringing any solutions that you (Town) would be ok with;
- Foolish to throw away the Trillium grant money, let's use it and fix it; run it for a few years to see if it can turn around;
- If we go natural ice, it could rain [*lose ice*], weather is unpredictable; we have a good system let's fix it.
- it will cost more money [*higher levy in 2015*] to decommission the plant, and we don't have any [*funding*] revenue [*to offset that cost*];

Mayor L. Patteri opened the floor to the Bruce Mines Councillors;

- no local kids playing hockey here;
- [we are] now subsidizing kids from other areas further east or west; NCMHA wants to come here and get ice;
- demographics changes; [the local] people are our age;
- the compressor is broke; [we] can spend \$40,000 to fix /band aide
- Bruce Mines has only ½ of the levy [assessment base] that Plummer Twsp has.
- the equipment is almost 50 years old; electrical system is from 40's ; [ammonia] vessel is old;
- the training requires two people [to be trained]
- We had an ammonia leak 5-10 years ago

Status on the structure; Structural repairs have been fixed; Contractor/Engineer doing some further testing to the concrete; 1st test didn't meet specification

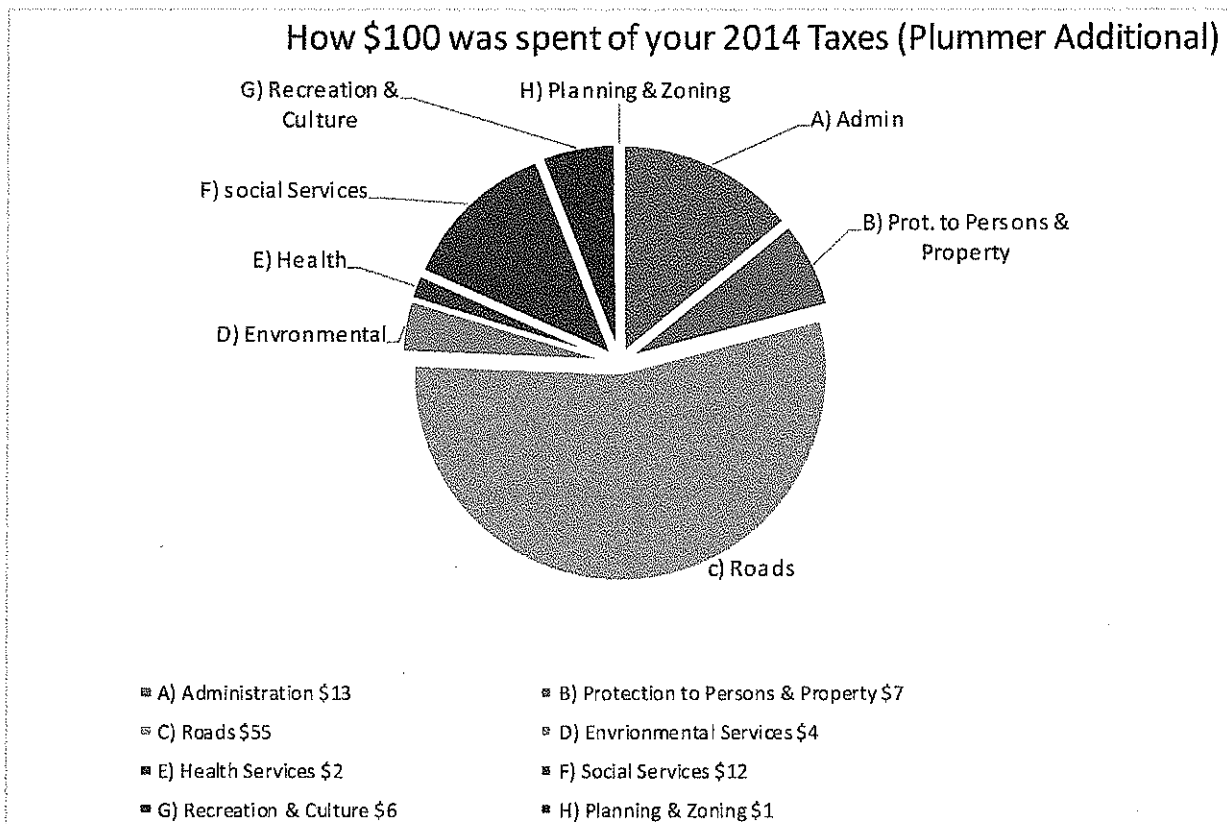
Mayor L. Patteri confirmed that;

- we are not talking about closing the arena;
- we are discussing artificial vs natural ice;
- what we need to know is how much will it cost us for artificial ice vs. natural ice, and;
- How many people are using the arena?

Ratepayer: What does it (*recreation*) cost the household?

Mayor B. West read the Pie Chart (as provided in the Clerk's Report):

For Plummer Twsp residents: (based on 2014 overall Municipal Budget):



Note: Recreation & Culture Category (\$6.00) is further broken down by:

- a) Recreation (includes Arena) \$3.00
- b) Library, Hall, Park \$3.00

**(Above Data not available for the Town of Bruce Mines at this time)*

For Plummer Twsp:

If your property is assessed at \$100,000

Your Twsp Taxes (2014 rates) = \$1806 [100,000 x 0.018061590 (2014 Tax rate)]

***Recreation portion of your Twsp Taxes = \$54 [based on 2015 Rec Budget of \$60,026.73]**

- Ice Related portion of your Twsp Taxes = \$15 (about 27% of Rec budget).

For the Town of Bruce Mines:

If your property is worth \$100,000

Your Town Taxes (2014 rates) = \$2,039 [100,000 x 0.02038529]

Recreation portion of your Town Taxes = not available at this time (*as of report printing time*).

Mayor L. Patteri; quoted the breakdown of numbers for the Town of Bruce Mines regarding recreation's impact on the budget.

Mayor B. West:

- we have the funding (Trillium) for the compressor
- we can't just focus on the money for the compressor; look to the bigger picture; we want it [arena] to be utilized year round; we are putting out \$60,000 [Recreation levy], need to bring revenue in [all year] not just for 3 months of year;
- if necessary [we need] to make the changes [in operations]
- possibly look at funding the transporting of people by bus to other venues
- asked public for any ideas; what can we do to make that building used 12 months of the year as opposed to 3 or 4 functions in the summer?
- The compressor is paid for; we have the funding, we can have it fixed and have it open for next season;
- Twsp roads are 50% of our overall budget; the \$60,000+ from the Recreation levy would go a long way.

Re: Arena for Sale \$1.

Mayor L. Patteri confirmed that councils were only listening to a proposal, Town/Twsp is not selling the arena for \$1.

Mayor L. Patteri: "our council is opposed to putting in a compressor;"

Mayor B. West noted;

- that we still don't have a current signed Recreation Agreement (*expired Dec 31, 2013*);
- read the below dispute clause option from the Recreation Agreement;

14.0.0 Decisions and Dispute Resolution

14.1.0 Where any matter affecting the joint recreation program or related facilities comes into dispute or is not mutually agreed by the Town and Township, it shall be resolved in the following manner:

14.2.0 Within 72 hours of the dispute, the local mediator must be called in by either party. The local mediator will as soon as possible call a meeting of the existing negotiating team to settle the issue.

a) **Compressor & Plant Room Flooring** (see resln below)

Park Construction Plant room flooring repairs quote; \$8,625 (*necessary to repair prior to installation of the compressor – under the Trillium funding model*).

Metal Air – compressor replacement, valves, \$49,434.50 (*under the Trillium funding model*).

b) **Lighting**; both councils in agreement to proceed with this part of the Trillium Funding; data to be forwarded to their next respective council meetings for approvals.

c) **2015 Budget & staffing, training**;

Staffing Levels; if the BMPA operations change to Natural Ice there are employment considerations/impacts.

Mayor L. Patteri; they will contact Twsp Deputy Clerk with specific Budget questions.

Mayor B. West noted a surplus in the Budget that is carried forward into 2015's budget.

Canteen/Boardroom Floor is in need of replacement-upgrades: R. Romberg provided a \$2,000 estimate;

- Follow up from last joint meeting; \$1,322 is on hold with the Town; we understand it was raised by volunteers specifically for the Canteen flooring;
- The Town has noted that they are not turning the funds over to Recreation for the Canteen/Boardroom flooring project;
- Twsp to remove the revenue line for these funds from the budget.

Closed Session – details of employee info (identifiable) – not required

d) Lajambe, Lexie – proposal to run a Motivate Canada Physical Literacy program;

Resln 2015-129 Tasha Strum Mike Jones

WHEREAS Lexie Lajambe has secured a \$2,000 grant to run a Motivate Canada Physical Literacy for Females Program and would like to offer the program out of the Arena this summer over four weeks (2 times a week);

BE IT RESOLVED THAT this Council approves Lexie Lajambe to run the Motivate Canada Physical Literacy for Females Program under the umbrella of BMPA Recreation insurance and allows the use of the Arena for this project as needed. CD

***Town of Bruce Mines passed similar motion.*

Plant Room Flooring:

Resln 2015- 130 Tasha Strum Carl Mackenzie

WHEREAS it has come to the attention of joint councils that the flooring is cracked in the plant room and is in need of repair, and;

WHEREAS ammonia pipes (presently empty) run through this part of the flooring, and;

WHEREAS Metal Air has been contacted for advice, and;

WHEREAS this is considered a safety issue and is considered a necessary repair to facilitate the installation of the new ice plant compressor;

BE IT RESOLVED THAT this Council accepts the quote of Park Construction to repair the refrigeration room flooring and eaves trough at the entrance canopy per Tulloch Engineering specifications in the amount \$8,625.00. CD

****Town of Bruce Mines not in agreement to the above resolution at this time.***

Compressor:

Resln 2015- 131 Tasha Strum Mike Jones

WHEREAS the plant room compressor replacement will have to be retro-fitted to fit the present system, and;

WHEREAS only two quotes have were received during the Trillium application process, and;

WHEREAS this is one of the last remaining ammonia rinks in Ontario per Metal Air, and they have been the vendor servicing the Arena plant for the last 17 + years and are quite familiar with the system and the retrofitting that is required for operations;

BE IT RESOLVED THAT this Council approves the quote of Metal Air in the amount of \$49,434.50 to install the new compressor providing confirmation from Metal Air of the ability to complete this project. CD

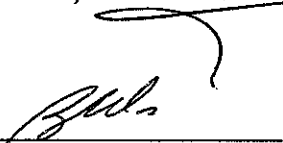
****Town of Bruce Mines not in agreement to the above resolution at this time.***

*Twsp will be discussing the option of filing for mediation to resolve the issues.

4. Adjourn

Resln 2015- 132 Carl MacKenzie Mike Jones

BE IT RESOLVED THAT this Council adjourns the Joint Meeting at 8:45 pm to meet again on June 17, 2015 or at the call of the Mayor. CD



Mayor: Beth West


Clerk: V. Goertzen-Cooke