Joint Meeting Minutes  
Sept. 29, 2015  
BETWEEN  
THE TOWNSHIP OF PLUMMER ADDITIONAL  
AND THE TOWN OF BRUCE MINES  
Arena Boardroom (#35 Hwy 638)

Council Site Visit: 6:30 pm Arena Tour (regular Joint Meeting to follow)

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

Other Staff: Arena Manager~Rob Romberg
Observers: Jim Murray, Cheryl MacKay, Roger Shaule, Peter Jurich (3 others).

Joint Meeting to follow
1. Call to order 7:00 p.m.
2. Declarations of Pecuniary Interest – none noted
3. Delegation: Algoma Horse Association (AHA) – Peter Jurich - usage of the Arena
   • Propose to allow usage of the arena as an indoor riding facility – open to the public
   • AHA would like to utilize it starting in March
   • Conditioning; Speed Shows; Horsemanship; training facility, Jumping; Dressage; Riding Lessons;
     Clinics; Cattle Penning, hosting Dog Shows etc. are some options offered as potential users of the
     facility if it were an indoor riding arena.
   • Cement pad is 72’ x 180’
   • Noted that AHA has its own insurance; users would also have to provide coverage
   • AHA books approximately 8 shows per year; indoor facility would guarantee no weather cancellations
   • Charge ½ hour rental fees
   • Pro-circuit in Southern Ontario does not remove the cement flooring; they lay about 5-6” of a clay
     base, pack it, and then top off with a 4-5” “dustless footing.”
   • Fanshaw College has a horse arena – good example of set up.
   • AHA has purchased a “ring conditioner – groomer,” they could maintain the footing.
   • Noted other potential users; Bar River Rodeo; Onkens
   • Suggested that with the dirt flooring you could still put natural ice on top of the dirt; (not an option
     unless the boards are lifted).

Joint Council Concerns noted regarding;
• Can the arena be used for other things in conjunction with a riding arena?
  • ventilation; dust control
  • revenue expected – will it be enough to cover the expense of the lights; caretaker; security;
  • Horse urine in the arena – potential absorption into the cement;
  • Requirement of changing out of the footing
  • How many anticipated weekly users? How much is the AHA group looking at as far as feasible
    rental rates? [P. Jurich noted about $10 per ½ hour per horse].
    □ Present ice rate to minor hockey is $60/hr.
  • Algoma Horse Association Representatives left at 7:32 pm
4. **Old Business:**
   a) Joint Agreement [expired Dec 31, 2013] - outstanding;
      - Status – Town revising (removing program committee from Agreement)
      - Consensus of Joint Councils to defer discussion until after operations are discussed below in the agenda.

5. **New Business:** n/a

**Joint Boards & Committees:**

6. **Recreation:**
   a) Operations;
      - Discussion regarding operating the arena as a “for profit” or “for service” venue; what direction does the Joint Council want to proceed with?
      - No formal vote on the above; but differences of opinions were noted by various council members.

**RANDOM IDEAS SUBMITTED BY VARIOUS PEOPLE FOR POTENTIAL ARENA USES (TO PA) AS OF SEPT 23, 2015:**

**Indoor**

- Horse riding arena – see above and previous minutes re: Onken proposal.
- Natural ice
- Rock Climbing wall
- Northern Auction Facility: cars, boats, recreation equipment, animals, heavy equipment, housewares, swap meets, trunk sales, etc.
- Farmers Market
- Walking program
- Sports venue: pickle ball, tennis, 3 on 3 basketball, ball hockey tournaments, badminton
- Stage; theatre, dances, concerts
- Car, RV, Boat etc. indoor storage (arena floor and individual dressing rooms).
- Individual Interior storage units
- Community greenhouse
- Daycare centre
- Swimming pool (*this was previously checked into; not feasible*)
- Small public Therapeutic pool – wheelchair access or floor that lowers
- Curling (this was attempted; program not a success-Thessalon has a strong program).
- Franchise the Gym
- Convert to a one stop Municipal Hub; Recreation; Library; Health Centre; Fire; Municipal Offices & Garage
- Put the Arena on the Open Market for sale
- Café/Coffee Club
- Rent out the Dressing rooms to small businesses
- Indoor tennis court – are there enough users to warrant?
- Noted that Fitness centre needs more than one treadmill
- Don’t put ice in; pay for bussing the local children directly from CASS to Johnson or Thessalon arenas.
- Marketing biggest challenge; the word needs to get out as far as what is available
- Wedding venue (building needs a lot of work)
- Hire an event manager; to bring in revenue; base salary plus commission on additional revenue brought in.
• Hire a consultant; if they say to sell it; then do it; indoor ice is not viable; outdoor rink is way to go; not a lot of expense; two big yard lights.
• U-Haul depot (already a depot behind the Sportsman Restaurant).
• Other ideas?

Outdoor grounds:

• Ice – Natural ice inside or outside? Outdoor Rink, Skating Oval, Skating Trail:
  o If outside:
    ▪ Rink with/without boards?
    ▪ Skating oval, or trail around rink?
  o Outdoor ice rink (location, lighting, flooding, clearing snow, flooding, zamboni, shovels).
    ▪ Concerns noted regarding snow mobiles driving through an outdoor rink (without boards); solution of snow fencing was stated.
  o Questioned if an outdoor rink could be installed on the school grounds in their new green space; easy access for kids after school; water hydrant in the vicinity.
  o Outdoor skating path 1 km through the woods (Huntsville); lit up at night; wide enough to drive the zamboni down.
  o Town of Bruce Mines not in favour; noted they will put on their next agenda the option of putting an outdoor rink downtown at the waterfront.
    ▪ Town noted that R. Romberg will not be maintaining the Town’s rink under the umbrella of Joint Recreation.

• Base for 4-Wheeler & Snowmobile Tour Companies
• Skateboard/bike park
• Water park
• Other ideas?

Noted: Previously in the winter months we required:
• $900/week in revenues was required to break even; minimum of 15 ice rentals
• With new energy efficient lighting; no ice plant, and reduced staff hours the cost of operations should be reduced this winter.
• Bookings; whether for Ice, Horse Arena Rental, they should attempt to cover costs of operations.

Noted:
• Johnson school children will be going to CASS; Arthur Henderson Public School (AHPS) is considered prohibitive to repair [per School Board] and will not be expanding; thoughts expressed that it is only a matter of time before the AHPS children will be bussed to CASS; is there a potential to acquire the school facility for Recreation.
  o School grounds have the baseball backstops; soccer fields already in place
• Sell Option:
  o If the facility was sold; owners could do with it what they want (providing zoning conformity).
  o If sold, utilize the funds received to create a smaller community hub-venue
  o Town would be able collect taxes
  o Town staff to contact Commercial Realtor to verify options & estimates (selling/lease)
• Zamboni; Town members noted possible consideration to sell it as well; no consensus from Plummer Council.

• R. Romberg:
  o If used as a horse arena; soil will have to be changed;
  o put in an air handling system;
  o Ministry of Health, Ministry of Labour; Occupational Health and Safety to all comply with.

Grant Funds;
• If asset is no longer in use or disbursed within 5 years of receiving grant money; rules and ramifications to be aware of. [Councils may review the funding agreements in place].
• Majority of Joint council voted in favour of advertising for a storage facility to see if there is any interest. T. Strum noted opposition.
• B. Koehler will investigate the interest of indoor storage of cars/truck from area car dealerships.
• Staff will verify insurance concerns/options.

Staffing levels – Arena Manager proposed to reduce his hours to 25/hr. per week.
  a) Arena Manager, Town of Bruce Mines, Twsp of Plummer Additional in agreement;
     o Arena Manager’s Contract to be amended to reflect 25 hours per week.
     o Contract & Operations to be reviewed at a future date

Joint Council Consensus on the below:
• Canteen Floor replacement;
  o No further action at this time for any items in the canteen.
• Boardroom Floor;
  o Arena manager to paint floor and relocate fitness equipment into Boardroom;
    better lighting and ventilation.
• Agricultural Society to be contacted; rotate meetings between the Town Hall and Twsp Hall.

b) Fire Inspection – follow up - status of complete work
• Fire Plan – DRAFT submitted for review – any changes?
  o Copied to Bruce Mines Fire Chief Lee Lamoureux for review/revisions; will be brought back to councils for final approval.
• Duct cleaning quote (not available from Algoma Industrial); R. Romberg will follow up.

c) Trillium update: [project end date Oct 30, 2015]
• Metal Air – confirmed they will complete their project by Oct 30th
• Park Construction - confirmed they will complete their project by Oct 30th
• Insulation between Boardroom and Arena floor:
  o Joint Council consensus to not complete this job; Arena Manager to replace what was removed

Discussion on the Joint Agreement deferred.
7. Other:
   a. Sucker Creek – additional work [bids closed Sept 25th]

Resln 2015-242  Boris Koehler  Mike Jones

BE IT RESOLVED THAT this Council gives three readings and enact By-Law 2015-38 which authorizes the
Mayor and Clerk to enter into an agreement with 1776727 Ontario Ltd. o/a Ontario 17 in the amount of
$75,853.85 (HST included for Contract #14-2028-B Trunk Road (Sucker Creek) Improvements. CARRIED
*Town of Bruce Mines in agreement; passed a similar resolution.

8. Councillor Comments
   T. Strum indicated an interest in dissolving the Recreation partnership with the Town of Bruce Mines
due to different community needs/visions; noted her opposition to consideration of selling the arena.

Cheryl MacKay left the meeting.


10. Adjourn
    Resln 2015-243  Boris Koehler  Mike Jones

BE IT RESOLVED THAT this Council adjourns the Joint Meeting at 9:18 pm to meet again on October 21, 2015
or at the call of the Mayor. CD

Mayor: Beth West

Clerk: V. Goertzen-Cooke