

Joint Meeting Minutes  
June 23, 2015  
BETWEEN  
THE TOWNSHIP OF PLUMMER ADDITIONAL  
AND THE TOWN OF BRUCE MINES  
BRUCE STATION COMMUNITY HALL

Special Emergency Council Mtg called: 6:30 pm – 6:40pm

Present:

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

Staff: Clerk~ Vicky Goertzen-Cooke

- Ammonia & Plant issues/options briefly discussed – no resolutions

**ResIn 2015-165 Tasha Strum Carl MacKenzie**

**BE IT RESOLVED THAT** this Council adjourns the Special Meeting at 6:40 pm to meet again at 7:00 pm at the Hall. CD

JOINT MEETING:

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

**Arena Staff:** Rob Romberg

Observers:

Mary Jane & Jim Murray, Jessie MacKenzie, Leah Fleming, Barb Jalak

1. Call to order 7:00 p.m.  
Consensus of Joint Councils to proceed with item 6 & 7, then move to the recent inspections mediation, then followed by the remainder of Recreation issues.
2. Declarations of Pecuniary Interest – none noted
3. Delegation: n/a
4. Old Business: n/a
5. New Business: n/a

Joint Boards & Committees:

6. Library Board:
  - a) Budget (\$84,000) ~ \$42,000 each municipality.

**ResIn 2015-166 Tasha Strum Boris Koehler**

**BE IT RESOLVED THAT** this Council approves a 2015 levy of \$42,000 for the Library. CD

\*Town in agreement – they will pass the Library budget at their next meeting.

7. Health Centre:

- a. Budget (v. May 26, 2015) (\$27,853) ~ \$13,926.50 each municipality

**ResIn 2015-167 Boris Koehler Carl MacKenzie**

**BE IT RESOLVED THAT** this Council approves a 2015 levy of \$13,926.50 for the Health Centre.  
CD

\*Town in agreement – they will pass the Health Centre budget at their next meeting.

b. Building Signage - status/update (Town)

- No Clinic signage on the building (not a walk in Clinic)
- Keep the lawn signage
- MTO permits for the signage are required

8. Recreation:

- a) Budget (V. #6 May 26, 2015) (\$120,053.46) ~ \$60,026.73 each municipality [to operate status quo]

- Note: further updates pending – re: inspections
- Joint Councils agreed to target the same as last year's levy of \$68, 185
- Plummer Staff to re-work the budget based on the new information confirmed tonight.
- Structural (Trillium) Insulation of Boardroom from Ice Pad to be completed (estimate \$3,000).

- b) Canteen-Boardroom flooring – deferred to budget deliberations

c) Grass Cutting – Agriculture (email June 8); Grass Cutting – equipment discussion; Town and Twsp council confirmed communication has been previously sent to Agriculture on the status of the grass cutting; meetings were also held tri-jointly between the parties; no tri-joint consensus was achieved;

- Arbitration clause of the Land Use Agreement was requested by Plummer Township to settle the dispute; partners chose to not participate in Arbitration.

Noted: Land use has changed from the original agreement; Recreation is no longer able to use the ball diamonds due to metal shards from the annual Fall Fair Demolition Derby; the previous soccer fields get rutted up during the horse shows and have to be filled in each time; and arena staff is tasked with removing manure in order to facilitate soccer play;

- Soccer has since moved to the School grounds;

- Baseball program – local children register with either Desbarats or Thessalon teams.

No change in Town & Twsp position; grass will be cut to east and south of the arena only; Agriculture is to make their own arrangements for any other grass areas they desire to be cut.

- d) Roadside Portable Sign; Township & Town approved different vendors; staff instructed to take this item out of the budget for the time being.
- e) FYI -Metal Air – confirmation that they have staff that is able to service the ammonia plant (previous email May 28).
- f) Fire/Emergency entrance from Desbarats Street – see below

#### Recent Inspections:

Town of Bruce Mines has ordered various inspections; Town reported that per advice of their Legal - that a complete assessment of the building should be done.

#### g) MOL Inspection – follow up

##### Excerpt from Report recommendations:

##### Potential Additions to the Rec Budget: (Status quo; if running with artificial ice (ammonia plant):

- a) \*\*MOL (Ministry of Labour) recommendations if the ammonia plant starts up again: (estimates):
- b) Eyewash – deluge shower attached to ammonia plant room - \$40,000 + \$1,000 (eyewash)
- c) Catch basin (not draining into water/sewer system & qualified contractor to remove contaminated water from the Catch basin)
- d) Sprinkler system \$2,000 - \$2,500
- e) Air tight plant room – repair air leaks
- f) 2- Air packs & other protective gear @ \$3,000 each = \$6,000
- g) Air pack training (2 people to train)
- h) Fan switch for exhaust \$200-\$500
- i) Fire rated walls on both the plant and zamboni room (have to be checked)
- j) 2ndary ammonia sensor inside arena – (Metal Air) \$3,000 parts + \$3-\$4,000 installation = \$7,000
- k) Driveway south/west side of Arena off of Desbarats street \$3,500 - \$5,000
  - It was suggested that a Driveway entrance from Desbarats Street to the south/west side of arena be built in the case of an ammonia leak with west prevailing winds; the local fire department is not equipped to come in from the East side (driver would not be protected from the chemical leak);
  - A driveway on the south/west side of the Arena would allow for emergency services to enter from the south/west side of the building; expense-Culvert(s), grubbing & aggregate:
  - If a major ammonia leak was to occur; Hazmat from Sault Ste. Marie would be dispatched as the local fire department is not equipped/trained to handle a major leak.

- l) Wind sock on top of plant room (if keeping ammonia) – emergency response team safety issue.
- m) Pending (per Town) OFMEM (Ontario Fire Marshall Emergency Measure's inspection – no further information at this time.

\*\*With all the add in's above we are approaching \$90,000+ to each municipality for the 2015 Recreation levy; various scenarios have been run; Staff requested direction from Joint Councils as to specifically "what we are doing and not doing" to facilitate the budget preparation.

h) TSA Inspection – follow up

- TSA – update Electrical panel in Plant room (including new schematic drawing): \$500 (if you replace \$2,000-\$3000) if you replace whole wall of electrical upgrades – more \$.
- i) OFMEM Inspection – Bruce Mines has sent in a request; will advise once scheduled.
- j) Noted - Town of Bruce Mines needs to pass a Fire Route by-law regarding the Arena.

Other:

R. Romberg;

- noted storage issues for 400 chairs & older tables – questioned if we need them
- possibly look into storage Sea Can again
- Metal Air may be able to re-sell some of the Ammonia Plant components.

Joint Public newsletter to go out. (Plummer's Tax Billing in Aug.)

- Insulate the Boardroom from the ice; R. Romberg estimates an expense of \$3,000? To be part of Structural under the Trillium Fund.

Mediation – status?

a) Joint Agreement (expired Dec 31, 2013)

Joint Councils in agreement to:

- 1) Remove the Recreation Program Committee from the Joint Agreement; Town of Bruce Mines will draft a separate Recreation Program Committee Agreement.
- 2) Keep the Building and Human Resources Committees in the Agreement:
- 3) Term to go to December 31, 2019.

b) Replace Compressor or not (new price @ June 19<sup>th</sup> – see memo)

New Compressor quote & Valve work (previously \$49,434.50 now \$60,151.25 (+\$10,176.75) difference from quote last year. (See email from Darryl Sabourin @ Metal Air June 19)

- a. OR: The Ammonia is ok to sit in the holding tank as long as the calibration of the relief valves (we have 7 valves) is done every 5 years (they are due this year to be done; approximate cost \$10,000; this is included in the above (o) \$60,151.25 if you replace the compressor...if you don't but still want to keep the ammonia on hold add the \$10,000 into the budget.

- b. R. Romberg reported that Metal Air is scheduled to come to the area on July 7<sup>th</sup> to re-calibrate the ammonia sensor.

**ResIn 2015-169 Boris Koehler Mike Jones**

**WHEREAS** a revised increased quote has been provided by Metal Air for the compressor & valve installation at \$60,151.25, and;

**WHEREAS** new information has been received from various agencies such as Ministry of Labour, and Technical Safety Authority who have provided further recommendations to Joint Councils which are cost prohibitive regarding the allowance of the startup of the ammonia plant;

**BE IT RESOLVED** that this council requests that the compressor component of the Trillium grant be utilized instead to remove the ammonia and decommission the ammonia plant. CD Recorded vote: Mike Jones-Yes; Boris Koehler-yes; Carl MacKenzie-Yes; Tasha Strum-No; Beth West-Yes.

\*Town of Bruce Mines passed the same resolution.

- c) Repair the flooring in the plant room (under funding model) or leave it heaved?

\*Twsp previously passed this resIn to repair; Town passed similar.

- d) What are staff's instructions regarding North Channel Minor Hockey?

- No artificial ice.

9. Other:

- a. Maintenance of Copper Bay Road, Trunk Road & Arena parking lot

**ResIn 2015-168 Boris Koehler Carl MacKenzie**

**BE IT RESOLVED THAT** this Council approves the following Road winter/summer maintenance of the following:

- a) Trunk Road:

**Summer:** Plummer Twsp

**Winter:**

Bruce Mines (Hwy 638 to Jeffrey Rd) for 2015/2016 (alternating years between Town/Twsp);

Plummer Twsp (Jeffrey Rd to Hwy 17)

- Plummer Twsp - all of Trunk Road for 2016/2017 winter season then alternate the service on the joint section of road with the Town as above.
- Copper Bay Road: Each Municipality will look after their own section of roadway summer & winter;
- All services provided are to be charged back to each respective Municipality or Joint Recreation as applicable. CD

Arena entrance & parking lot: decision DEFERRED

- Town has indicated they are unable to service.
- Twsp may be able to get to it; but depending on weather, hours worked, and other road priorities may not be able to service the arena without incurring overtime.
- Staff provided Joint Councils with quotes previously to contract out on a regular basis; it was deemed too expensive and have been operating with the following current practice:
  - Arena Manager notifies the Twsp if special events are occurring at the arena
  - If Twsp is unable to service due to weather/road commitments; Arena Manager is to contact a local contractor to ensure the fire routes are clear.

Noted: Human Resources Meeting to be set up; what needs to be done.

b. Sucker Creek culvert replacement (Trunk Road);

- Twsp Clerk, Twsp Roads Working Foreperson, Town Foreman met with Tulloch Engineering and LeRoy Construction June 23, 2015:
- Start date is estimated to be around July 20, 2015; watch for road closed signs on Trunk Road.
  - Contractor will notify all emergency services of the closure
- End date of contract is Sept 11, 2015; LeRoy expects to complete the project earlier.

Staff to forward to contractor any parties who may be interested in the waste fill;

Noted; the contractor decides who gets it – normally based on close proximity to the job site.

Noted: Tri-Neighbours is looking for fill.

**Other:**

Twsp Clerk: In response to Town legal letter noting the Town's liability for only their staff, no mention of liability for "joint staff;"

- Concerns noted regarding liability of Twsp & Twsp Staff regarding supervision of Arena Staff Town Clerk to clarify with their legal.

10. Councillor & Public Comments;

- Difficult decision, safety & funding concerns with aging system;
- To continue to band aid and old system - taxes impacted, could use the funds elsewhere in the Municipalities.
- declining volunteers & participants in activities over the years
- If the arena is open; can the basketball net be put up; ball hockey;

11. Closed Session (not required)

\*Joint Newsletter to go out to the public. (August tax billing)

12. Adjourn

**ResIn 2015-170 Carl MacKenzie Mike Jones**

**BE IT RESOLVED THAT** this Council adjourns the Joint Meeting at 8:55 pm to meet again on July 15, 2015 or at the call of the Mayor. CD

---

Mayor: Beth West

---

Clerk: Vicky Goertzen-Cooke

Acronyms:

MOL – Ministry of Labour

MTO – Ministry of Transportation Ontario

TSA – Technical Safety Authority

OFMEM – Ontario Fire Marshall Emergency Measures