

**MINUTES OF NOVEMBER 30, 2015
JOINT COUNCIL MEETING
BETWEEN THE TOWN OF BRUCE MINES
AND
THE TOWNSHIP OF PLUMMER ADDITIONAL
IN THE BRUCE MINES COMMUNITY HALL AT 7:00 P.M.**

Note: Closed Session: re; Identifiable/Legal (6:00 pm – 6:45pm)

Open Joint Meeting 7:00 pm

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

Observers: per sign in sheet (Town)

1. Call to order 7 pm
2. Declarations of Pecuniary Interest – none noted
3. Public Question & Answer Session
4. New Business:

a) RECREATION:

Building and property:

- i. Future options for the Arena building: sell, lease, donate, etc.
- ii. Agricultural Society – Plummer Add’l Twp resolution #2015-283
 - Mayor B. West read Twsp resolution 2015-283 passed November 24, 2015:

Resln 2015-283 Moved by: Mike Jones Seconded by: Tasha Strum

WHEREAS the Town of Bruce Mines has offered the Arena to the Twsp, and;

WHEREAS the Twsp is not interested in taking over the Arena on its own;

BE IT RESOLVED THAT this council recommends that the Arena be offered to the Agricultural Society subject to them being a qualified Not-for-Profit [organization] under the definitions of the Trillium Foundation, and;

With a commitment of financial support, amount to be determined and agreed upon by the Town and Township payable per year from each of the Town and Twsp to help cover utilities/operations for a period of 5 years, beginning in 2016; financial support to be reviewed at the end of the 5th year, and;

FURTHER THAT if the Agricultural Society dissolves or decides to sell the Arena within the next 40 years, that the arena and/or sale proceeds are returned/split to/between the Town and Township. CARRIED

- Agricultural Representative Darlene Walsh can’t commit at this point; will discuss with the Agricultural Society to see if it is a viable option.
- Twsp staff to forward financial information to Agriculture
- Mayor B. West read Clause 16 of the Tri-Joint (Town/Twsp/Agriculture) land use agreement for by-law 2009-55;

16. The parties hereto covenant and agree that should one of the parties desire to sell all, or part of, the Lands and Premises owned by them as described in Schedules "A" and "B" respectively, then the selling party shall first offer their interest in the subject property to the remaining party prior to the sale to any third party. The remaining party shall have the right to meet and match any terms and conditions that the selling party may receive from any third party, and the remaining party shall have sixty (60) days from the receipt of the notice in writing from the selling party, delivered to the remaining party, that it has received an offer on the property to exercise this first right of refusal.

iii. Horse Association

- D. Walsh [Algoma Horse Association’s bookkeeper] confirmed that the Horse Association would not be able to fund this venture.
- An indoor riding arena is not a viable option at this time

- iv. Commercial Real Estate Sault Ltd.
 - Mr. Whalen completed a site tour and estimates the building to be worth \$100,000.
 - Twsp has not been provided with the 2016 Insurance breakdown; will forward to the Town once received.
 - Town - in favour of listing the building for sale on the open market
 - Twsp - no consensus/vote on sale option for building
 - Town noted that even if the water was shut off; still have to pay the consumption bills for the arena.
 - Some Twsp councillors are in favour of taking over ownership of the Arena;
 - It was noted that it is premature to take the Town up on the offer of ownership of the arena; need to involve our auditor; no idea of true cost [*many changes to the arena*] and what burden this places on the Twsp taxpayers; there is no revenue; no business (or shutdown) plan.
 - No further action at this time.
- v. Arena Cement pad area - Storage facility for boats, trailers, cars;
 - Arena Manager R. Romberg confirmed for fire safety reasons the doors to the main ice pad cannot be locked; therefore the items would not be entirely secure from public access.
 - There is only a 6' clearance for the roll up garage door; if under consideration in the future would anticipate needing a larger door; public comment provided that a 14' door estimate is approximately \$6,700 (including installation).
 - Advertisements for rental space to be taken down; Arena to remain vacant.
- vi. Outdoor rink – options: school property?
 - Town/Twsp need consensus prior to approaching the school.
 - Considerations for rink board costs, lights, water hookup, maintenance would have to be addressed
 - Noted concerns regarding mold inside certain areas of the rink;
 - R. Romberg noted that the exhaust fans that were originally installed are undersized;
 - M. Jones noted that they only vent out;
 - It was questioned if a proper air exchange would resolve the mold issue? Ministry of Labour is aware of the situation.
 - Varying council opinions on what to do with the rink building – no consensus between joint councils at this point.
 - B. Koehler questioned having a Business Plan for the Arena.
- Vii. Fitness Centre – Equipment:
 - Mayor B. West read Fitness Centre Resolution 2015-282 passed at the November 24, 2015 Plummer council meeting;

RESLN 2015-282 Mike Jones Tasha Strum

WHEREAS the Twsp has recommended that the Fitness equipment be re-located to the Arena Boardroom for a brighter atmosphere, and;

WHEREAS the Town of Bruce Mines is not in agreement and has expressed an interest in closing the Fitness Centre, and;

WHEREAS we have to keep the heat on [in the building] this winter, and;

WHEREAS the Twsp has stated that at least 10 fitness memberships by Jan 15/16 need to be sold;

BE IT RESOLVED THAT this council approves the Fitness Centre equipment to be moved into the Boardroom as previously discussed with a volunteer work bee to be scheduled for November 28/15 at 10 am; new location of the fitness centre to be advertised. **CARRIED**

- Target is to have at least 10 memberships sold by mid-January.

- a) Building repairs:
 - i. Furnace room:
 - Fire Inspection Order to meet code i.e. replace drywall with fire rated drywall; Per Fire Chief - metal flashing is not an option; drywall to be installed; per R. Romberg's email compliance extension will be granted by Fire Department for this order.
 - Furnace has to be removed and re-installed to accommodate the drywall.
 - R. Romberg has requested that the original installers - Blue Flame provide a quote/letter; he noted that when the furnace was installed the room was not up to Fire Code to allow for the proper installation, suggested contacting Blue Flame to rectify.
 - ii. Algoma Industrial – duct cleaning quote \$1,100 + HST – defer to spring until after drywall is installed.
 - iii. Plant Room;
 - Twsp was initially in support of repairs under the Trillium model;
 - Town not in favour;
 - If asset is sold in under 5 years Twsp may be responsible for the full cost of the installation (over \$13,000) instead of just the \$1,344 net cost under the funding model.
 - No further spending on this area;
 - Staff to ensure heat is adequate in this portion of the building to keep the water pipes from freezing.
- b) Trillium Grant – no further updates.
 - Previous Trillium grant \$75,000 (2010) and current Trillium funding \$133,900 (2015).
 - If asset purchased utilizing the funding is no longer in use within 5 years of receiving the funding; Trillium Foundation conditions are to be met.
- c) Zamboni – no change in status; remains a joint asset.
- d) Manager's position – Plummer Add'l Twp resolution #2015-285 (below) passed at the November 24, 2015 council meeting.

Per Arena Manager's suggestion at the September 29/15 Joint Council Meeting:

Resln 2015-285 Mike Jones Tasha Strum

WHEREAS due to the lack of ice installation the Arena Manager has recommended a drop in the hours of work from 40 to 25 hours per week all year;

BE IT RESOLVED THAT this council recommends to the Town of Bruce Mines that the Arena Manager's Contract be amended to reflect 25 hours per week for the remainder of the contract or until the Town and Twsp come to a consensus on the operations and job requirements. **CARRIED**

**Town passed a similar resolution to reduce the hours to 25 hours per week.

Mayor L. Patteri opened the meeting to comments from the public:

Darlene Walsh (Agriculture):

- Requested a list of retrofits required and estimates for their meeting tomorrow.
- Water for the Agriculture outbuildings comes directly from the plant room; issues if demolishing this section of the building.

Allan Beilhartz (Ratepayer):

Concerned that;

- Businesses who benefit from an open arena are not at the meetings supporting keeping it open
- No advertising in the papers for this issue/meeting; Plummer Twsp had a notice in the tax bills wanting comments;
- Cited previous participation at the arena events were high, i.e. reunions, concerts, skating.
- questioned the need for an eyewash station outside the ammonia plan (*TSSA Order – if we were to keep the ammonia*)
- questioned if the mold mentioned was actually mold: [*R. Romberg noted that Ministry of Labour confirmed it was mold*]
- Noted that we won't be able to install an outdoor rink cheaply; also need a heated building for people to change skates.
- Once the arena is shut down, this Town will be a ghost town.

Mayor L. Patteri noted that they have revitalized the downtown, waterfront, have a new hall etc.

5. Councillor Comments – none provided

6. Closed Session – not required

7. Adjourn

ResIn 2015-290 Carl MacKenzie Mike Jones

BE IT RESOLVED THAT this Council adjourns the Joint Meeting at 8:50 pm to meet again on December 2, 2015 for Plummer Additional's regular council meeting or at the call of the Mayor. CARRIED

Mayor: Beth West

Clerk: V. Goertzen-Cooke