

THE CORPORATION OF THE TOWNSHIP OF HORTON

Special Council Meeting

August 21, 2012

There was a Special Meeting of Council held in the Municipal Council Chambers on Tuesday August 21, 2012 to consider a project to apply for funding under the Community Infrastructure Improvement Fund (CIIF) program.

Present were: Mayor Don Eady, Councillors Glen Campbell, Bob Kingsbury, Jamey Larone and Margaret Whyte.

Recreation Committee Members present were: David Bennett, Arnold Dickson, Barb Dickson, Sandy Black, Val Miller, Ralph Miller and Gladys Miller.

Staff present was: Bruce McIntyre, Media Relations/Grants Coordinator, County of Renfrew, Kathleen Rogers Recreation Program Manager, Jennifer Barr Finance Manager and Mackie J. McLaren CAO/Clerk.

1. CALL TO ORDER

Mayor Eady called the Meeting to Order at 4:00 p.m. and welcomed the Members of the Recreation Committee and Bruce McIntyre to the meeting.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by the Members of Council, Members of the Recreation Committee and Staff.

3. COMMUNITY INFRASTRUCTURE IMPROVEMENT FUND GRANT

Review Infrastructure Committee's recommended Project

Mayor Eady informed the Members that Recreation Committee briefly reviewed the information on the grant application at their July 11 Committee meeting and he asked for and was granted permission to discuss opportunities with the Infrastructure Committee. The Infrastructure Committee met August 15 and has recommended the following project:

- Rink cover – lower the steel sides 4 feet to keep the early morning sun from shining on the ice;
- Cut back the ice surface from 200 x 85 to 176 x 85. Close in the area gained under the roof by bringing the sides down to the ground.
- Construct a storage building in one corner of this area
- Bring in the bleacher from the beach volleyball courts in the winter to be used by spectators
- Lift the rink boards and place a concrete pad down for the ice and reinstall the boards
- Install netting to keep birds from roosting under the rink roof. He had a sample to inexpensive netting.
- Install a handicap access from the parking lot to ice level
- Construct a walking trail around the rink boards – 10 laps = 1 mile approximately

Mayor Eady reported that this project was selected to encourage 12 month use of the rink, create badly needed storage space and create a walking trail and create more revenue opportunities.

Pros and Cons

Mayor Eady presented the following list of pros and cons on the project and invited the Members to comment:

CONS:

- Where do we find the Township's share of the grant
- Shorting the length of the ice surface

PROS:

- Partially enclosed area for storage of tables, bleachers and common area
- New revenue streams
 - large events for fundraising
 - More revenue opportunity from signage
 - More rentals – family reunions, weddings
Auctions
 - Increased attendance
 - Handicap access to ice level
 - Use 12 months a year
- Create fitness trail around boards
- Create opportunities for new outdoor sports
- Maintenance costs would go down with smaller ice surface
- LED lighting – reduce energy costs
- Tourism – draw people to special events
- Whole facility would become much more economical to operate – less dependable on taxpayer dollars

Review Costs and Financing Options

Mayor Eady presented the following list of estimated costs

Concrete, screeding and finishing of ice pad, walking area & footings	\$80,000
Steel siding	4,400
Netting around ends	2,000
Steel studs and labour	6,500
Boards and Lexan	19,200
Sona tubes, posts & concrete (\$40/post x 110 posts)	4,400
Labour & excavating	8,000
Lighting to change to LED lights including removal of existing lights	21,600
Replace chain link fencing at both ends to 9 gauge	<u>1,000</u>
Estimated costs	\$147,100
Less 1/3 Federal grant	<u>\$ 49,033</u>
Township share	\$ 98,067

Unknown - \$50,000 Farm Credit "Agri-Spirit" grant application for concrete ice pad. We are waiting on a response.

Recreation Committee Comments

Arnold Dickson noted if there was to be bleachers behind the boards at the end that there will have to be plexiglas installed to protect the spectators from pucks. Mayor Eady said that we have nylon netting installed on the end now for that purpose and it works. He added that new 9 gauge chain link fencing would be installed on the ends. The current fencing is a lighter gauge and the pucks go through it.

Councillor Campbell said he spoke with a rep from International Arena Products who told him that the largest outdoor rink is in Windsor and they use wire mesh on the ends.

Tim McDonald asked if the rink roof would be extended to join to the change room building. Mayor Eady said no, that would be a whole different cost. Tim said that right now people have to walk through inclement weather from the change room to the rink.

There was general discussion that reducing the rink length would mean we no longer would have an NHL size outdoor rink. Mayor Eady said that the indoor arena in Richmond is approx. 170 feet long. Sandy Black suggested reducing the size planned to 170 feet for our rink and create more space at the end of the rink under the roof.

David Bennett asked why we would pick this project. More revenue would be generated with the Community Hall. Larger crowds could be drawn if improvements were made to the hall. He doesn't support reducing the NHL size rink. He suggested we should be looking for a proper stage and increasing the size of the kitchen, bar and storage. The vision for the grant should go there. He suggested that when the roof is paid for and dollars are available then look at the rink project.

Mayor Eady said he did have a discussion earlier today about adding a stage and storage in the hall. The reason for the rink project is that it is a money loser and we have to do some work on the rink. He added that this is an example of having projects that are shelf ready in the future. He added that we could apply for more than 1 project. Should we apply for 2 projects?

Bruce McIntyre said that in his discussions with grant officials, they are going to create three categories of applications: applications with 2/3 paid by municipalities with resolution of support, applications with 50% paid by the municipality with resolution of support and 50% with no council resolution. There is only \$147 million across Canada. Other municipalities he has assisted have applied for 1/3 grant on their priority project and 50% grant on their second project.

Val Miller said improvements to the hall would be her choice. Sandy Black asked what would be we be looking at for costs. Bruce added that it would be wiser to go for smaller grants - \$15,000 to \$25,000 to be successful.

Councillor Campbell said the stage at Queen Elizabeth Public School in Renfrew would cost \$18,000 plus \$5,000 installation. It would be retractable. Mayor Eady suggested costs would be similar for both projects. Mackie McLaren said that we do have some data available as we did make an application for Infrastructure funding for a similar addition in 2009.

Barb Dickson suggested apply for a second project with the first priority being upgrades to the Community Centre. She has worked in the Community Centre a lot and it is cramped. Need more space, need an easier operated stage, make it a little more accessible to the public, need a janitorial room. She added that the Agri-Spirit grant if approved would improve the ice surface for 12 month use. Tim McDonald agreed.

Mayor Eady suggested an addition 16' deep by 85' long to the Community Centre on the south side would add 1360 square feet for storage and stage. He suggested a permanent built in stage. He asked David Bennett if \$100/sq. feet would build this addition. Dave suggested it would be closer to \$130.

Val Miller said that we should add a sink and a some cupboards upstairs to make that area functional for rental i.e. make coffee, cups etc.

Councillor Kingsbury said Council appreciates the Committee's vision. We have boasted that we have an NHL size rink and he doesn't want to give that up. Since the construction of the hall we have realized something has to be done with the stage, the bar area has been too small, kitchen has to be expanded for

larger fundraising dates. It is too bad we can't keep the rink size and still build storage. He asked if Bell would come back and request a refund of some of their grant as we had their grant to construct the NHL size rink.

Mayor Eady said that the rink costs a lot of money to operate and staff. He read out the net costs of operation of the rink for the past 3 years. David Bennett asked if we had information on the surplus that the hall brings in each year. Mayor Eady said he didn't ask staff to provide him with that information but he said it does make money. Dave added that without the hall the Committee could never generate the money to pay the loan commitments.

Tim McDonald asked how much we could charge to rent the rink surface to eliminate the operating deficit. Mayor Eady said he doesn't have this information. Bruce McIntyre said it is a reality that rinks everywhere do not make money. They are a money "sucker". Best is to break even.

Councillor Whyte said we want to keep the rink. She would be happy to get the rink boards with the supports removed so that people could walk around the rink. She supports making application for two projects.

Councillor Larone said that the intent of the Infrastructure Committee was to find a common sense approach to the grant application. How can we offset losses so it can break even. We have lots of good comments about the hall. We need to look at other needs. He said that he would look at the previous application to update the project and costs. He added that the amount we apply for must be sufficient to cover the project. He said he is not opposed to making two applications.

Kathleen Rogers asked if there was any opportunity to keep the ice size at NHL size but put viewing and storage areas outside the roof foot print. Mayor Eady said this could be considered but right now we have to decide on a project for the application.

Mayor Eady asked if all supported two applications. We have the 2013 and 2014 budget years to cover the township's share.

Bruce said that the application wording can use general terms. We have to prioritize the projects in the resolution.

Councillor Campbell said that the ice rink committee was formed years before this Council came into office. We had heard the reasons before for improvements to the Community Centre. He suggested that at this time we add the boiler heating as the hydronic heating tubes were installed in the concrete when the floor was poured but there weren't enough funds to purchase the boiler. He noted the improvements were needed to the upper meeting room for the janitor and kitchen sink. However the wants and needs are bigger than we have funds for. He asked what is the one item the Community Centre want.

Bruce McIntyre suggested that the maximum project we should apply for is \$100,000 with grant of \$33,333 (1/3) to ensure consideration for the grant.

Jennifer Barr suggested the priority would be the stage at \$20,000 as it now takes three Public Works employees to set it up and tear it down. Councillor Campbell discussed various size options. Mayor Eady said a permanent stage built into an addition would make the stage multi-use.

Councillor Kingsbury said that he is hearing that the priority is the addition to the hall. Could we not put in for that project and if we get the grant sit down and work out the details.

4. RESOLUTION TO SUPPORT PROJECT AND PROCEED WITH APPLICATION

Moved by Margaret Whyte
Seconded by Glen Campbell

Resolution No. 2012-

That Council supports the Community Infrastructure Improvement Fund (CIIF) grant applications for:

Priority One: Extension to Community Centre for construction of a permanent stage, expansion of storage and kitchen and relocation of bar project. Maximum project cost \$100,000 funded 1/3 by grant and 2/3 by municipality.

Priority Two: Improvements to outdoor rink ice surface and roof project. Maximum project cost \$100,000 funded 1/3 by grant and 2/3 by municipality.

Carried

5. CLOSED COUNCIL MEETING

Mayor Eady informed Council that he had information on a personnel issue to present to them in a closed meeting.

Moved by Bob Kingsbury
Seconded by Margaret Whyte

Resolution no. 2012-

That Council proceed into a Closed Meeting pursuant to Section 8 (b) (ii) and/or (v) of By-law 98-08 as amended – Procedural By-law.

Carried

The meeting was closed at 5:23 p.m.

Mayor Eady called the meeting back into public session at 5:30 p.m. and reported that during the closed meeting council members were informed of the details of a settlement agreement that has been reached with a former employee.

6. OTHER BUSINESS

Council Members discussed a layout of an addition to the Community Centre. Councillor Whyte questioned if there would be an opportunity for a Trillium Grant to assist this project.

Councillor Larone asked if Boudens have contacted us about our claim that they did not install the ridge vent properly which is causing the leaks in the upper room ceiling and the community hall. Council agreed that if Boudens, who was the General Contractor, would not repair the vent, as the warranty period is long past, that the Township will have to repair it.

Mayor Eady asked if Council was interested in purchasing the netting to keep the pigeons out of the rink roof. Cost would be approximately \$300 plus installation. Council Members agreed to proceed.

7. BY-LAW 2012-40 CONFIRMING BY-LAW

Moved by Jamey Larone
Seconded by Margaret Whyte

Resolution No. 2012-

That Council enacts By-law 2012-40, a by-law to confirm proceeds of the Council of the Township of Horton at the Special Council Meeting held on August 21, 2012.

Carried

8. ADJOURNMENT

Moved by Glen Campbell
Seconded by Margaret Whyte

Resolution No. 2012-

That Council adjourns this Special Council Meeting at 5:51 p.m.

Carried

MAYOR

COA/CLERK