

THE CORPORATION OF THE TOWNSHIP OF HORTON

Community Centre Building Sub Committee Meeting  
September 23, 2013

There was a Meeting of the Community Centre Building Sub Committee held in the Municipal Council Chamber on Monday September 23, 2013. Present was Chair Dave Bennett, Mayor Don Eady, Councillor Bob Kingsbury, Councillor Margaret Whyte, Randy Corbin, Val Miller, Ralph Miller and Jamie Holmes. Staff present was Kathleen Rogers, Recreation Program Manager and Mackie McLaren, CAO/Clerk.

1. CALL TO ORDER

Chair Bennett called the Meeting to Order at 7:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by Committee Members or Staff.

3. ITEMS TO BE ADDED TO THE AGENDA AND ADOPTION OF THE AGENDA

Chair Bennett called for additional items to be added to the agenda. No Member requested items be added.

Moved by Margaret Whyte, Seconded by Randy Corbin that the agenda for this meeting be approved.

Carried

4. MINUTES OF SEPTEMBER 4, 2013 MEETING

Chair Bennett asked the Members to review the September 4, 2013 Committee Meeting Minutes. These Minutes had not yet been approved by Council.

Moved by Jamie Holmes, Seconded by Bob Kingsbury that the September 4, 2013 Community Centre Building Sub Committee be approved.

Carried

5. BUSINESS ARISING

- Expansion Change Order #1

Chair Bennett explained to the Committee that when the existing rafters were opened up they were found to be built using 2 x 4 lumber rather than a larger lumber size as anticipated in the expansion design drawings. Additional work to strengthen the existing rafters was required in the area where the steel beam will be used to carry the roof weight over the stage area opening. A quote for this extra work is \$1,911.96 including HST. Chair Bennett requested approval of change order #1. Mayor Eady informed the Committee Members that he was present when the engineer and contractor came to the office with this information.

Moved by Randy Corbin, Seconded by Ralph Miller that the Community Centre Building Sub Committee recommend to Council that they approve Change Order # 1.

Carried

- Heating

Chair Bennett presented information on in-floor heating using a ground source heat pump the replace the heating in the existing community centre and rink

change room and supply the heating in the addition. He added that a solar panel and wind turbine could supply a majority of the electricity required for the property. He said he has spent 3 or 4 extra hours researching where he will find additional funding through "green funding" programs and will continue until he has costs covered 100% by grants. He still needs to speak an installer who is installing such a system for a 30,000 sq. foot commercial building in Western Canada. The ground source heat pump will provide heating and cooling for the buildings and cooling for ice making on the rink. He said he needs convince the Federal and Provincial Governments that this is a project to prove to the public ways of saving over 60% of energy costs from what we are spending today for heating and cooling. He said that installation cost \$65,000. He added that this is a project that he will work towards pulling a presentation together if the Committee agrees.

Jamie Holmes asked what the cost component would be to install the in-floor heating. Chair Bennett said we require 2" of Styrofoam under the concrete slab at a cost of \$2,500. The piping will cost \$3,000. If the above proposal does not proceed space in the new addition for a 250 sq. ft. utility room to house the boiler will be required. If he can find grants, no boiler is required.

Kathleen Rogers asked if this utility room could be the same room as the one for the janitor. Jamie Holmes asked if an 8 foot room would be sufficient. Chair Bennett said yes. Jamie asked if the room could be outside the structure. Chair Bennett said yes, we would need to excavate a foundation or put it on a slab behind and separate from the addition.

He presented a video of such an installation in Great Britain found on You Tube.

Chair Bennett said he has arranged for a local installer to prepare some data and suggested we speak to the owners of Jackson Toyota who have a ground source heat pump as part of their building heating and cooling system. He said the system would not be installed until next year if we go ahead. We would need electrical heat over this winter.

Mayor Eady suggested that if the heat pump system grants are not available, we could still install the in-floor heating coils and install a small boiler for the addition. Ralph Miller asked if we would install in-floor heating tubes with either system. Chair Bennett said yes.

Ralph Miller asked if the wind turbine would produce energy for the community centre. Chair Bennett said yes, we would only draw from Ontario Hydro when needed. 90% of the time we would not use hydro.

Jamie Holmes asked the if the in-floor heating installation could be applied to the grant? Chair Bennett said no as it will be installed before we apply for a grant. Councillor Kingsbury noted that in the Fundraising meeting to follow this meeting, there is a proposal to apply for a \$25,000 Hydro One community grant.

Councillor Whyte noted that we couldn't install solar panels on the rink roof as the distribution lines were not available. Chair Bennett said this proposal is not selling energy back to Hydro One, keeping it ourselves, storing in batteries. Councillor Whyte asked if the wind turbine would be the same. Chair Bennett said yes. Cost for solar including batteries would be \$12,000 which is part of his \$65,000 estimate. He again stated that we would require 100% grant to proceed.

Chair Bennett said what is required tonight is approval of a \$5,000 expenditure to install insulation and tubing in the floor before the concrete slab is poured.

Mayor Eady did a quick calculation and suggested that payback on ground source system would be 10 years based on our heating costs if we didn't receive a grant.

Moved by Val Miller, Seconded by Ralph Miller that the Community Centre Building Sub Committee recommend to Council that they install in-floor heating tubes and Styrofoam insulation prior to the pouring of the concrete slab for the Community Centre addition at a cost of approximately \$5,000.

Carried

Chair Bennett asked Mayor Eady if Council could approve this recommendation by this Wednesday as the decision is required then. Mayor Eady noted that 3 Council Members were present this evening, but he would want all members to be involved. The CAO/Clerk was asked to poll Councillors Campbell and Larone for their comments.

6. DATE AND TIME FOR NEXT SUB-COMMITTEE MEETING

The Committee Members agreed to meet on Monday October 7, 2013 at 6:30 p.m.

7. ADJOURNMENT

Moved by Jamie Holmes, Seconded by Margaret Whyte that this Committee Meeting be adjourned at 7:47 p.m.

Carried

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CHAIR

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CAO/Clerk