

**NORTH PERTH MULTI-PURPOSE COMPLEX
COMMITTEE MINUTES
WEDNESDAY, APRIL 1, 2009
7:00 p.m. at the Municipal Office, Committee Room**

Attendance: Paul Horn, Terry Seiler, Russ Danbrook, Heather Horn, Lloyd Martin, Sherri Coombs, John Verwey, Ed Hollinger, Steve Hardie, Fran Hale, Kate Docker

Guests: Andrew Smith from the Listowel Banner
Regrets: Dave Johnston

- 1) Call to order – Chair Paul Horn called the meeting to order @ 7:00 p.m.
- 2) Additions to Agenda – There were none.

It was moved by Russ Danbrook, seconded by Lloyd Martin THAT the agenda be approved as circulated.

MOTION CARRIED

- 3) Declaration of Pecuniary Interest – None declared.
- 4) Delegation(s) – None.
- 5) Review & Adoption of Mar. 18th minutes –

It was moved by Heather Horn, seconded by Lloyd Martin THAT the Mar. 18th minutes of the North Perth Multi-Purpose Complex Committee be adopted as circulated.

MOTION CARRIED

- 6) Business Arising from Minutes – Kate noted that the RAC meeting has been changed to April 14th so the April 8th meeting of this committee can begin @ 7:00 p.m. Also, 2 of the sub-committee email lists are still needed in order to circulate the minutes.

Paul reminded the committee that Council has made no decisions at this point and that we are to discuss the 3 options of the Listowel Arena: renovate existing facility, replace the arena only, and, build a multi-purpose complex. This is a committee of Council with meetings open to the public and therefore anyone is welcome. The 4 sub-committees will only be activated if and when Council decides to move forward.

A question arose whether Kate would be on the 4 sub-committees and it was determined that she will not be, but that the minutes will be distributed through her.

- 7) Discuss Option1 – Renovate & Repair Listowel Arena – Steve reviewed with the Committee highlights from his 2007 report to Council. Some of the main areas of concern are that we are undersized in all areas compared to today's standard, parking is insufficient, one of the roof top furnaces is in bad shape, the rubber membrane on the roof is deteriorating, the lobby floor is in poor shape, the arena boards need replacing, the arena lights are burning out and are costly to replace. Since this report was presented, one of the heating units has been replaced but this is a temporary fix, and we have been fixing things only as they break. Some things should be done right away, such as

the flooring in the change rooms and lobby area. The Facilities Study estimated in 2008 that it would take \$3.56 million to upgrade and rehabilitate the present arena. We do have some money in reserve.

- Pros**
- If figures are accurate, the cost to renovate is less than building a new facility
 - Grant money could be available through Build Canada
 - Location is good for high school users, close to parks, easy to find
- Cons**
- Still working with an old building with limited life expectancy
 - Parking limitations and size constrictions outweigh good location
 - Actual final costs unknown

There was discussion as to how much of a tax increase each resident of North Perth would see, getting the best value for the dollars spent, and salvage value (if any) of the building. Possible uses of the property were also discussed if the arena were to be taken down: parking, residential, parkland. It was mentioned that perhaps \$3.6 mil. would be better spent on a new facility than an aging one.

Discuss Option 2 – Replace the arena only with no add ons. – Steve estimated it would cost \$6.5 mil. to build a stand alone arena to meet the new standards, plus the cost of land, parking, landscaping, etc.

- Pros**
- Energy savings of a new building versus old
 - Could choose a better location to serve the community with easier access, room for growth, possibility to partner with other groups (i.e golf, curling, schools)
 - Could be done quickly if we modify existing plans
 - Orderly renewal of the community – adds pride
 - Promotes Economic Development & new industry
- Cons**
- In danger of alienating non winter sport/arena users
 - Higher cost and impact on taxpayers
 - May not meet users immediate plans

There was discussion that the maintenance in the first 10 years should be similar for both options 1 & 2. It was noted that construction/renovation costs could be higher due to infrastructure funding across the province and contractors being in high demand as a result.

We are building for today but need to allow for future expansion. Declining usage in the rural areas was discussed.

The sooner we are shovel ready the better as far as the funding goes, as this is a critical aspect in moving forward. It was thought that if we have a plan in place by the end of the year, we would be ok.

The Chair encouraged everyone to listen to ratepayers input and be sure to ask what they would like.

- 8) Other Business – There was discussion as to how to get submissions to the committee members to review before the next meeting. It was decided that it will depend on how many, so Kate will discuss this with Paul Monday afternoon and if there are not too many, they could be scanned and emailed.
- 9) New Business – There was no new business.

10) Announcements – The next meeting was set for Wed. Apr. 8th @ 7:00 p.m.

The meeting was adjourned on motion by Lloyd Martin at 8:40 p.m.

MOTION CARRIED

Chairperson – **Paul Horn**

Date

Recording Secretary – **Kate Docker**

Date