



The Corporation of the Township of Perry

**Special Meeting of Council
Wednesday, September 28th, 2016
9:00 a.m.**

Council Chambers
(1695 Emsdale Road, Emsdale, ON)

Any and all Minutes are to be considered Draft until approved by Council at a Regular Meeting of Council

In Attendance:

Council Members:

Mayor Norm Hofstetter
Councillors: Jeff Marshall, Margaret Ann MacPhail, Jim Cushman and Les Rowley

Municipal Staff:

Beth Morton, Clerk-Administrator
Melinda Torrance, Deputy Clerk
Kim Seguin, Treasurer
Dave Creasor, Manager of Public Works

Members of the Public:

See sign in sheet

Mayor Norm Hofstetter called the meeting to order at approximately 9:00 a.m.

Declaration of Pecuniary Interest

No disclosure of pecuniary interest was declared.

The Special Meeting of Council was called to discuss ideas for new, retrofit or combination buildings for a new fire hall and any funding opportunities available. The architectural firm of Evans, Bertrand, Hill, Wheeler were invited to attend the meeting to answer Council and staff questions.

New Fire Hall

Retrofit vs New Build Discussion

Brian Bertrand outlined his experience with several other buildings in the same situation regarding a retrofit vs a new build. From a Council perspective engineers and architectures understand why Council would want to use an already municipally-owned building and renovate. One concern is that older buildings sometimes do not meet current regulations or standards. New AODA requirements are also a necessity. In addition, fire halls have to be built to a post-disaster structure. Retrofitting an older building would be costly and could potentially be the same amount of money as a new building.

Combination Building - Joint Fire Hall / Community Centre

Council brought forward an idea to have a joint fire hall and community centre that would hold approximately 100 or more people and felt that by adding another 1,000 square feet (roughly) would not cost as much as if it were a separate building being built. The Emsdale Community Centre is in need of major repair and it was felt that if a community centre were added to the proposed new fire hall it would alleviate two issues facing Council.

The engineers stated that the reasonable lifespan for a building is 50 – 60 years. Chances are the Emsdale Community Centre has lived out its life time. Council can put a lot of money into an older building but at the end of the day, it will still be an older building.

Council should also consider planning for future expansion and create green space around the building. By doing so will reflect on the Township's responsibility to maintain infrastructure as well as being able to utilize the site for the community.

Council agreed that it makes more economic sense to combine a fire hall and community centre.

Combination Building – Daycare Centre

It was brought to Council's attention that the daycare centre in Emsdale also needs a new building and were asked if it was possible to add in an additional area to accommodate a daycare within the new fire hall and potential community centre design.

It was recommended that Council should hold a separate meeting with representatives from the daycare to further discuss this avenue.

Further Discussions

Ongoing discussions pertaining to the proposed Old Government Road site, RFP for Design-Build options and public meetings resulted from the discussion between Council and team of engineers and architectures while discussing a combined building and potential third parties.

Items that will be looked at include:

- Cost increase to include extra square footage that includes a community centre;
- Extra storage required for firefighters to follow protocol i.e. decontamination unit, bunker gear storage, etc.
- Increasing current footprint at the Old Government Road site; and
- Timelines for RFP.

Steps To Be Taken Moving Forward

It was recommended by the engineer/architectural experts to hold a public meeting by the end of November to address the public and receive input and lessen confusion. Site plans, floor plans and conceptual drawings of what a new building may look like should be provided at the meeting and the engineers would be available to attend.

Council and staff will be compiling a list of parameters that include spaces and use, ancillary uses, stage, kitchens (commercial/other) and provide to the engineers for inclusion into the design-build RFP.

Brian Bertrand will be following up with building cost information to inquire what costs could be from an outside firm as well as his own opinion.

Another meeting with Mr. Bertrand will be set to design a more concrete planned building.

Council thanked Mr. Bertrand and the engineers for attending the special meeting and feel more comfortable moving forward with a making a decision.

The Special Meeting of Council adjourned at approximately 11:17 a.m.

Dated this 5th day of October, 2016.

Original Signed by Norm Hofstetter
Norm Hofstetter, *Mayor*

Original Signed by Beth Morton
Beth Morton, *Clerk-Administrator*