



Municipality of West Elgin

Agenda

Special Council Meeting

May 8, 2019 – 7:00 p.m.

West Elgin Recreation Center, 135 Queen Street, Rodney

Documents are available in alternate formats upon request. Please contact the Clerk's Department if you require an alternate format or accessible communication support at 519-785-0560 or by email at gscharback@westelgin.net.

1. Call to Order

2. Adoption of Agenda

Recommendation: That West Elgin Council Adopt the Agenda as circulated.

3. Disclosure of Pecuniary Interest

4. Rodney Horse Barns

5. Rodney Grandstands

6. Confirming By-Law

Recommendation: That By-Law 2019-44 being a by-law to confirm the proceeding of the Special meeting of Council held on May 8, 2019, be read a first, second and third and final time.

7. Adjournment

Recommendation: That Council of the Corporation of the Municipality of West Elgin hereby adjourn at _____ p.m.



Horse Barns Summary

- August 28, 2018 – Municipality received written notification from the Rodney Driving Club terminating the agreement regarding the use of the horse barns located at Rodney Park, effective December 31, 2018.
- Electrical Safety Authority inspected the barns in August 2018 and sent notification of deficiencies to the Municipality stating that the service mast on the south barn needed to be repaired or replaced along with similar repairs and or replacements to the north barns. Council decided to disconnect hydro to both barns as they were not being used and in order to comply with ESA.
- February 2019 – Municipal Staff inspected horse barns and it was determined that significant repairs would need to be done to bring these structures up to code and or repurpose them.
 - Barn 1 requires a replacement of the hydro stack and the panel within the bard.
 - Barn 2 also requires replacing hydro service components.
 - Barn 2 also poses significant challenges as it has cement poured walls and it appears as though the walls are supporting structures for the roof construction.
 - Barn 2 has a couple of dilapidated shed type structures that will also need to be removed.
 - Barn 2 has a cement pad manure area that has been equipped with a fence.
- Staff are unable to secure the door to prevent entry into these properties which poses significant liability and risk for municipality.
- April 18, 2019 at the Committee of the Whole Meeting it was decided that \$8,900 would be allocated in the 2019 Budget for demolition and site refurbishment of the Horse Barns.



Grandstand Summary

- June 2003 : report prepared by Spriet and Associates Engineering with the following noted:
 - The current Ontario Building Code classified structure as ad Assembly Building, Group A, Division 4 and according to Article 3.2.2.35(3) combustible construction is permitted provided the occupant load is less than 1500 and the engineer estimated the occupant load to be no more than 682.
 - The space below the Grandstand is not permitted to be occupied unless it is sprinklered.
 - The roof framing appears adequate for support of the snow load
 - The guards at the front and ends of the Grandstand do not meet height requirements of the Ontario Building Code.
 - Recommendation: Since the Grandstand does not meet the loading requirements of the Ontario Building Code, it is our recommendation that it no longer be used for public occupancy until it is reinforced, upgraded with sprinklers and the guards be changed to comply with the Code.

- 2003 as a result of the above report there were several improvements made to the structure to such as reinforcement of seat supports and upgrading the fire suppression in the kitchen area below the grandstands.

- June 2007: Report prepared by Spriet and Associates Engineering with the following noted:
 - Based on observations and tests Engineers were of the opinion that the seating support framing require further reinforcing/ replacement. A diligent program of maintenance is recommended in order to avoid further decay due to weather exposure
 - Based on analysis the roof structure require reinforcing. However, if the roof is replaced and further refurbishing is going to be undertaken, consideration should be given to reinforcing of the roof supporting structure.

- August 2008 Spriet and Associates were retained to determine the extent of repairs and alterations that has to be completed to be compliance with Ontario Building Code. The following was determined:
 - Roof cladding is corroded and exhibits holes. Replacement is required.
 - The existing 2x6 roof joists are overstressed and have to be replaced.
 - The main roof beams are overstressed.

- The two 2x8's that form the main beams of the steeper roof are overstressed
 - The 2x8 on flat inclined bracings that is installed between the tip of the steeper roof and the main column has to be reinforced.
 - The joists that supports the seating were found to be as follows:
 - Lower joists were found to be inadequate
 - The top 2x10 joist can remain with the exception of the ones that were visibly deflected.
 - In addition to the replacement, each stack of two joists has to be provided with shear connectors.
 - With one exception all of the access stairs were exhibiting rotten wood posts at the support and require repairs.
 - The sliding doors were observed to be not operational
 - As constructed the existing concession is not fit to be used. Space under bleachers shall be used as storage only if not sprinklered as per OBC.
 - Report conclusion stated: It is not economical to upgrade the current concession as installation of sprinkler lines and fire-rated materials are required. For the two days per year duration of the fair it is recommended to use an exterior tent or cooking trailer.
- April 2018 Spriet and Associates Engineering provided the municipality with a letter regarding their inspection of the Grandstands with the following statements:
 - We have been preparing condition reports for the Rodney Grandstand, identifying major structural deficiencies for the past 15 years.
 - The most recent inspection last fall revealed that the building has further deteriorated, to the point that the cost to repair and upgrade the building to comply with the current Ontario Building Code exceeds the value of the building.
 - It is my recommendation that the building be demolished and replaced with a pre-fabricated bleacher seating.
 - April 18, 2019 at the Committee of the Whole Meeting it was decided that \$20,000 would be allocated in the 2019 Budget for demolition and site refurbishment of the Rodney Grandstand



MUNICIPALITY OF **West Elgin**

The Corporation Of The Municipality Of West Elgin

By-Law No. 2019-44

Being a By-Law to confirm the proceedings of the Special meeting of Council held on May 8, 2019.

Whereas Section 5(1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, the powers of a municipality shall be exercised by council; and

Whereas Section 5(3) of the Municipal Act, the powers of Council shall be exercised by by-law; and

Whereas it is deemed expedient that proceedings of Council of the Corporation of the Municipality of West Elgin as herein set forth be confirmed and adopted by by-law;

Now therefore the Council of the Municipality of West Elgin enacts as follows:

1. That the actions of the Special meeting of Council held on May 8, 2019, in respect of each recommendation, motion and resolution and other action taken by the Council at this meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. The Mayor and proper officials of the Corporation of the Municipality of West Elgin are hereby authorized and directed to do all things necessary to give effect to the action of the Council referred to in the preceding section hereof.
3. The Mayor and Clerk are hereby authorized and directed to execute all documents necessary in that behalf and to affix the Seal of the Corporation of the Municipality of West Elgin.

Read a first, second, and third time and finally passed this 8th day of May, 2019.

Duncan McPhail
Mayor

Genevieve Scharback
CAO / Clerk