

Subject: Re: vacant secretary's position at Dufferin Club
From: Karen Jackson (kjackson198@hotmail.com)
To: joejgodwin@yahoo.com;
Date: Saturday, October 31, 2015 10:39 AM

I should be able to it. I will be out of the country for the agm

From: Joseph Godwin <joejgodwin@yahoo.com>
Sent: October 29, 2015 1:05 PM
To: Karen Jackson
Subject: vacant secretary's position at Dufferin Club

Hi Karen:

Would you possibly be interested in filling the secretary's position of the Dufferin Club. Andrea Hebb is stepping down.

Let me know, you'll be a big asset to the club.

We'll find someone to fill the representative position from lawn bowling.

Thanks

Joe

Proposed Change of Location for the Dufferin Club

Background:

The proposed relocation of the Dufferin Club, both bowling and tennis segments, arose from an idea of Bryan Hughes, co-head of the Parks Board, in 2014. The essence of the idea is that all the facilities would move from the present location on St. Paul Ave. to Pearl Street at some indefinite time in the future, probably within the next few years. The proposed site is known as the Sydenham brownfield site. In the past it was an industrial area; there is still pollution in the ground and a large area of cement, which was the floor of one of the former buildings. It is fenced in and left in a very rough state, with twenty to thirty pollution inspection wells spaced about the property, to be used on a regular basis for checking on the state of the ground and water pollution. The nature of said pollution is known, mostly oil and grease with smaller traces of other elements.

The site spans the lower portion of Sydenham Street where it meets Pearl, close to the junction with Henrietta, and is about six blocks from our current location. Pearl Street is a less travelled street than St. Paul and is mostly residential with modest older houses. Unlike Albion and William Streets, it is a two way street. The back of the property abuts the CNR main line, with the closest rails about sixty feet past the property edge and the station not far away. Ten VIA trains and a number of long freight trains use these tracks each day.

The original committee who met with Bryan Hughes in 2014 consisted of Joe Godwin, Charlie Nadjiwon, and Peter Pongrac. I believe they had one meeting. At the Dufferin Club annual meeting, I was asked to join the group and accepted. Subsequently, Joe and I met with Bryan at the Parks Board offices in the winter, after an article appeared in the Expositor opening up the "secret" proposal, and then Cody Dennis joined the group after Peter resigned and the four remaining members met at the club in the spring.

The Proposal:

At the outset Joe and Charlie told me that Bryan had proposed constructing new facilities on Pearl Street after the site is remediated: two new bowling greens, six new tennis courts, a new one story clubhouse, a parking lot, and an outdoor ice rink. Joe and I (only) later saw a "Concept Plan" that someone at the Parks Board had drawn up, but of which we were not allowed to get a copy. It seemed to show that all these facilities would fit on the site. Being a concept plan, it represents only a very rough idea, but it did show that the clubhouse would be in the middle, the parking off to the side, the rink and greens near the front, and the tennis courts back against the tracks. There is no mention of any indoor tennis facility.

First the site would have to be remediated. The City of Brantford (not the Parks Board) has decided on a plan to spend \$4.6 million on this process, the middle of three estimates they were given. To pay for this work, they have authorized the sale of debentures. No work has started at the site yet; the City is busy remediating the larger Mohawk Street brownfields at the moment. Any cost to build new facilities on this land would be on top of that \$4.6 million. I believe Bryan was speculating that some of the land at our current park could be sold to raise some of this money. Some of us believe that the original land grant from the Cockshutt family to the City many years ago precludes that the City sell the land and state that it must be used for recreational purposes. Bryan told me he was going to check out this idea but I have heard nothing about it.

Charlie and Joe are also under the impression that the Parks Board would agree to manage the club and take care of the facilities with their personnel.

Follow Up:

At the last meeting of our committee, Charlie went over a number of club issues that he thought bowling and tennis, especially tennis, saw as problems with the current facilities. He thought Cody and I would say that these problems were insurmountable, but we said that they could all be improved at our current site. I am sure he was surprised. These were things like improvements to the courts, the lighting and the clubhouse. We left that meeting with the idea that we would present all the ideas to our respective clubs, as we are doing now, and ask for people's responses. Charlie and Joe alone made the presentation to the bowling club and, apparently, the 50 of them are enthusiastic about moving, under the impression that all our problems would be solved.

Pros and Cons:

Pros

- New facilities
- Less upkeep for a while
- Better parking lot
- One story building for better access (new construction or renovation requires accessibility under provincial law)
- A site that appears to be large enough for everything proposed

Cons

- Unknown expenses and source of funds
- Not a proposal that has been run through council (it is a trial balloon)
- Noisy site
- Bad location not visible to the public
- Uncertainty about the Parks Board managing the place and, if they did, what the increase in cost to members might be
- Possible increase in vandalism at that location
- Possible but unlikely harmful effects of the soil pollution

We have been asked to get our members responses and then report back to Bryan Hughes. No time has been set for this response, just like no time has been offered about when such construction would start.

Mike Lewis, August 2015

Addendum: October 2, 2015

After attending a neighbourhood meeting at the Polish Hall last night presented by the City and the contractor, intended to mollify those living nearby, I learned that remediation is to start on October 5 and end by November 30, at least for phase one. This part involves only the remediation of the soil. Later work will involve removing cement and debris and grading the lot, probably in the spring. There will be further consultation with the public about ideas for what will be done with the cleared site. The mayor mentioned possible sale or development as some kind of park, possibly a small woods or wild prairie look. There was no mention at this time of moving the Dufferin Club to Pearl Street.

Addendum: October 15, 2015

Digging has begun at the site and it appears that three underground tanks have been lifted clear of the soil so far.

Addendum: November 2, 2015

Work has been ongoing for over three weeks now, and a lot more debris has surfaced. The equipment is now across Sydenham, where a backhoe is digging.

Subject: AGM on the 8th
From: Karen Jackson (kjackson198@hotmail.com)
To: joejgodwin@yahoo.com; elizartsmith@sympatico.ca;
Date: Tuesday, October 27, 2015 11:54 AM

Hi Joe

I talked to the insurance company.

Due to the fact that the lease states that the term of the insurance is annual therefore we are unable to have the 6 month policy.

He also stated that due to a clause in the policy, we are responsible to shoveling the sidewalk of the club during the winter.

Please take this to the AGM-the lawn bowling members will NOT be doing this due to age and availability. If the tennis club doesn't want to either, we have to let the City know that some of the clauses in it need to be reviewed.

The city is only responsible for the driveway and parking lot??? Who is using that during the winter? Only the police and neighbours who want to park, I am of course assuming.

Also I am wondering why there is a big pile of sand sitting at the street end of the club side walk. Was Dustin supposed to put this on the green? It has been there for a week I think.

Karen

Sunday November 8, 2015

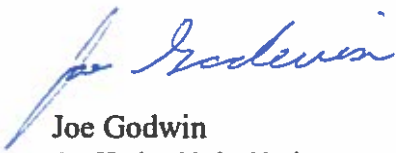
The Executive Board of Director and Members
Of The Dufferin Club

Do to my work situation, with regrets, I have decided to terminate my position as Chair/Past Chair of the Dufferin Club effective immediately.

I would like to thank everyone for your conversations, good or bad, and the support that you have given to the Dufferin Club.

I trust the new Executive Board of Directors and all members will continue to bring forward new ideas to make good changes for the positive future of the Dufferin Club.

Yours Truly

A handwritten signature in blue ink, appearing to read "Joe Godwin". The signature is written in a cursive style with a prominent initial "J".

Joe Godwin
Dufferin Club Chair