



MUNICIPALITY OF THAMES CENTRE

REPORT NO. CS-012-24

TO: Mayor and Members of Council
FROM: Director of Community Services and Facilities
MEETING DATE: June 10, 2024
SUBJECT: Unsolicited Proposal from Slegers

RECOMMENDATION:

THAT Report No. CS-012-24 **BE RECEIVED** for information;

AND THAT Council **CONSIDER** the proposal from Slegers and direct staff on any next steps.

PURPOSE:

The intent of this report is to advise Council on a request made by Slegers Engineered Products Inc. (Slegers) to rent land from Thames Centre at two locations in order to place and operate their self serve propane kiosk.

BACKGROUND:

On February 20, 2024, Mayor McMillan and Thames Centre staff were invited to tour the Slegers facility in London. At this time the Slegers team made the Municipality aware of their interest in placing their self-serve propane kiosks at Dorchester Community Park and outside the Thorndale Lions Community Centre. A short video showing how these kiosks work can be viewed by following this link and scrolling down the homepage until you see the video section: <https://slegers.ca/>

COMMENTS:

Slegers has these kiosks located in over 8,000 locations across the United States and is starting to roll-out these units in Canada as well. Locally, most recently, Central Elgin has approved kiosks for businesses located within their municipality. This request to locate units on Thames Centre properties comes with Slegers absorbing any and all liability.

The Fire Department, Planning & Development Department and Insurance Broker have been consulted on this potential agreement to ensure that any concerns and all matters have been taken into account.

Sleegers has offered to pay \$1,000 per location for a 12-month trial period. This offer is fair/comparable on a price per square foot basis when comparing to the rate Rogers is paying for their new 5G tower beside the FlightExec Centre. The space required for these kiosks is minimal, at approximately 5' x 5.' The kiosks will be drawing a minimum amount of hydro from our closest supply.

Should Council support this request, finalizing and entering into an agreement will be contingent on ensuring there are no zoning issues, that all insurance-related requirements have been met, that TSSA certification has been obtained and that all safety measures specified by the Municipality have been put into place (ie. barricades). The proposed locations raise no issues and have no impact on other property/facility uses and needs.

Should Council support this request, the Agreement will include the following:

- all insurance requirements, including a Certificate of Insurance which names Thames Centre as an additional insured party
- all safety requirements specified by TSSA and the Municipality
- this is a one-year trial period after which point either party can end the agreement
- Sleegers responsible for any/all set-up and costs associated with this project
- Sleegers responsible for any required maintenance
- Sleegers responsible for any snow removal to provide access to their kiosks which is not taken care of by the existing/regular snow removal Thames Centre performs for parking lots and sidewalks
- Sleegers responsible to return both locations to original condition at any point that the agreement comes to an end, including the removal of barricades
- Municipality to approve any/all work including location, types of barricades to be used, location of barricades, and how electrical connection will be made
- project must follow all applicable federal, provincial and municipal regulations, laws and by-laws

FINANCIAL IMPLICATIONS:

This request can earn the Municipality \$2,000 in total for the trial year. Sleegers has offered to pay \$1,000 per location for a 12-month trial period. This offer is fair/comparable on a price per square foot basis when comparing to the rate Rogers is paying for their new 5G tower beside the FlightExec Centre.

STRATEGIC PLAN LINK

Pillar: *Economic Development*

Goal: *Retain and attract businesses into the community to enhance availability of local amenities and accessibility by active transportation*

CONSULTATION:

Brad Rice – Director of Business Development, Slegers Engineered Products Inc.
Emily Schinbein – Director of Financial Services/Treasurer
Nick Dorken – Director of Fire & Emergency Services
Orr Insurance

REFERENCES:

None.

ATTACHMENTS:

None.

Prepared by: S. MacDonald, Director of Community Services & Facilities

Reviewed by: D. Barrick, Chief Administrative Officer