West Parry Sound Recreation and Cultural Centre Board
Open Meeting Agenda – December 14, 2022

Date: December 14, 2022
Time: 7:02 PM directly to Closed, and re-opened Open Meeting at 8:09 PM
Location: via Zoom Video Conference

Members Present:
Chair Donald Sanderson
Archipelago Reeve Bert Liverance
Carling Councillor Al Doubrough
McDougall Mayor Dale Robinson
McKellar Mayor David Moore
Parry Sound Mayor Jamie McGarvey
Seguin Councillor Terry Fellner
Wasauksing Councillor Chance Pedoniquotte-King

Steering Committee Members Present
Archipelago CAO John Fior
McDougall CAO Tim Hunt
McKellar Clerk Administrator Ina Watkinson
Parry Sound CAO Clayton Harris
Seguin CAO Jason Inwood

Alternate Members Present:
Archipelago Councillor Tom Lundy
Carling Mayor Susan Murphy
McDougall Councillor JJ Blower
McKellar Councillor Debbie Zulak
Parry Sound Councillor George Ashford
Seguin Mayor Ann MacDiarmid

Staff Present:
Recording Clerk Rebecca Johnson
Communications Officer Valerie Iancovich

Guests Present:
Fundraising Committee Vice-Chair Richard Culverwell
Fundraising Committee Member Charlene Payerl
Simcoe Muskoka YMCA CEO Jill Tettman
Simcoe Muskoka YMCA VP Health, Wellness & Community Impact Karen Pulla
Simcoe Muskoka YMCA General Manager Ryan Purdy
Gordon & Gordon Group Inc. Principal Andrew Gordon
Gordon & Gordon Group Inc. Senior Associate Tom Graham

1. Agenda:

1.1 Move to Closed Meeting

Resolution 2022 – 25

Moved by Reeve Liverance Seconded by Mayor McGarvey

THAT pursuant to Section 239(2) and (3) of the Municipal Act, S.O. 2001, c.25, as amended, the West Parry Sound Recreation and Cultural Centre Board moves to a meeting closed to the public in order to address matters pertaining to:

k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, **(Architecture and Design RFP Award).**

Carried

1.2 Additions to Agenda

Chair Sanderson gave notice of the following additions to the Agenda;
- New item 2.7 Vice Chair appointment
- New item 2.8 Adjournment to Closed meeting at conclusion of Open Meeting Business

1.3 Approval of Agenda

Moved by Reeve Liverance Seconded by Councillor Fellner

That the Agenda for the December 14, 2022 West Parry Sound Recreation and Cultural Centre Board is hereby approved as circulated.

Carried

1.4 Declaration of Pecuniary Interest – N/A

1.5 Approval of Minutes

Moved by Mayor Robinson Seconded by Councillor Fellner

That the Minutes of the October 12, 2022 West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated

Carried

1.6 Correspondence

1.6.1 RE: Letters of Support for a 6-Lane Pool from the following:
- Steve Anderson
- David Anderson
- Kevin Maddock
- Richard Culverwell inc. business case + other letters of support
- Near North District School Board

1.6.2 Petition Requesting Pickleball be included in Recreation and Cultural Centre

1.6.3 McKellar Township Resolution RE Open Board Meetings

Further to McKellar's resolution, Mayor Moore reported that he would like Board meetings to include a public part where individuals can ask questions.

In response to a Board member's inquiry on public participation opportunities, the Chair confirmed that individuals can request in advance to make deputations to the Board, and these requests can be incorporated into the Meeting Agenda.

2. Business

2.1. Chair's Report

Chair Sanderson noted that since the last meeting, the Board has received a fully executed agreement with Whitestone for their contribution towards capital and operational costs. The Board directed the Clerk to send the executed agreement to all Board participating municipalities.

2.2 Matters from Closed Meeting

Resolution 2022 – 26
Moved by Reeve Liverance Seconded by Councillor Fellner

That the Board Chair and Clerk are hereby authorized to execute an agreement between the West Parry Sound Recreation and Cultural Centre Municipal Services Board and CS&P Architects, based on CS&P Architects' proposal for architecture and design services with a fixed fee of $2,256,610.00 and subject to conditions as directed in Closed Meeting.

Carried

2.3 Project Operating Name

Submitted by: Steering Committee

Resolution 2022 - 27
Moved by Mayor Robinson Seconded by Councillor Doubrough

That the Board endorse the operating name of the project as the West Parry Sound Aquatic and Recreation Centre.

Defeated

2.4 West Parry Sound Recreation and Cultural Centre website

Submitted by: Steering Committee

Resolution 2022 - 28
Moved by Mayor McGarvey Seconded by Reeve Liverance

That the Board endorses the launch of the West Parry Sound Recreation and Culture Centre website to act as an accurate, central information source for all

stakeholders, media, potential donors and residents to access accurate, up-to-date information about the project.

Carried

2.5 4 vs 6 Lane Pool Discussion
Submitted by: Steering Committee

Prior to considering the resolution, Board Chair Sanderson noted that ICIP funding covers 73% of the capital costs, however as construction costs have gone up 35 to 45% since application, there is a significant gap to deal with the original 4-lane pool, and that an additional 2 lanes will cost more again.

In response to Chair Sanderson's inquiry as to whether the Fundraising and Sponsorship Team can commit to fundraise $10 million in additional costs, Mayor MacDiarmid reported that the Team is committed to $5 M in capital, and $5 M in endowment. Mayor MacDiarmid noted that professionals have indicated that this is doable and there is no suggestion to increase ratepayer contribution or go back to municipal partners.

SC Chair Harris provided background on the research undertaken noting that the SC met in October and subsequently with YMCA members again in November, in order to assemble the data and report. SC Chair Harris thanked the YMCA representatives, present at the meeting this evening, for their ongoing support.

SC Chair Harris provided the following information as an overview and in response to questions by Board members:

- Order of magnitude costs developed by the Project Manager and cost consultants identified $1.9 M in additional costs for an additional 2 lanes.
- YMCA bases a 6-lane pool on a population of 30,000. 2021 census of West Parry Sound is 20,000. The growth rate for the 5-year period 2016-2021 was 16% higher than previous periods. Applying the same growth rate going forward generates a population of 30,000 by 2036. The useful life of pool is 50 years.
- WPS projected membership relative to population is high compared to most other communities.
- Descoping reduces the 35-45% increased construction costs to just $2.6 M over the original $32 M project; add an estimate of $1 M to refurbish existing YMCA building (which will be eligible for other grants); and add $1.9 M for 2 additional lanes increases the building costs by $5.5 M. Anything over $32 M, the strategy is to fundraise.
- Based on other sites, YMCA identified that a 6-lane pool will increase annual operating costs by $250,000, offset by $100,000 in additional

revenue with most revenue derived from memberships. With the original operating losses identified at $300,000/year for the WPS Centre, the revised operating losses with 2 additional lanes is estimated at $450,000/year.

- The $5 M endowment is planned to offset operating losses.

Several Board members expressed their support for a 6-lane pool.

Resolution 2022 - 29
Moved by Reeve Liverance Seconded by Mayor McGarvey

That the information contained within this report regarding a 4-Lane vs 6-Lane pool be received for information, and;
That the Board provides the following direction with respect to the size of the pool to be included in the Architectural design of the facility: _____

The following motion was made to complete the proposed Resolution:

Moved by Reeve Liverance Seconded by Mayor McGarvey
construction of a 6-lane pool contingent upon the Fundraising Committee raising the $5 million capital construction and $5 million endowment as identified in the Committee's Fundraising Strategy as approved by the Board in September, 2022

Carried

Mayor Moore abstained from voting and clarified in subsequent correspondence with the Recording Clerk, that it was due to lack of requested information to make an informed decision.

2.6 Fundraising Report

Mayor MacDiarmid thanked Richard Culverwell and the community for speaking out for 6 lanes, noting that this eliminates some of the uncertainty for the Fundraising Committee. Mayor MacDiarmid reported that an RFP for sponsorship consulting services is to be issued the first week of January with a three-week submission deadline and an expectation to have $2 million before shovels are in the ground and $5 million pledged and perhaps in the bank before year-end. Mayor MacDiarmid reported that the focus will be on capital first, with one donor of $100,000 as a matching grant already secured.

Mayor MacDiarmid also reported that starting this Saturday fundraising and awareness raising t-shirts can be purchased at White Squall.

2.7 Appointment of Vice-Chair

Resolution 2022 - 30
Moved by Councillor Fellner Seconded by Reeve Liverance

That Mayor Jamie McGarvey be appointed as Vice Chair for a two-year term ending December 31, 2024.

Carried

2.8 Adjournment to Closed Meeting

Resolution 2022 - 31
Moved by Reeve Liverance Seconded by Mayor Robinson

THAT pursuant to Section 239(2) and (3) of the Municipal Act, S.O. 2001, c.25, as amended, the West Parry Sound Recreation and Cultural Centre Board moves to a meeting closed to the public in order to address matters pertaining to:

b personal matters about an identifiable individual, including municipal or local board employees; and
k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board

both reasons regarding communications with a partner organization

Carried

Meeting adjourned to Closed Meeting at 9:14 PM