West Parry Sound Recreation and Cultural Centre Board
Open Meeting Minutes – March 13, 2024

Date: March 13, 2024
Time: 7:06 PM
Location: Town of Parry Sound Council Chambers, 52 Seguin St.

Members And Voting Alternates Present:
Chair Donald Sanderson
Archipelago Councillor Tom Lundy
Carling Councillor Al Doubrough
McDougall Mayor Dale Robinson
Parry Sound Mayor Jamie McGarvey
Seguin Councillor Terry Fellner

Steering Committee Members Present
Archipelago CAO John Fior
McDougall CAO Tim Hunt
Parry Sound CAO Clayton Harris

Alternate Members Present:
Carling Councillor Bruce Kelly
McDougall Councillor JJ Blower
Parry Sound Councillor George Ashford
Seguin Mayor Ann MacDiarmid

Staff Present:
Recording Clerk Rebecca Johnson
Communications Officer Valerie Iancovich

Guests Present:
Gordon & Gordon Group Inc. Principal Andy Gordon
Gordon & Gordon Group Inc. Senior Associate Tom Graham
Fundraising Co-Chair Richard Culverwell

1. Agenda:

1.1 Move to Closed Meeting

Prior to the scheduled open meeting, the Board moved to a meeting closed to the public per the resolution below.

1.1a Additions to Closed Agenda – N/A

Resolution 2024 – 09

Moved by Councillor Doubrough Seconded by Councillor Fellner

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**; (ICIP Transfer Payment Agreement Negotiations – Project Scoping)**

Carried

After adjourning to the Closed meeting, the Board reconvened in Open meeting at 7:50 PM.

1.2 Additions to Open Agenda

Chair Sanderson added new item 3.3 – *Early Works Tender* to the Agenda.

1.3 Approval of Agenda

Moved by Mayor Robinson Seconded by Councillor Fellner

That the Agenda for the March 13, 2024 West Parry Sound Recreation and Cultural Centre Board is hereby approved as amended.

Carried

1.4 Declaration of Pecuniary Interest

Councillor Fellner declared pecuniary interest on the added item of 3.3 Early Works Tender. Councillor Fellner did not participate in discussion, nor vote on the motion.

1.5 Approval of Minutes

Moved by Mayor Robinson Seconded by Councillor Doubrough

That the Minutes of the February 14, 2024 Regular Meeting and February 19, 2024 Special Meeting of the West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated.

Carried

2. Delegations/Correspondence

2.1 Township of Carling – Appointment of Bruce Kelly as alternate - filed

2.2 Township of McKellar – Receipt of Board Chair letter regarding attendance – filed.

2.3 Chair's Report

Chair Sanderson reported that he and Steering Committee Chair Clayton Harris and McDougall Mayor Dale Robinson met on February 21st with Whitestone Councillor Joe Lamb and CAO Michelle Hendry to discuss Whitestone's questions regarding involvement and support for the WPS Recreation & Cultural Centre. Chair Sanderson said that the meeting was successful, with an opportunity to hear each other's positions. Mayor Robinson added that he would not term the meeting successful, as it did not result in Whitestone's confirmation to honour its funding commitment, however questions and concerns raised by Councillor Lamb regarding the overall facility, 6 lanes vs. 4 lanes, the funding model and operating model were answered by Chair Sanderson and CAO Harris, further to the BDO review and report completed in compliance with the terms of Whitestone's funding agreement with the Board.

Chair Sanderson reported that on February 22, he, Mayor Robinson, and CAOs Harris, Inwood and Hunt met with YMCA representatives to discuss the draft operating agreement. The Y were receptive to hearing comments and concerns from the Board and Chair Sanderson noted that as a next step he is in the process of scheduling a meeting with CAO Harris to prepare a draft response to the Y on behalf of the Board.

Chair Sanderson reported that he has attended 2 Steering Committee meetings and will be attending a Fundraising Team meeting tomorrow.

3. Business

3.1 Matters Referred from Closed Meeting – N/A

3.2 Project Status Update

Project Manager Andy Gordon, GGGI

Project Manager Andy Gordon provided a project status update from a prepared power point presentation as circulated with the agenda covering issues related to cost certainty being achieved through procurement of Tender packages 1 and 2, status of required applications such as site plan and building permit, the procurement schedule, construction schedule, and any current project risks.

In response to Councillor Doubrough's inquiry regarding operational cost savings as a result of pool selection and design, Mr. Gordon reported that an updated and submitted Climate Lens report has been approved by ICIP which shows a 27% reduction in greenhouse gas (GHG) emissions over the 2019 application estimate of only 20% as a result of the pool design choice. Mr. Gordon noted that a relevant cost analysis would become apparent once the tender packages were approved.

With respect to seating capacity, Mr. Gordon reported that the current design's internal seating in the gym is estimated at 40 and in the pool area at 60 and that with the latter, the configuration requires lifeguarding of spectators. Additional seating would require a design change estimated at between $70,000 and $80,000 and construction costs up to an additional $2m depending upon the option chosen, with an impact on the construction schedule as well.

Councillor Fellner suggested that if there is a barrier between the pool and spectators, they would not have to be lifeguarded, and that he would like additional seating considered, noting there may be funding for it. Councillor Doubrough noted that tonight is the first time he was aware of the seating capacities of 40 and 60 in the gym and pool respectively, and asked for more information to be provided to the Board.

Mayors Robinson and McGarvey expressed that in response to concerns from the public, the seating currently in the design is more than originally planned, and that the Board should now end discussion on the matter.

In response to Chair Sanderson's request, Chair Steering Committee Chair Harris confirmed that more specific information on seating capacity can be provided to the Board at the next meeting.

3.3 Award of Early Works Tender
Submitted by Steering Committee & Project Manager

Resolution 2024 – 10

Moved by Mayor McGarvey Seconded by Mayor Robinson

That the Board approve the award of the early works tender package to Wayne Hall Construction Inc. with a total contract value of $1,973,076.20 (excluding HST), subject to the conditions as discussed in closed meeting.

Carried

3.4 Amendment to the Partnership Agreement and Partner Construction Financing
Submitted by: Steering Committee

Resolution 2024 - 11
Moved by Councillor Doubrough Seconded by Councillor Fellner

That the update report on the Amendment to the Partnership Agreement and Partner Construction Financing be received for information purposes.

Carried

3.5 Monthly Financial Reports - N/A

(to be provided at next meeting)

3.6 Fundraising Team Report

Fundraising Team Chair Ann MacDiarmid reported that as of March 6, Performance Sponsorship Group Principal Judy Haber was provided with 14 local businesses to approach regarding sponsorship. Ms. Haber has recreated sales materials and will meet with the Fundraising Team Chair end of March to review progress. Mayor MacDiarmid noted that Ms. Haber remains optimistic about the ability to raise the required sponsorship funds, however learned that two companies refused to engage with her until they knew how big the viewing area is, and therefore Mayor MacDiarmid requested information and pictures on the current viewing area design.

Mayor MacDiarmid said that swim meets generate revenue and that any additional costs for lifeguards are passed on to the organization renting the space.

Mayor MacDiarmid noted upcoming fundraisers being the March 23rd White Squall Paddling Film Festival, which includes an on-line auction; and the March 30th Hockey Day in Parry Sound.

Project Manager Andrew Gordon confirmed the seating as was presented at the December public information session and part of circulated design renderings, being 40 bleacher seats in the gym, and 95 seats in the natatorium. Mr. Gordon confirmed he would send this information directly to Mayor MacDiarmid.

4. Adjournment

Chair Sanderson adjourned the meeting at 8:45 PM