West Parry Sound Recreation and Cultural Centre Board
Open Meeting Minutes – August 14, 2024

Date: August 14, 2024
Time: 7:05 PM
Location: Town of Parry Sound Council Chambers, 52 Seguin St.

Members Present:
Chair Donald Sanderson
Archipelago Reeve Bert Liverance
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
Seguin CAO Jason Inwood

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
Parry Sound Director of Finance Stephanie Phillips

Guests Present:
CS&P Architects Senior Associate Saeed Sadeghi
Fundraising Team 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

- Lakeland EV Charging Stations Donation in Kind

- YMCA Operating Agreement

- Background re Early Works Contract and Cost Increase

Resolution 2024 - 45

Moved by Mayor Robinson Seconded by Councillor Doubrough
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 (**Background on Early Works Contract & Cost Increase**)

f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose, (**solicitor advice regarding construction financing; solicitor advice on Project Manager Termination Agreement);**

i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, (**Bank Expression of Interest re: Construction Financing**);

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, (**Facility Sponsorship; Donation in Kind; YMCA Operating Agreement**)

Carried

The Closed meeting ended at 9:32 PM; and the Open meeting reconvened at 9:48 PM

1.2 Additions to Open Agenda

1.2.1 Item 3.7 - Pool Viewing Area

1.2.2 Item 3.8 - Expedited Signing of Sponsorship Agreements

1.3 Approval of Agenda

Moved by Mayor Robinson Seconded by Mayor McGarvey

That the Agenda for the August 14, 2024 West Parry Sound Recreation and Cultural Centre Board is hereby approved as amended.

Carried

1.4 Declaration of Pecuniary Interest – N/A

1.5 Approval of Minutes

Clerk Johnson reported that the minutes of the July 10th 2024 meeting incorrectly record CAO Jason Inwood as in attendance, however he was absent, and that minutes of May 8th 2024, although previously approved, inadvertently omitted Chair Sanderson from the list of attendees. These minutes will be corrected on file.

Moved by Councillor Fellner Seconded by Councillor Doubrough

That Minutes of the June 12, and July 10, 2024 Regular Meeting and the July 31 2024 Special Meeting of the West Parry Sound Recreation and Cultural Centre Board are hereby approved as amended where necessary.

Carried

2. Delegations/Correspondence – N/A

3. Business

3.1 Matters Referred from Closed Meeting

3.1.1 Sponsorship Agreement Approval

Resolution 2024 - 46

Moved by Councillor Fellner Seconded by Mayor Robinson
That the Board authorizes the Chair and Clerk to execute an agreement for sponsorship, presented as item 3.4 of the August 14, 2024 Closed Meeting of the West Parry Sound Recreation & Cultural Centre Board.

Carried

3.1.2 Carling Council Special Meeting of July 12, 2024

Resolution 2024 - 47

Moved by Mayor McGarvey Seconded by Councillor Fellner
That the Board refers the July 12th Special Meeting of Carling Council to the Carling Integrity Commissioner.

Carried

3.2 Site Plan Agreement

Submitted by: The Project Manager and the Steering Committee

Resolution 2024 - 48

Moved by Mayor Robinson Seconded by Mayor McGarvey
That the Board authorize the Board Chair and Board Secretary to execute the Site Plan Agreement (SPA) substantially in the form provided as Attachment 1.

Carried

3.3 Amended Transfer Payment Agreement.
Submitted by: The Steering Committee
Resolution 2024 - 49

Moved by Mayor McGarvey Seconded by Councillor Fellner
That the Board Chair and Board Secretary be authorized to execute the amended Transfer Payment Agreement (TPA).

Carried

3.4 Monthly Financial Reports
Submitted by: Steering Committee

Resolution 2024 - 50

Moved by Councillor Doubrough Seconded by Councillor Fellner
That the July 31, 2024 financial reports be received for information.

Carried

In response to Reeve Liverance's request that the budget and actuals for construction costs be included in future reports, CAO Jason Inwood confirmed that these could be part of future project management updates.

3.5 Response to Lakeland Power RE: Donation in Kind - Withdrawn
Information to be forthcoming at a future meeting

3.6 Fundraising Team Report

Fundraising & Sponsorship Team Chair Mayor MacDiarmid reported on the Moose FM Campaign of various ongoing challenges between individuals and organizations, with funds raised up until November to be matched by an anonymous donor up to $100,000.

Mayor MacDiarmid also announced Kim's Swim scheduled for Sunday, August 25th in McDougall, with a lunch at 12 noon.

3.7 Pool Viewing Area
Submitted by CS&P Architects
Spokesperson: Saeed Sadeghi

Using a prepared power point presentation, CS&P Architect Saeed Sadeghi provided a response to the request for increased spectator viewing. Mr. Sadeghi provided a summary of comments submitted to the Board on the matter, including extend the bleachers on the north end of the pool; add more bleachers to the west side of the pool; provide direct access to the pool viewing from the exterior door on the north side of the pool; and review any other potential ideas to increase the seats in the viewing area within the target budget of $200,000. Mr. Sadeghi also provided a summary of what the change process would include if a proposal for additional seating was deemed feasible and approved by the Board.

Mr. Sadeghi's presentation included a review of visitor access and viewing area in the current design with 117 dedicated spectator seats; review of feasibility and/or potential impacts of the proposed revision; and opportunities to further increase seating area. With respect to a requested proposed external access on the north side to dedicated spectator seating, Mr. Sadeghi noted that this might actually reduce seating, with the following additional challenges: a vestibule would have to be constructed to mitigate impacts on the HVAC system, a glass barrier and separate floor drain installed to catch outdoor elements such as dirt and slush and prevent them from entering the pool; the glass barrier in turn would decrease the amount of seating; and spectators could not access the rest of the facility, such as washrooms, without exiting the building and returning through the main entrance. A second alternate hybrid option that Mr. Sadeghi suggested did not include an external access on the north side of the building, and therefore didn't require a vestibule or glass partition, but required all access through the main entrance and increased the seating to 85 on the north side, 18 in front of the mechanical room, 35 along the east side and 12 on the south side for a total of approximately 150 seats.

In response to a question on costs for the alternate options, Mr. Saedghi confirmed that it would be in addition to the existing budget, however subject to confirmation from Ball Construction, should be within the additional $200,000 budget offered for dedicated spectator seating.

Subsequent to some discussion amongst Board members, Chair Sanderson proposed without opposition from other Board members, that the first alternate option of an external access to dedicated seating which might actually reduce the number of seats, be removed from consideration and that the second alternate hybrid option be referred to user groups for their feedback, but that in the interim the project would proceed under its current design.

3.8 Expedited Signing of Sponsorship Agreements

Resolution 2024 – 51

Moved by Mayor McGarvey Seconded by Councillor Fellner
That The Board requests the Steering Committee bring forward a report and

recommendation on expediting the signing of sponsorship agreements.

Carried

4. Adjournment

Moved by Mayor Robinson **Seconded by Mayor McGarvey**
That we do now adjourn at 10:49 PM

Carried