

Minutes

Date: November 27, 2019

Time: 3:00 P.M.

Location: 52 Seguin Street, Council Chambers, Gibson Street Entrance

Members Present:

Chuck Baker, Glen Barnden, Joan Conn, Richard Culverwell, Larry Fleetham, Dave Fullerton, Bob Griffiths, Mac Kirk, Dana Labrie, Cathy Lamb, Tom Lundy, Sarah Mahon, Becky Pollock, Ryan Purdy

Regrets: Ron Harrison

Steering Committee members and guests present:

Recording Secretary Rebecca Johnson, Parry Sound CAO Clayton Harris, Carling CAO Kevin McIlwain, McDougall CAO Tim Hunt, McKellar Clerk Tammy Wylie, Seguin CAO Chris Madej, Whitestone CAO Michelle Hendry, CS&P Architects Sam Spagnuolo and Susan Lewin

Absent – John Fior, Nigel Bellchamber

1. Inaugural Chair

Inaugural Chair Rebecca Johnson brought the meeting to order.

2. Members Self-introduction

Members introduced themselves in turn with their name, background, experience and interest relevant to the Wellness Centre & Pool project.

3. Steering Committee Members and Guests Self-Introduction

Steering Committee members and guests introduced themselves with their name, background, experience and role relevant to the Wellness Centre & Pool project.

4. Nominations and Appointment of Chair and Vice-Chair

Tom Lundy volunteered in the role of Chair for the duration of the meeting, and until a Chair and Vice Chair are elected on a permanent basis.

Tom Lundy took over the role of Chair of the meeting.

5. Nominations and Appointment of Recording Secretary

This issue was deferred to the end of the meeting. Sarah Mahon volunteered in the role starting with the next meeting, subject to her availability to attend meetings given her shift work schedule.

6. Terms of Reference & Governance – Clayton Harris

Using documents provided with the agenda, Clayton Harris gave an overview of the governance structure and terms of reference for the CAC. In response to a question on working relationship and meeting attendance, Mr. Harris confirmed that the Steering Committee would work with the CAC Chair, and attend CAC meetings as appropriate, and attend public consultation meetings called by CAC as necessary.

7. Overview of Work to Date, and Input Timeframe – Clayton Harris, CS&P.

Clayton Harris gave background on the work of the Citizens Ad hoc Committee which gave rise to the current committee structure and reporting relationships. Mr. Harris reported that in order for the due diligence work to be done, an RFP was issued in the spring with CS&P Architects the successful bidders appointed on September 17th. Area municipalities have agreed on cost sharing formula for the due diligence work which includes site selection, program needs, capital costs based on those needs and the location, servicing costs and a business plan to address operating costs once it is built. On Sept 3, 2019 the Investing in Canada Infrastructure Program (ICIP) was announced providing grants up to 73%. Therefore, the project was accelerated to meet the November 12th deadline with a joint submission made by 7 area municipalities and 2 First Nations. Not all the work was done by the deadline, and therefore assumptions were made; this does not mean that the all the decisions have been made. The project as submitted is \$32 million. The consultants recommend using the existing YMCA (the Y) site.

Susan Lewin of CS&P used a power point presentation from the ICIP grant application submitted to review details of the project and request specific assistance from the CAC on programming. Mr. Harris clarified that the grant

being applied for was specific to recreation only; health care was excluded. Since the proponents did not want anyone through the application assessment process to misconstrue what this is for, the name of the project for the ICIP application was West Parry Sound Area Recreation & Culture Centre. Mr. Harris responded to an inquiry, that this did not preclude involvement of the West Parry Sound Health Centre; as a client they could program at the proposed Centre.

In response to Cathy Lamb's inquiry as to what the Y brings to the table, Mr. Harris responded that the Y is present in Parry Sound, it has experience with other Ys, they understand costs, including the change in costs depending upon how and what programs are organized; e.g. if organized one way, need 1 lifeguard; if organized another way, need 2 lifeguards, etc. The projection is that this Centre will not make money; costs will be shared by area partners. Kevin McLlwain reported that operating models as seen in other communities could include the municipality providing the structure, the Y providing capital equipment in the building and operating it on behalf of the municipality. The Y also has outreach programs to bring in funds to support access for people with low income. Models are out there to consider, without full conversations and decisions made yet.

Sam Spagnuolo reported that the provincial government should respond by mid-spring as to whether the project will be funded. Mr. Spagnuolo requested that the Committee vision big - big sky, and respond with what is envisioned, what parts of the building are important. Mr. Spagnuolo suggested that members go visit other facilities, such as at Wasaga Beach, Innisfil, Bracebridge, Gravenhurst and see what these facilities look like, how they age, what works for them, what doesn't work for them. Mr. Spagnuolo said that as the consultants, they need this information to finish the due diligence.

In response to Richard Culverwell's inquiry regarding how to provide information supporting a 6-lane pool instead of a 4-lane pool, Mr. Spagnuolo responded that the programming of the pool should help determine this. i.e. if there is an aquatic team and league such as in Brantford, which has a pool designed for tournaments. If the six lanes were only used one day per week, it may not be financially feasible to build that.

In response to a query regarding the type of filtration system proposed and reference to Bracebridge which is putting in a new filtration system which does not use chlorine and kills 99% of bacteria, Mr. Spagnuolo reported that engineers will be reviewing the systems and relative merits. Mr. Spagnuolo noted, for example, that using chlorine requires changing pumps more frequently; but salt does not, providing a longer lifespan of pumps.

In response to Bob Griffith's inquiry regarding what restrictions the Committee should consider, so as not to spend time on things that look wonderful but don't have a chance for funding, Mr. Spagnuolo responded that he doesn't know at this point. In responding to the ICIP application criteria, they spent a lot of time focussing on areas that will get the attention of funders; therefore highlighted and used the name "Recreation", since recreation is important. Mr. Harris also reported that they have contacts at the province, since they're the first vetting agency for the ICIP grant, and these contacts have provided advice, based on what the proponents were trying to get at.

In response to Dana Labrie's inquiry regarding usefulness of competition revenue statistics for pool built with more than 4 lanes, Mr. Spagnuolo responded that it would be useful to know; additional lanes can be built, but at the end of the day the proponents need to know how it can be supported. Ms. Labrie also inquired as to the rationale for space allocations of 33% pool, gym and office. Mr. Spagnuolo responded that in reviewing other Ys, there needs to be everything

beyond point of access. Susan Lewin and Ryan Purdy of YMCA also responded with examples of use of such centres for overlapping multiple purposes requiring a variety of spaces, such as a parent going to yoga, while child goes to swim lesson. This type of programming attracts more people for more use.

In response to Glen Barnden's inquiry regarding opportunities for further funding through such things as naming rights, Mr. Harris reported that the governance structure identifies a sponsorship committee which will be established in the future to address this and consider the entire Centre, and individual rooms within the Centre for naming rights as a funding opportunity.

In response to Sarah Mahon's inquiry regarding child-care and child-minding, Mr. Spagnuolo reported that because they didn't have a program and it is not funded, it was not put in the application. Space can be identified for child-care and child-minding, recognizing the difference: child-care is a day long program; child-minding is a drop-off while other exercise is going on, and the latter will be a necessity. Mr. Spagnuolo noted that child-care is an area with lots of options and they would look for direction from the Committee.

In response to Larry Fleetham's inquiry as to the site selected, Ms. Lewin responded that the site where the existing Y is located was selected as the best site, given costs of servicing, opportunity for growth, etc. Mr. Spagnuolo reported that the Y might ultimately be torn down; during this due diligence phase, the building is being assessed.

Mr. Spagnuolo reported that the first requested step of the CAC is to do the program, and the consultants would then reconstruct the scheme to present to the CAC with options. Doing the program may require additional community input.

In response to Tom Lundy's inquiry regarding how the CAC can obtain additional input from the community, Mr. Harris reported that it needn't require the whole Committee meet with community groups, however the messaging needs to be the same. Mr. Harris also confirmed that Steering Committee members were willing to go to meetings as needed.

Becky Pollock inquired after a report done by the Y, which would assist the Committee in terms of budget constraints and what it is the Committee should be looking for from people. In preparation for the next meeting, Ms. Pollock inquired as to "what is the homework". Mr. Spagnuolo reported that the Y report is included in the grant application and therefore numbers and comments were reflected in it.

Chuck Baker inquired as to what consultation there was with the First Nations (FN). Mr. Baker pointed out inaccuracies with slide 10 – *Indigenous Benefits* provided in the presentation with the following examples. Wasauksing is in the Robinson-Huron Treaty, not in the Williams Treaty as is listed; and there are 5 FN in the area, not 2. Mr. Baker noted that the FN needed help with sports, indicating that they are involved with the Indigenous Games taking 5 athletes. Swimming is one of the sports of the Games, but there is no pool facility in Parry Sound. Mr. Baker said that a garden wouldn't be referred to as a "native garden", but rather as a "community garden" and that the Anishnaabe refer to themselves as just that, not as "Anishnaabe Peoples" Ms. Lewin responded that she will ensure the slide is updated and send to Mr. Baker to confirm accuracy.

In reviewing the conceptual design, Mac Kirk reported that he saw things included that the community already has, and not enough of things that the community does not have. For example, Mr. Kirk noted that this sports complex project does not require a sauna but does require a 6-lane pool. Mr. Kirk supported his contention that a 6-lane pool was necessary to develop a swim

team, which would in turn help address obesity issues, and would provide economic benefits to the community with swim meets and competitions. Mr. Kirk gave examples of the demand for programs such as aquafit and that concurrent multiple use of the pool would require it to be of sufficient size – 4 lanes being insufficient.

Mr. Harris reported that the YMCA report of March 2018 with cost breakdowns, and programming as provided on the ppt slide, would be provided to CAC members. In response to Dave Fullerton's inquiry as to whether the budget of \$32 million is set and that if something at an additional cost is added, something must be removed, Mr. Harris responded that that is substantially correct and also that if the application receives less than the eligible 73% funding, they may not be able to deliver on a \$32 million facility. Mr. Fullerton suggested that while fundraising might help cover building costs, he inquired whether there were program limits due to operating costs. Mr. Spagnuolo reported that \$32 million is the cost of the total project, of which 75-80% is construction.

Glen Barnden reported that in addition to the economic impact to the region, from a citizen's perspective there was information dating back to a survey done by consultants in 1989, noting that the number one thing wanted was a pool, and suggesting that it was possible it might result in prioritizing less money spent on roads for example, and more on a pool.

Ryan Purdy suggested that in terms of needs, the Centre will need a gym, a fitness area, studio, changeroom, pool, child minding, and multi-purpose rooms.

Mr. Spagnuolo and Mr. Harris affirmed members' understanding that they needed to think big, to reach out to people in the community to see what is wanted and provide that input to the Steering Committee. Background information promised included: Y programming notes; YMCA Report April 2019; DMA report (2010)

Draft list of programming.

With respect to the pool size and its very existence, Richard Culverwell reported that in the early 1970's, capital funding was in place to build a pool at the high school. All that was required was the Mayor's signature. He turned it down citing sustainability concerns. Mr. Culverwell proposed that a 6-lane pool made the project sustainable.

Becky Pollock volunteered to draft a community consultation plan.

Chuck Baker noted that Wasauksing would be holding a General Assembly on December 14th, with on-reserve and off-reserve meetings, and the proposed Centre would be an issue they would be consulting the community on.

8. Other Business - NA

9. Next Meeting schedule

Monday, Dec 9, 2019; 4:00 to 6:00 P.M. Location to be confirmed