
SPECIAL MEETING COUNCIL #32-2003

Wednesday, December 17, 2003
Meeting begins at 5:30 p.m.

- PRESENT:** Mayor Phil Poirier, Councillors Naresh Bhargava, Huguette Burroughs, Joël Côté, Glen Grant, Korey Kennedy, Perry Lalonde, Jacques Lemire, Mark MacDonald, Leslie O'Shaughnessy and Chris Savard
- ADMINISTRATION:** Cecil Vincent, Chief Administrative Officer, Denise Labelle-Gélinas, City Clerk, Graham Dart, David Dick, Stephen Alexander, Roger Desjardins, Victor Leroux, Heather Arthur and Paul Fitzpatrick
- INVITED GUESTS** Some Elected Members and Administration from the surrounding Townships attended the meeting.
-

PRESENTATIONS

Roles and Responsibilities of Elected Members of Council

1. Mr. Chris Gleeson, Representative, Ministry of Municipal Affairs and Housing

Mr. Gleeson provided Council Members and invited guests from surrounding Townships a brief outline of the "who does what" for municipal Councillors and staff. He identified several sections of the New Municipal Act of 2001 in so far as what municipalities are responsible for, what is permissive or prescriptive and what that means under the Act.

The Role of Council was clarified in that they represent the public; develop and evaluate programs and policies; ensure administrative practices and procedures that are in place. The Council were informed that they were permitted to delegate certain functions to the CAO. The Head of Council, or in our case, the Mayor, is designated as the "Chief Executive Officer" to preside over meetings and provide leadership to the Council.

On the other hand, Mr. Gleeson also clarified the role of Administration. The Administration has a statutory requirement to appoint certain officers such as the Clerk, Treasurer and External Auditor. The Mayor is identified as the CEO and who would be most concerned with setting policy. Whereby Staff look after the operations of the municipality by implementing policy and providing the day-to-day functions of the municipality.

The Council must have accountability for its actions by conducting, as much as possible, its business in a public reporting forum.

At the conclusion of Mr. Gleeson's presentation, Council members and invited guests were invited to question him on concerns they had and procedures to be taken.

ADMINISTRATION: Cecil Vincent, Chief Administrative Officer, Denise Labelle-Gélinas, City Clerk, Graham Dart, David Dick, Stephen Alexander, Paul Fitzpatrick, Fernand Hamelin, Richard Bourdeau, Christine Lefebvre.

INVITED GUESTS: Mr. Bob Goyeche from the firm of Rounthwaite, Dick and Hadley Architects, Mr. Charles Slade, MHPM Project Manager and Mr. Rick Saaltink, Project Chair.

2. Aquatic Project 2000

Project Introduction:

Mr. Rick Saaltink, Chairman, Project 2000 Committee, introduced the members of the original Committee who had a common goal of helping to build an aquatic centre for the citizens of Cornwall in the year 2000. Besides himself, there is Mr. Peter Morgan, Mr. Rod McLeod and Mr. Steven Bacher.

This working group prepared a feasibility study for a new aquatic centre and then presented it to the Council in October of 1977.

Over the past seven years , this Committee has worked very closely with City Staff and elected officials to bring this project to reality.

In order to provide the council with all of the important factors of this project, there will be presentations from all working groups involved.

Work that lead to SuperBuild Application:

Mr. Stephen Alexander, Manager, Planning & Housing Services, provided a background on the site selection and design development beginning in 1997 and building itself up to 2000. As part of their earlier work towards this project, the Project 2000 Committee selected a site selection committee which consisted of municipal staff, Project 2000 Committee member and 2 members of the Community that represented the Construction and Design Industry.

Initially 11 sites were looked at. Each site was analyzed, tested and ranked against multiple criteria such as site size, serviceability, parking, expansion opportunities, visibility, cost etc.. After ranking the 11 original sites, 4 sites moved on to phase 2 analysis. Those sites were Courtaulds site, St. Lawrence High School, East of the Complex and attached to the Complex. Further analysis on the four sites again reduced the options to the Civic Complex sites.

Thompson Rosemount Group were then commissioned to do preliminary design proposals for the three sites. At this point, the Curling Club were now considered as an additional possible component (1998). Based on the work performed by the TRG Group, two final options remained and did a cost estimate for both sites. The final recommendation, since adopted by the Council, at that time, supported the **north east** corner of the Civic Complex and stated as follows: *"That site provides the best operating site, it provides one stop recreation, adds to the complex, works with the site constraints well, and is adaptable to future phased additions"*.

The final report became the basis for the Superbuild Funding Application. Mr. Alexander provided background information on the design components. In the early part of 1998, the Committee used a survey, during the Home and Trade Show to solicit community input and received 334 responses. The results indicated that the community wanted to see the Project include a whirlpool, zero depth entry, children's warm pool, a slide, 6 to 8 lane lap pool and natural light. Additionally, the survey provided a 55% support to have the pool attached to the Civic Complex.

At the Conclusion of the gathering of information, A Focus Group gathered the information and ultimately used it to finalize the Concept Design Plan and Cost Analysis report which once again became the basis for the Superbuild application.

Fundraising for Aquatic Centre:

Mr. Rick Saaltink, Chairman, Project 2000 Committee, informed Council that the one thing that they came to understand in their fundraising efforts, was the importance to which the donors placed on wanting a 25 meter swimming pool with shallow pool for wading, a waterslide and a whirlpool spa. It was also important to note that the new centre meet the needs of all users - children, adults and seniors.

Mr. Saaltink indicated that the citizens of Cornwall and the surrounding area have embraced the project with a stunning show of support by giving a total of \$1,082,000.00 in donations and pledges towards the project. This important show of support was a major factor in the city's successful application for infrastructure funding from both the federal and provincial governments.

Operating Cost of Proposed Aquatic Centre:

Mr. Paul Fitzpatrick, Manager, Economic Development & Recreation Services, provided an overview of the Kinsmen facility and the state of disrepair that it finds itself in. The size of the pool restricts programming numbers and limits the variety of programs offered. The proposed new facility would deliver a barrier-free access and address municipal issues under the Ontarians with Disabilities Act and would offer enhanced programming, increased operational hours and a greater revenue forecast in swimming lessons, recreational swims and pool rentals.

The Maintenance on the new aquatic centre would be higher largely due to the sheer size of the facility in comparison to the Kinsmen Centre. Projected total expenditures are estimated at \$1.2 million; dependent on participation rates, revenue projections could range from \$384,000 to \$596,000. Net expenditures could range from \$611,000 to \$818,000 and a projected increase to existing Recreation Services would be budgeted between \$77,000 to \$284,000.

Design of Aquatic Funding:

Bob Goyeche, Rounthwaite, Dick and Hadley Architects, provided an overview of the modified Design Concept as a result of recent Tender bids received on the project. His presentation focussed on other designs created and the concept proposed for the City of Cornwall's new Aquatic Centre. Details of all amenities, such as the four tanks proposed, change rooms, slide and natural light concept, including that this new facility would be totally access barrier free where all citizens could benefit with its use.

In conclusion to Mr. Goyeche's presentation, he once again, expressed his pleasure of working with the Project Committee on this exciting development and was eager to move forward towards the next step of development.

SuperBuild Funding Project Budget:

Mr. Fernand Hamelin, Manager, Municipal Works & Services concluded the presentation by reviewing the project's budget. Mr. Hamelin pointed out that it was important to note that all funding for this project came from the interest of the Progress Fund and that no funding had been levied from the annual municipal tax revenues.

Revenue for this project were identified as follows:

From the interest of the Progress Fund	\$5,000,000.00
From the Project 2000 Fundraising	1,100,000.00
From Superbuild Funding	<u>3,800,000.00</u>
TOTAL	<u>\$9,900,000.00</u> =====

The report presented by Mr. Hamelin was meant to be a summary of the presentation provided by the Project 2000 Committee, the design team and municipal staff.

Mr. Hamelin indicated to the Council that there were three possible scenarios that could be reviewed on the Aquatic Project.

- (a) That the Project be Cancelled. That would result in:
 - ▶ No SuperBuild funding;
 - ▶ City responsible for present cost - \$858,462.00;
 - ▶ SuperBuild renomination request;
 - ▶ \$800,000.00 funding shortage for Curling Centre;
 - ▶ Additional cost to terminate design team contracts.

- (b) Increase Funding to Aquatic Centre which would result in:
 - ▶ No additional SuperBuild funds;
 - ▶ Where will Municipal funding come from?;
 - ▶ Need to re-tender Aquatic Centre with same specifications and drawings;
 - ▶ No additional cost for architects;
 - ▶ Additional costs for expenses and project management - \$80,000.00;
 - ▶ Possible liability with bidders from original tenders

- (c) Reduce Scope of Project which would result in:
 - ▶ Re-design by architect - no cost except expenses;
 - ▶ Minor changes to SuperBuild application;
 - ▶ Additional cost for project managers and expenses.

In conclusion, Mr. Hamelin stressed the importance of Time Line Limits and that it was imperative that a decision be made immediately, if the construction is to continue in order to meet the Superbuild timelines.

REPORT

Project 2000 - The Aquatic Centre

Report MWS #36-2003 prepared by Fernand Hamelin, Manager, Municipal Works & Services, under date of December 15, 2003.

Moved by Councillors Chris Savard and Naresh Bhargava that Council reconfirm Administration's authorization to proceed to the re-tendering for the construction of the Aquatic centre based on a modified pool concept, as per Report MWS #29-2003 prepared by Fernand Hamelin under date of October 23, 2003.

A recorded vote resulted as follows:

For: Councillors Naresh Bhargava, Joël Côté, Chris Savard, Glen Grant, Leslie O'Shaughnessy, Jacques Lemire and Mayor Phil Poirier
Against: Councillors Korey Kennedy, Mark MacDonald and Huguette Burroughs
Absent: Councillor Perry Lalonde

Motion Carried

PROJECT MANAGEMENT GROUP

Moved by Councillors Naresh Bhargava and Chris Savard:

WHEREAS The Corporation of the City of Cornwall spends millions of dollars each year on projects which it awards to consulting firms for designing and contractors for construction which are again subcontracted to other contractors; and

WHEREAS recently the City hired a design firm to design and another firm to manage the construction of Aquatic Centre project who will oversee the construction and then leave it to be operated by the City Administration; and

WHEREAS this Council can see significantly bigger projects on the horizon involving tens of million dollars in the next five to ten years which will need to be designed and constructed and will require project management; and

WHEREAS having an internal Project Management Group which could design and manage construction can be very cost effective and have the potential of saving millions of tax dollars; and

WHEREAS it is the desire to invite the Counties of Stormont, Dundas and Glengarry's if they which to participate in the Project Management Group.

NOW THEREFORE be it resolved that this Council direct that Administration investigate and report the pros and cons of establishing a Project Management Group , that the Group not be formed by municipal employees and therefore not be a municipal liability and that this information be provided at the earliest possible date.

A recorded vote on this motion resulted as follows:

For: Councillors Naresh Bhargava, Joël Côté, Chris Savard, Korey Kennedy, Glen Grant, Leslie O'Shaughnessy, Jacques Lemire, Mark MacDonald, Huguette Burroughs and Mayor Phil Poirier
Absent: Councillor Perry Lalonde

Motion Carried

OPERATION OF AQUATIC FACILITY

Moved by Councillors Jacques Lemire and Glen Grant :

WHEREAS the projected operating costs for the future aquatic centre are unpredictable and could range from \$500,000 to \$800,000; and

WHEREAS operating costs can be a financial burden to a community; and

WHEREAS other communities in Ontario have successfully established mutually beneficial partnership with professional organization for the operation of their aquatic facilities;

NOW THEREFORE be it resolved that The Corporation of the City of Cornwall study the feasibility of contracting out the operation of the aquatic centre to a professional organization such as the YMCA; and

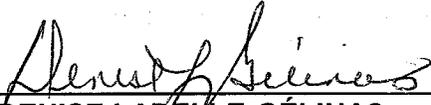
NOW THEREFORE be it further resolved that the City establish contact with municipalities that have already established partnership with professional organization in the operation of their facilities (ie, Goderich, Cambridge, Coburg, Owen Sound, Belleville, St. Thomas).

A recorded vote on this matter resulted as follows:

For: Councillors Naresh Bhargava, Joël Côté, Chris Savard, Glen Grant, Leslie O'Shaughnessy, Jacques Lemire, Huguette Burroughs and Mayor Phil Poirier
Against: Councillors Mark MacDonald and Korey Kennedy
Absent: Councillor Perry Lalonde

Motion Carried

Adjourned at 9:20 p.m.



DENISE LABELLE-GÉLINAS
CLERK



PHIL POIRIER
MAYOR