



**Date:** August 14, 2023  
**To:** Mayor and Council  
**Author:** Paula Parker, Manager of Municipal Governance/Town Clerk  
**RE:** July 17, 2023 Committee of the Whole

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## **RECOMMENDED ACTION**

1. That the actions recommended by Committee of the Whole on July 17, 2023 **BE APPROVED.**

## **BACKGROUND**

On June 22, Committee of the Whole held a Special Council Meeting, in part, to receive and discuss consultant recommendations and public comment regarding Town owned facilities.

The recommendations from the report were also posted on the Town's "Have Your Say" online public engagement platform.

On July 17, 2023, the Committee of the Whole met again to consider the recommendations. Public input was also received from residents at this meeting.

At this July 17, 2023 meeting, Administration brought forward revised recommendations. The revisions were based on the feedback the public had provided on the public engagement platform.

In addition, the Mayor and CAO had met with multiple groups between the Committee of the Whole meetings and received feedback that went directly into the making of the revised recommendations.

Administration's revised recommendations are attached in **Appendix "A"**.

## **DISCUSSION**

Based on discussion and debate at Committee of the Whole, the actions listed below were recommended by the Committee to Council for approval. No actions were recommended by the Committee relating to the Kingsville Highline Library, Ezra Fox Municipal Building, and the Unico Community Centre.

### Ridgeview Park – Community Centre and Pavilion

**Moved by** Mayor Rogers

**Seconded by** Councillor Neufeld

**That Committee of the Whole recommend to Council the approval of the following:**

- 1. That Administration undertake a Cottam facility needs analysis with public input, including discussions with Essex County Library, Cottam Baseball, Cottam Soccer, Cottam Rotary**
- 2. That Administration design a new building (Picnic Pavilion, Community Space, Storage, Library etc.) as determined by needs analysis**
- 3. That the Cottam Community Centre, and Ridgeview Park Field House be demolished and a new Building be constructed as designed**

### Kingsville South Fire Station

**Moved by** Councillor Neufeld

**Seconded by** Councillor Jarvis-Chausse

**The Committee of the Whole recommend to Council the approval of the following:**

- 1. That Administration obtain an Engineering Report for a structural analysis regarding the lifecycle of the facility**
- 2. That Administration prepare a needs assessment and proposal for renovations when EMS relocation occurs**

### Kingsville Town Hall

**Moved by** Councillor Gaffan

**Seconded by** Councillor Jarvis-Chausse

**That the Committee of the Whole recommend to Council the approval of the following:**

- 1. That Administration prepare recommendations to relocate Town Hall offices and Council Chambers to a new location within the next 3 to 5 years**

**Moved by** Mayor Rogers  
**Seconded by** Councillor Patterson

- 2. That Administration prepare recommendations for use of the current building**

Public Works & Municipal Services

**Moved by** Councillor Gaffan  
**Seconded by** Mayor Rogers

**That Committee of the Whole recommend to Council the approval of the following:**

- 1. That Administration prepare recommendations to expand and renovate, or relocate, the Public Works and Environmental Services Yard within the next 3 to 5 years.**

Lions Community Hall

**Moved by** Councillor Patterson  
**Seconded by** Mayor Rogers

**That the Committee of the Whole recommend to Council the approval of the following:**

- 1. That Administration develop an Agreement with Lions Club for use of alternative facility, as possible**
- 2. That Lions Hall be demolished after all tenants have been given reasonable time to relocate**
- 3. That Administration construct accessible washroom for Lions Park subject to capital budget**

Carnegie Arts And Visitors Centre

**Moved by** Councillor Gaffan  
**Seconded by** Councillor Patterson

**That the following recommendations be brought back for discussion at strategic planning:**

- 1. Provide the BIA with location for their storage unit, secure the BIA's downtown speaker system, and assume costs of internet and phone**

- 2. Make space in the lower level available for community use, including the BIA Board Meetings**

Kingsville Recreation Complex & Arena

**Moved by** Councillor Neufeld  
**Seconded by** Councillor Patterson

**That the Committee of the Whole recommend to Council the approval of the following:**

- 1. That Administration obtain an Engineering Report including structural analysis regarding the lifecycle of the facility**

Grovedale Arts and Culture Centre

**Moved by** Councillor Neufeld  
**Seconded by** Councillor Jarvis-Chausse

**That the Committee of the Whole recommend to Council the approval of the following:**

- 1. That Administration develop an Operations and Business Plan with an emphasis on community use, arts, music and culture with a reduced emphasis on weddings and private functions.**

Lakeside Park Pavilion

**Moved by** Councillor Patterson  
**Seconded by** Councillor Gaffan

**That the Committee of the Whole recommend to Council the approval of the following:**

- 1. That Administration obtain an Engineering Report for replacement of lake-facing outdoor patio**
- 2. That Administration undertake upgrades to washroom and kitchen facilities subject to budget approvals**
- 3. That an electrical servicing needs study for Pavilion and park to address needs of outdoor events and festivals and indoor electrical and servicing needs be completed.**

## Kingsville OPP Station

**Moved by** Mayor Rogers

**Seconded by** Councillor Patterson

**That the Committee of the Whole amend the original motion and recommend to Council the approval of the following:**

- 1. That Administration prepare a report on potential options for the use of the site, including market appraisal**
- 2. That Administration prepare a report, in consultation with OPP, on potential options for relocation of the OPP into a new or renovated facility**

## **FINANCIAL CONSIDERATIONS**

The consultant's report presented in June, as well as the Administration recommendations presented in July, identified costs associated with the various facilities. For example, there will be costs associated with constructing new buildings in Cottam.

Administration intended that the Town would pay for new construction by selling a few of the underused buildings as proposed in the revised recommendations, especially those identified as both under-utilized and having significant market value if sold. For example, the costs of constructing new buildings in Cottam could be somewhat offset by revenue from selling the Ezra Fox Municipal Building and the Unico Community Centre.

Assuming Committee of the Whole's recommendations are endorsed by Council, there will be costs which will not be offset by corresponding revenue from the sale of these buildings. Administration will develop a plan for funding these expenses in future budgets.

Administration also outlined the town's infrastructure deficit and the costs associated with maintaining dated public facilities. The recommendations were brought forward strategically to help address the financial deficit.

## **ENVIRONMENTAL CONSIDERATIONS**

Maintaining dated facilities that were not built or designed to address energy conservation, material design, or new life cycle systems will increase environmental impact, and financial impact. More efficient building design and systems will both provide greener facilities as well as provide operational savings.

On the other hand, maintaining older buildings can result in the preservation of those buildings for future generations despite the higher costs of maintenance and repair.

## CONSULTATIONS

- The Senior Management Team
- Terry Fink, Facility Consultant
- Committee of the Whole (consisting of all members of Council – excluding Councillor Lowrie who was absent at the July 17<sup>th</sup> meeting),
- Individual consultations with stakeholders
- Community consultations through HaveYourSayKingsville, COTW meetings on June 22 and July 17, as well as comments directly to Council and Administration.

PREPARED BY:



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Paula Parker

**Manager of Municipal Governance/ Town Clerk**

REVIEWED BY:



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John Norton

**Chief Administrative Officer**