
HALDIMAND COUNTY

Report CDP-11-2022 Community Partnership Program – Fisherville Lions Multi-Purpose Outdoor Facility Phase 2 Enhancements

For Consideration by Council in Committee on June 21, 2022



OBJECTIVE:

To obtain Council approval for: enhancements to the Fisherville Lions Multi-Purpose Outdoor Facility (MPOF)—as planned during original design and construction (2013)—including solar panels to provide energy and shade, a washroom/storage building at the west end of the MPOF and enclosure of the west wall; initiation of a capital fund-raising campaign to support the proposed enhancements, including applying for third-party grants; and, related capital project funding from the County's Community Partnership Capital Reserve.

RECOMMENDATIONS:

1. THAT Report CDP-11-2022 Community Partnership Program – Fisherville Lions Multi-Purpose Outdoor Facility Phase 2 Enhancements be received;
2. AND THAT the request from the Fisherville Lions Club to phase in construction of the proposed enhancements be approved;
3. AND THAT capital funding to an upset amount of \$350,000, representing 35% of the anticipated \$1,000,000 budget for the Phase 2 enhancements to the Multi-Purpose Outdoor Facility in Fisherville Lions Park, with related funding from the Community Partnership Capital Reserve, be approved;
4. AND THAT the Fisherville Lions Club be authorized as the community fund-raising agent for the project in compliance with Haldimand County's guidelines associated with the acceptance of donations for a Council-approved capital project;
5. AND THAT the Mayor and Clerk be authorized to execute the attached Letter of Understanding and License Agreement between Haldimand County and the Fisherville Lions Club;
6. AND THAT project and funding approval is conditional upon compliance with Policy 2011-01 and County standards, permits and processes;
7. AND THAT the Revised Budget, as outlined in Report CDP-11-2022, be approved.

Prepared by: Sheryl Sawyer, Senior Community Partnership Liaison

Reviewed by: Katrina Schmitz, Manager, Community Development & Partnerships

Respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

The Fisherville Multi-Purpose Outdoor Facility (MPOF)—a covered, rink-sized concrete pad intended for year-round sports and recreation—is located in Fisherville Lions Park and was constructed in 2014. (Attachment 1)

The MPOF, maintained and cared for by the Fisherville Lions Club, is popular year-round for hockey and skating in winter as well as ball hockey, basketball, tennis, pickleball, general recreation, etc. and special/fund-raising events in the spring, summer and fall.

In 2021, the Fisherville Lions Club approached the County with a Community Partnership Program (CPP) proposal to construct the second phase of the MPOF. During design development and construction of the facility (2013-2014), the Club had already expressed its interest in future enhancements for the MPOF. The proposed second phase includes:

Item	Details	Projected Budget
Installation of solar panels on the south side of the MPOF	<ul style="list-style-type: none">To protect the ice from extreme sun in the winterTo provide energy for on-site amenities	\$350,000
Construction of a washroom, storage building on the west end of the MPOF	<ul style="list-style-type: none">For increased comfort of users and efficient use/maintenance of the MPOF	\$350,000
Enclosure of the MPOF on the west side	<ul style="list-style-type: none">Included in the design details of Phase 1 of the MPOFIntended to protect the users from high winds	\$300,000
Total:		\$1,000,000

Given the significant cost and complexity of these amenities, the Club anticipates it will need at least one or two years to fund-raise and develop detailed plans in collaboration with County staff. The Club has indicated its interest in constructing the first part of the proposal (installation of the solar panels) as a first phase of the new proposal.

Council approval of the request is required at this time to allow the Fisherville Lions Club to conduct its fund-raising campaign—including applying for third-party grants—and further develop and finalize each phase of the design and construction plans with staff.

Staff have reviewed and support the preliminary plans and the request of the Lions to begin fund-raising while the design and construction plans are further developed.

BACKGROUND:

Haldimand County's Community Partnership Program (CPP) is intended to encourage and enhance strategic partnerships to the benefit of community stakeholders and the municipality, offering a simple, streamlined, and customer-focused approach. The program is intended to balance the rigor of the review process – necessary to ensure legitimate public interest issues are addressed – with flexibility and respect for the volunteer commitment of the groups.

The Fisherville Lions Club has a track record of community engagement, successful fund-raising and the ability to complete capital partnership projects. The group undertakes many fund-raising and special events, donating to important activities, programs and projects in the community.

In 2014, the Fisherville Lions Club successfully raised \$329,375 towards the more than \$650,000 project budget of the Fisherville Lions Multi-Purpose Outdoor Facility (MPOF). At that time, the Club indicated it would like to work towards future enhancements to the MPOF to maximize the user experience and operator efficiency.

The current request from the group is for:

- (i) Approval to undertake this project on Haldimand County property;
- (ii) Capital funding to support construction of solar panels and a west-end washroom/storage building and enclosure at the MPOF, with related funding from Haldimand County's Community Partnership Program Capital Reserve to an upset amount of \$350,000, representing 35% of the total project budget of \$1,000,000; and
- (iii) Approval to begin a community fund-raising campaign to support the project, including entering into a Letter of Understanding and License Agreement with Haldimand County to facilitate in accessing potential third-party funding.

ANALYSIS:

The Proponent:

The Fisherville Lions Club is a robust volunteer group with demonstrated capacity to fund-raise for a large-scale project. In 2014, the group exceeded its original fund-raising goal of \$298,000 in order to construct the Multi-Purpose Outdoor Facility (MPOF).

The Club has been responsible for the ongoing maintenance and operations of the MPOF since it opened; as well, the Club supports the efforts of the Fisherville Lions Community Centre Board of Directors and the Fisherville Park Committee, community groups which are responsible for those respective amenities on the same site. The Club was also involved as a partner in the construction of the Tracey Hoskin-Hartwick Track and Outdoor Fitness Equipment project on the Park site, which was approved through the Community Partnership Program.

Project Location:

Fisherville Lions Park itself – owned by the County – is an extremely active and well-used community space. Amenities on the site include three ball diamonds, bleachers, a concession and benches, a pavilion, a track in memory of Tracey Hoskin-Hartwick and outdoor fitness equipment all maintained by the Fisherville Park Committee through a Fields & Parks Management agreement/grant funding with Haldimand County. As well, the Fisherville Lions Community Centre is adjacent to the MPOF.

Project Details:

The Fisherville Lions Club is eager to address a number of issues with the work proposed in the MPOF Phase 2 application.

Solar Panels: During the winter, the Lions have found it difficult to maintain good ice due to the intensity of the sun hitting the south side of the rink. The Club has spent several years researching options to better protect the ice surface from the sun's heat; at this time the members have decided the installation of solar panels will serve two purposes: the infrastructure and panels will shield the ice while providing a source of energy. The solar panels will be supported on stand-alone galvanized pillars on concrete bases and will feature screens on the underside of the panels and associated wiring to protect against flying objects. The solar shades themselves are of sufficient length to ensure that sun does not reach the ice. As well the solar panels are largely maintenance-free and are cleaned by periodic natural large rain events.

Washroom/Storage Building: The Lions propose to build a small washroom and storage facility, approximately 20' x 25', utilizing existing water and wastewater installations.

West Wall Enclosure: As a final element to the project—which was identified as a Phase 2 project during original design of the MPOF—the Lions would like to close in the west wall against the prevailing winds and weather to enhance user experience and safety.

Community Need & Benefit:

As noted, the Fisherville Multi-Use Outdoor Facility is a well-used amenity year-round by residents and visitors. It offers users affordable, easy access to multiple sports (winter ice activities, ball hockey, lacrosse, basketball, tennis/pickleball, walking, biking (for smaller children), etc.). As a covered, accessible and safe facility, the MPOF is also used for special events and activities in the community. Its proximity to the Park makes it ideal for tournaments and other larger gatherings.

The Lions Club anticipates the enhancements will serve to make the facility even safer, more enjoyable and efficient.

Project Review:

Staff from both the Facilities Capital & Asset Management and the Facilities, Parks, Cemeteries & Forestry Operations Divisions have been extensively involved in consulting on and reviewing the proposal as presented to date and are in agreement, in principle, with the proposed enhancements.

Fund-Raising Plan:

The Fisherville Lions Club has demonstrated its capacity for large-scale fund-raising through prior Community Partnership Program projects. Community Development & Partnerships staff will work with the Fisherville Lions to develop a detailed fund-raising plan, including identifying opportunities for third-party grants, corporate support, and community/grassroots funding. It is expected that fund-raising could take up to two years. In order to allow the Club to apply for third-party grants and funding, Haldimand County is being requested to enter into a Letter of Understanding (Attachment 2) and License Agreement (Attachment 3) with the Club.

Project Management:

Although the Fisherville Lions will be involved at all stages of development of the project, Haldimand County staff will be responsible for overseeing the detailed design development, tender and eventual construction once all funding is in place.

FINANCIAL/LEGAL IMPLICATIONS:

Policy No. 2011-01 states that the Community Partnership Program (CPP) will encourage and actively support partnerships with not-for-profit community groups. Within the Capital Projects Grant Program, Council has the responsibility to approve community capital projects with an overall budget of greater than \$10,000.

The overall proposed budget for this project is \$1,000,000, which is considerably higher than was originally estimated; however, the budget reflects the higher costs staff are seeing due to material and supply chain issues and inflation. In spite of this, the group would like to proceed with the project, including possibly phasing in the construction as funds are raised and provided to the County (and each phase approved by staff), and has requested 35% project funding from the Community Capital Grants Program, which is in keeping with the related policy and is currently available in the Reserve. Based on approved/recommended projects to date requiring funding from the Community Partnership Capital Reserve, including Report CDP-10-2022 being presented at this meeting, there are sufficient funds available in the Reserve. Should this initiative be approved, there remains approximately \$120,600 in the Community Partnership Reserve which is unallocated for 2022.

The CPP Policy (2011-01) requires all community funding for Council-approved projects must be in place with the County or secured/confirmed with the applicable community group prior to the start of any construction. The Lions Club has already raised approximately \$100,000 towards the project and hopes to begin fund-raising – including grassroots community events, corporate solicitation, and applying for third-party grants – as soon as the project is approved by Council. Each of the three phases of the project identified above (solar panels, washroom/storage building, and west wall enclosure) are subject to final staff approvals and all project funding be in place with the County before project phase initiation.

As a result of the proposed project, the following capital budget amendment is required:

	Current Approved Budget	Proposed Revised Budget
Expenditures:		
Fisherville Multi-Purpose Outdoor Facility Phase 2 Enhancements	\$0	\$1,000,000
Total Expenditures:	\$0	\$1,000,000
Financing:		
Community Contribution (65%)	\$0	\$650,000
Community Partnership Capital Reserve (35%)	\$0	\$350,000
Total Financing:	\$0	\$1,000,000

In addition to the funding required for the requested enhancements, the Public Sector Accounting Board (PSAB) reporting standards require the County to record the fair market value of contributed assets. The Phase 2 enhancements to the Fisherville Multi-Purpose Outdoor Facility will be amortized over the estimated life of the facility for accounting purposes and will be included in the County's capital asset insurance policy. Future capital repair or replacement of the asset will be at the County's discretion—and potentially in collaboration with the Fisherville Lions Club or another community group—in accordance with Policy 2011-01.

Ongoing additional operating costs related to the Phase 2 enhancements (inspections, maintenance and repairs) will be the responsibility of the Fisherville Lions through the Fisherville Multi-Purpose Outdoor Facility Committee.

STAKEHOLDER IMPACTS:

This application was assessed and supported by the Community Partnership Program's (CPP) Staff Review Team – which is comprised of staff from all County Divisions – assuming further work will be done to fine-tune the design and required engineering. If approved, the proposal will continue to be worked on by staff from multiple Divisions through detailed design, tender and construction. As the plans develop, the project will also be presented to Haldimand County's Accessibility Advisory Committee for review.

REPORT IMPACTS:

Agreement: Yes

By-law: Yes

Budget Amendment: Yes

Policy: No

ATTACHMENTS:

1. Location Map – Fisherville Lions Park & Fisherville Lions Multi-Purpose Outdoor Facility.
2. Letter of Understanding – Fisherville Lions Club.
3. License Agreement – Fisherville Lions Club.