

FOUNDATION DOCUMENT PART II: FUNDING THE RECREATIONAL FACILITIES AT CENTRAL PARK AND HERITAGE PARK

Chapter 8: BLT and Green Leaf Sign a Contract; Council Votes to Build Sprung Structures to Cover the Centennial Pool and to House the New Central Park Arena

**Commissioner: The Honourable Frank N. Marrocco, Associate Chief
Justice, Superior Court of Justice, Ontario**

Please note that the statements in this Foundation Document have not been tested for the truth of their contents. The contents may be tested, challenged, supplemented, proven false, or discredited through the evidence called and the submissions made at the Inquiry. It will be for the Commissioner to consider all the evidence before ascribing any weight to anything contained in the Foundation Document

Chapter 8: BLT and Green Leaf Sign a Contract; Council Votes to Build Sprung Structures to Cover the Centennial Pool and to House the New Central Park Arena

8.1 Green Leaf and BLT Sign an Intermediary Contract

466. BLT and Green Leaf entered into an intermediary contract dated August 27, 2012 (the “Intermediary Contract”). Abigail Stec signed the contract on behalf of Green Leaf. The Intermediary Contract identified her as the President of Green Leaf.

Intermediary Contract between BLT and Green Leaf, August 27, 2012, [CJI0007627](#)

467. The Intermediary Contract addressed compensation in section 5, which stated:

a) BLT shall pay compensation to Green Leaf in an amount that Green Leaf in its discretion determines appropriate above and beyond the agreement fixed fee from BLT

b) Compensation is due to Green Leaf upon signing the of the contract between BLT and the third party and BLT receiving their first draw from the third party.

c) Compensation is not to be paid to Green Leaf by way of direct or re-directed deposit or advance by the third party, it is to be paid by BLT from BLT

d) Compensation is to be paid by way of bank draft or bank transfer deposit

e) HST is "in addition" to any compensation

Intermediary Contract between BLT and Green Leaf, August 27, 2012, [CJI0007627](#), p 3

468. The Intermediary Contract included a confidentiality clause that required the details of any compensation paid by BLT to Green Leaf to be treated as strictly confidential.

Intermediary Contract between BLT and Green Leaf, August 27, 2012, [CJI0007627](#), p 3

8.2 Mayor Sandra Cooper Requests a Meeting on the Morning of August 27, 2012, to Discuss the Pool/Arena Staff Report; The EMC, Mayor Cooper, and Marta Proctor Meet

469. Mayor Sandra Cooper requested a meeting with Ed Houghton, Deputy Mayor Rick Lloyd, and Councillor Kevin Lloyd at 8:00 am on August 27, 2012 “To discuss recreation staff

report.” CAO Houghton, Deputy Mayor Lloyd and Councillor Lloyd confirmed their attendance.

Email from Sandra Cooper to Ed Houghton, Rick Lloyd, Kevin Lloyd, August 26, 2012, [TOC0205029](#)

Email chain including Sandra Cooper, Ed Houghton, Rick Lloyd and Kevin Lloyd, August 26, 2012, [TOC0205033](#)

Email chain including Sandra Cooper, Ed Houghton, Rick Lloyd and Kevin Lloyd, August 26, 2012, [TOC0205037](#)

Email from Rick Lloyd to Sandra Cooper, August 26, 2012, [TOC0205041](#)

470. Marta Proctor emailed Ed Houghton and the EMC at 10:15 am on August 27, 2012, advising that Paul Cadieux had called asking questions about how much the Town had spent on capital improvements on the outdoor pool over the past few years. Ed Houghton responded at 10:16 am, advising that he was coming to Town Hall and added, “I think we all need to have a very quick conversation.” Mayor Cooper emailed Ms. Proctor at 11:18 am advising, “We are waiting for you. Council board room.”

Email chain including Marta Proctor, Ed Houghton, Larry Irwin, Sara Almas, Marjory Leonard, August 27, 2012, [TOC0205183](#)

Email chain including Sandra Cooper and Marta Proctor, August 27, 2012, [TOC0205237](#)

8.3 Staff Prepare a Slide Presentation for the August 27, 2012 Council Meeting

471. At 2:08 pm, Ed Houghton sent a slide presentation titled “Central Park Staff Report.pptx” to the EMC and Marta Proctor, asking that they review for inaccuracies. He asked Treasure Marjory Leonard to specifically look at the financial portion “since you will be giving that part”.

Email and attachment from Ed Houghton to Sara Almas, Marjory Leonard, Larry Irwin and Marta Proctor, August 27, 2012, [TOC0205359](#) and [TOC0205360](#)

472. Marta Proctor responded at 2:39 pm that presentation “looks good.” She advised that she made some editing suggestions to slide 2, and added: “My only other comment is on

slide 35, could we suggest that we will increase our staff by 2FTE's, from my calculations, one will be very tight."

Email and attachment from Marta Proctor to Ed Houghton, copy to Sara Almas, Marjory Leonard, Larry Irwin, August 27, 2012, [TOC0205388](#) and [TOC0205389](#)

473. The EMC's final version of the slide presentation included Ms. Proctor's suggested changes to slide 2. Slide 35, which described the single ice pad estimated operating costs stated: "It is anticipated to require an additional 1 – 1.5 full time equivalent employees".

Council Meeting video and transcription, August 27, 2012

Email and Attachment from Larry Irwin to Marta Proctor, August 28, 2012, [TOC0206026](#) and [TOC0206027](#), p 2 and 35

8.4 Deputy Mayor Rick Lloyd Thanks Councillor Ian Chadwick for his Support

474. At 2:57 pm on August 27, 2012, Deputy Mayor Lloyd emailed Councillor Ian Chadwick:

Hey I wanted to thank you for your support! I really appreciate it!

I just had Lunch with Doc Paul and Terry Geddes and they are very supportive to move forward with SPRUNG.

Terry had a concern that we should DEFER until Sprung could present as he didn't know that they were presenting tonight!

I explained that any deferral would put the project into jeopardy as it will only give more time for the Y to ramp up their pressure.

I think we have strong support at the table with You,Sandy,Kevin,Sandra,Dale and myself.

Email from Rick Lloyd to Ian Chadwick, August 27, 2012, [TOC0205400](#)

8.5 Town Staff Receives Procedural Questions and Council Hears Further Concerns from Members of the Public in Advance of the August 27, 2012 Council Meeting

475. In the immediate lead-up to the August 27, 2012 Council meeting, Council received emails from residents both in favour of and opposed to a decision to cover the outdoor pool and build a fabric covered arena. Examples of this correspondence are included in [Summary Document 2-5](#).

[Summary Document 2-5](#): Council, Staff, and Public Discussions Related to the Town's Recreational Facilities, chapter 1.5

8.6 BLT, Green Leaf, and Sprung Meet to Prepare for the Council Meeting

476. On August 27, 2012 on 10:52 am, Abby Stec emailed Tom Lloyd, David MacNeil, Dave Barrow, Mark Watts, and Paul Bonwick to arrange a meeting at the Green Leaf office at 4 pm “to coordinate final thoughts on the presentation for this evening.” Tom Lloyd replied that he and the other Sprung representatives would be there. Ms. Stec responded to Tom Lloyd, asking “Any luck with the spreadsheet?” Mr. Lloyd replied, “Unfortunately they have taken it off their website.” Ms. Stec responded, “Do you have the contact information for them or other facilities that we could get operational costing on? Ed is still very much looking for some operational numbers.”

Email chain including Abby Stec, Tom Lloyd, David MacNeil, Dave Barrow, Mark Watts, copying Paul Bonwick, August 27, 2012, [CJI0010466](#)

Email chain including Abby Stec, Tom Lloyd, David MacNeil, Dave Barrow, Mark Watts, copying Paul Bonwick, August 27, 2012, [CJI0010467](#)

8.7 Agenda for August 27, 2012 Council Meeting

477. A Council meeting was scheduled for August 27, 2012. The meeting Agenda included the following items related to the proposed Town recreation facilities:

- a. Deputations from Anthony Da Silva (Ameresco) and Paul Cadieux (Friends of Central Park);
- b. Letters from Claire Tucker-Reid, Brian Saunderson (Central Park Steering Committee), and Rob Armstrong (YMCA);
- c. Central Park Multi-Use Recreation Facility email correspondence;
- d. Staff Report EMC2012-01 regarding the Centennial Pool and Arena Pad Operations; and
- e. By-Law No. 2012-100, which authorized “the Mayor and the proper officials of The Corporation of the Town of Collingwood” to “do all things necessary to give effect to” the actions of Council in respect of Staff Report recommendations, and

Council motions, resolutions or other actions taken during the August 27, 2012 Council meeting.

Council Agenda, August 27, 2012, [CJI0008012](#), p 2-3, 94

478. The Agenda did not mention that Sprung would be making a presentation to Council.

Council Agenda, August 27, 2012, [CJI0008012](#)

Council Minutes, August 27, 2012, [CJI0008068](#)

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

8.8 During the Council Meeting, Mayor Sandra Cooper and Deputy Mayor Rick Lloyd Discuss the Timing of the Sprung Proposal

479. During the Council Meeting, Deputy Mayor Lloyd emailed Mayor Cooper, writing “When is Sandra receiving Sprung Proposal.” Mayor Cooper answered, “During staff report”, to which Deputy Mayor Lloyd replied “great.”

Email chain including Rick Lloyd to Sandra Cooper, August 27, 2012, [TOC0205661](#)

8.9 Ameresco/Greenland Present a Design-Build-Fund Proposal for a Multi-Use Recreational Facility in Central Park

480. Frank Miceli and Mark Palmer made a joint presentation to Council proposing a design-build-finance model for the construction of a MURF on behalf of Ameresco and Greenland.

Council Agenda, August 27, 2012, [CJI0008012](#)

Council Minutes, August 27, 2012, [CJI0008068](#)

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

481. Frank Miceli spoke about the concept of a design-build-finance model, emphasizing the flexibility that the model would provide to the Town to deal with uncertainties regarding the scope of the project, the delivery method, and the project funding. Mr. Palmer presented a site design for the Central Park MURF with an estimated completion date of December 2014 and an estimated cost of \$27M. Mr. Miceli offered to provide a Request

for Qualifications (“RFQ”) document to Council, and indicated that Ameresco/Greenland were “ready to respond to Request for Qualification to ensure that the public process remains open and transparent”.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

“Multi-Use Recreational Facility at Central Park”, August 27, 2012, [AME0000021](#), p 5 – 7, 12, 15 and 18

482. Frank Miceli discussed funding and provided information about the funding aspect of the design-build-fund model, including that:

With the design build finance model, Ameresco has sourced financing of up to \$20 million. Depending on the model the number can vary, we can actually find financing to fund the full \$27 million bucks, but it ends up being a more onerous burden.

The preliminary discussions that we have had with other partners \$20 million is readily available for the project...

“Multi-Use Recreational Facility at Central Park”, August 27, 2012, [AME0000021](#), p 15

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

483. Mark Palmer provided an overview of the site plan they had pre-engineered.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

484. Frank Miceli and Mark Palmer responded to questions from members of Council about site design, the ability to phase the project, and funding. Councillor Keith Hull proposed a more thorough funding presentation or a financial model for Council’s review. In response to questions from Deputy Mayor Rick Lloyd, Treasurer Marjory Leonard estimated that the cost of borrowing the \$20 million would be “somewhere between an additional \$7 and 10 million.”

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

8.10 FOCP Make a Deputation Voicing Concerns About the Staff Report

485. Paul Cadieux made a presentation to Council on behalf of the FOCP. He explained that the group “was formed as a reaction to the overwhelming number of residents who

quite frankly are outraged by the lack of process and transparency with respect to Council on this matter.” Mr. Cadieux questioned the change in direction from the Steering Committee’s recommendations, noting that:

At the July 16 meeting, we heard for the very first time of an alternative plan to the Central Park project. Plans were described initially as temporary and now they’re permanent, and now only 6 weeks later absolutely no input from the community, stakeholder groups, Parks Recreation and Culture Advisory Committee, you are prepared to spend \$15 million.

Council Agenda, August 27, 2012, [CJI0008012](#)

Council Minutes, August 27, 2012, [CJI0008068](#)

Friends of Collingwood Central Park Power Point Presentation, August 27, 2012, [TOC0517440](#)

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

486. Paul Cadieux referred to the Staff Report, stating that it was “completely incomplete and falls very short of public expectation”.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

Friends of Collingwood Central Park Power Point Presentation, August 27, 2012, [TOC0517440](#), p 7 and 8

487. Paul Cadieux concluded his presentation with four recommendations to Council:

- a. Stay the course for finding the funding for the Central Park plan before considering other options – you approved this concept unanimously;
- b. Engage the public on viable options – Central Park phasing for example;
- c. Complete a full comparison of the options both capital, operating and community impacts; and
- d. Develop a reserve fund and put funding away to “Do it once and do it right!”

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

Friends of Collingwood Central Park Power Point Presentation, August 27, 2012, [TOC0517440](#), Slide 10

488. Paul Cadieux’s deputation ran from approximately 6:20 pm to 6:34 pm. At 6:33 pm, Deputy Mayor Rick Lloyd emailed Acting CAO Ed Houghton and said, “Ignore his bullshit.” Ed Houghton replied, “I want to kick the crap out of him.” Deputy Mayor Lloyd replied, “You will with your presentation”, and then, “Kick his ass with the presentation.”

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

Email chain including Rick Lloyd and Ed Houghton, August 27, 2012, [TOC0205645](#)

Email chain including Rick Lloyd and Ed Houghton, August 27, 2012, [TOC0205653](#)

8.11 Council Receives Correspondence from the Former Co-Chairs of the Central Park Steering Committee, the YMCA, and Community Members

489. Council received correspondence regarding the Central Park Redevelopment Project, including letters from each of the former Steering Committee co-chairs, the Simcoe/Muskoka YMCA CEO, and a number of interested citizens.

Council Agenda, August 27, 2012, [CJI0008012](#), p 2, 42 – 59

Email and attachment from Rob Armstrong to Marta Proctor, December 02, 2011 - August 24, 2012, [TOC0204242](#) and [TOC0204243](#)

490. Citizens against the idea of the proposed MURF expressed concerns about the cost and the resulting tax consequences to the Town’s taxpayers. Former Central Park Steering Committee member Don Paul noted that he had resigned from the Committee because he “didn’t agree with the direction in which they were going to go”. He voiced concerns about the cost and whether the proposed site at Central Park was large enough to house serviceable recreational facilities. He spoke in favour of the proposal to cover Centennial Pool and build a stand-alone arena at Central Park, and offered others’ views in support of the structures by the “firm that has made the proposal to the Town”. He proposed that the structures be built and “then make preparations for a larger and more adequate structure when the Town grows and funds become available”.

Email from Donald Paul to J. Scott Thompson, Sandra Cooper, Rick Lloyd, and Sandy Cunningham, August 14, 2012, Council Agenda, August 27, 2012, [CJI0008012](#), p 44

Email from Diana Porter to Rick Lloyd, August 21, 2012, Council Agenda, August 27, 2012, [CJ10008012](#), p 45

Email from Mike Willette to Sandra Cooper, August 22, 2012, Council Agenda, August 27, 2012, [CJ10008012](#), p 50

Email from Danny Brown to Joe Gardhouse, Sandra Cooper, Rick Lloyd, Mike Edwards, Kevin Lloyd, Ian Chadwick, Keith Hull, Dale West and Sandy Cunningham, August 22, 2012, Council Agenda, August 27, 2012, [CJ10008012](#), p 57

491. Citizens in favour of following the Steering Committee's recommendations wrote in favour of ongoing public consultation, and expressed concern about spending \$10M to build temporary facilities. Several citizens adopted some or all of a form letter from Paul Cadieux. The former Steering Committee co-chairs emphasized the need for capital and operating cost comparisons between the options before Council and ongoing public consultation.

Email from Rob Thorburn to Sandra Cooper, Rick Lloyd, Mike Edwards, Kevin Lloyd, Ian Chadwick, Keith Hull, Dale West, Sandy Cunningham, and Joe Gardhouse, August 23, 2012, Council Agenda, August 27, 2012, [CJ10008012](#), p 46

Email from Jennifer Christie to Sandra Cooper, Rick Lloyd, Mike Edwards, Kevin Lloyd, Ian Chadwick, Keith Hull, Dale West, Sandy Cunningham, and Joe Gardhouse, August 20, 2012, Council Agenda, August 27, 2012, [CJ10008012](#), p 47

Email from Chris Skelton to Sandra Cooper, Rick Lloyd, Mike Edwards, Kevin Lloyd, Ian Chadwick, Keith Hull, Dale West, Sandy Cunningham, and Joe Gardhouse, August 22, 2012, Council Agenda, August 27, 2012, [CJ10008012](#), p 48

Email from Doug Wansbrough to Sandra Cooper, Rick Lloyd, Mike Edwards, Kevin Lloyd, Ian Chadwick, Keith Hull, Dale West, Sandy Cunningham, and Joe Gardhouse, August 20, 2012, Council Agenda, August 27, 2012, [CJ10008012](#), p 49

Email from Eric O'Brien to Sandra Cooper, Rick Lloyd, Mike Edwards, Kevin Lloyd, Ian Chadwick, Keith Hull, Dale West, Sandy Cunningham, and Joe Gardhouse, August 22, 2012, Council Agenda, August 27, 2012, [CJ10008012](#), p 51

Email from Mylene Pearce to Sandra Cooper, Kevin Lloyd, Rick Lloyd, Mike Edwards, Ian Chadwick, Keith Hull, Dale West, Sandy Cunningham, and Joe Gardhouse, August 22, 2012, Council Agenda, August 27, 2012, [CJ10008012](#), p 52

Email from George Dickson to Friends of Collingwood Central Park Project, Sandra Cooper, Rick Lloyd, Mike Edwards, Ian Chadwick, Kevin Lloyd, Keith Hull, Dale West, Sandy Cunningham, and Joe Gardhouse, August 13, 2012, Council Agenda, August 27, 2012, [CJ10008012](#), p 53-54

Email from Jessica White to Sandra Cooper, August 22, 2012, Council Agenda, August 27, 2012, [CJI0008012](#), p Email from Danny Brown to Joe Gardhouse, Sandra Cooper, Rick Lloyd, Mike Edwards, Kevin Lloyd, Ian Chadwick, Keith Hull, Dale West, and Sandy Cunningham, August 22, 2012, Council Agenda, August 27, 2012, [CJI0008012](#), p 56

Letter from Claire Tucker Reid to Collingwood Council and Sara Almas, Council Agenda, August 27, 2012, [CJI0008012](#), p. 20 – 24

Letter from Brian Saunderson to Town Council, August 19, 2012, Council Agenda, August 27, 2012, [CJI0008012](#), p 42 and 43

8.12 Sprung Presents to Council

492. When called upon to present the Staff Report, Ed Houghton advised Council that Tom Lloyd from Sprung would give a presentation. Mr. Houghton said that he would follow Mr. Lloyd's presentation and would, "walk us through not only the Staff Report but all the other information we put together in our presentation and conclude what was the financial considerations, the operational costs, as well as the procurement that we went through".

Council Minutes, August 27, 2012, [CJI0008068](#)

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

493. Tom Lloyd provided a brief overview of Sprung's history and the Sprung technology, stating, "We invented the technology, it's completely patented, and nobody else can do it in the way that Sprung can." He emphasized that it was simple to expand a Sprung building "without disrupting any of your existing day-to-day business".

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

494. Tom Lloyd said that Sprung structures "are a 60 year plus building" and presented examples of Sprung structures, including a swimming pool in Kearns, Utah and a hockey arena "just outside of Calgary". He said that Hockey Canada had endorsed Sprung arenas as "the arenas of choice for communities across Canada".

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

495. Tom Lloyd also spoke to operating costs, stating that:

...For engineered steel will tell you what they are, I would ask to ask them for an independent energy report which we have provided to the city, the Town of Collingwood to show that on average we are about half the cost to operate from an energy standpoint as a conventional construction and we are about the 1/3 of the cost to operate as pre-engineered steel. So, you will save money with the Sprung structure, ongoing maintenance and operating costs...

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

496. Tom Lloyd showed two short promotional videos about Sprung Performance pool enclosures and arenas. The videos included statements from Sprung arena and pool users in support of the Sprung facilities.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

8.13 Acting CAO Ed Houghton and Treasurer Marjory Leonard Present the Pool/Arena Staff Report

497. Following Tom Lloyd's presentation, Ed Houghton and Marjory Leonard presented the Pool/Arena Staff Report with the aid of a slide presentation.

Council Minutes, August 27, 2012, [CJI0008068](#)

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

Email and Attachment from Larry Irwin to Marta Proctor, August 28, 2012, [TOC0206026](#) and [TOC0206027](#)

498. Ed Houghton provided an overview of the Steering Committee's recommendations and the July 11, 2012 strategic planning session. He noted that the common themes from the strategic planning session included that an ice pad and a six-lane, 25m pool were urgent priorities, there were concerns over the proposed \$35M cost, and there was interest in phasing the project.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

EMC slide presentation "Centennial Pool & Single-Pad Arena Options, August 27, 2012", [TOC0206027](#)

499. The slide presentation included a summary of comments from the July 11, 2012 Strategic Planning Session and an overview of the "YMCA's Position":



Council Strategic Planning Session Comments for Central Park Redevelopment Project

– Comment Summary (based on the most common comments):

- Priorities are ice and water
- Concern with \$35 million cost
- Phase the project
- Satisfy the immediate needs (ice & water)
- Refurbish Eddie Bush and retain as an ice pad
- Concerned with the relocation of ball diamonds
- Commence project soon (need for new ice pad now)

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Enclose Centennial Pool with a Fabric Building

– Consideration of the Centennial Pool Option:

YMCA's Position:

- "In the spring of 2012 the YMCA received word that its \$3M application from Accessibility Ontario was denied. Without the accessibility funding the YMCA cannot proceed with an additional pool at its current facility".
- The YMCA did however offer to help fund raise and/or if the Town built the pool operate the facility to offset the losses that would occur with an expanded facility.
- The proposed expanded YMCA pool option with observation, design and contingency was \$7,745,000 (\$5.5M pool, \$400K observation, \$590K design & \$1,298,000 contingency)

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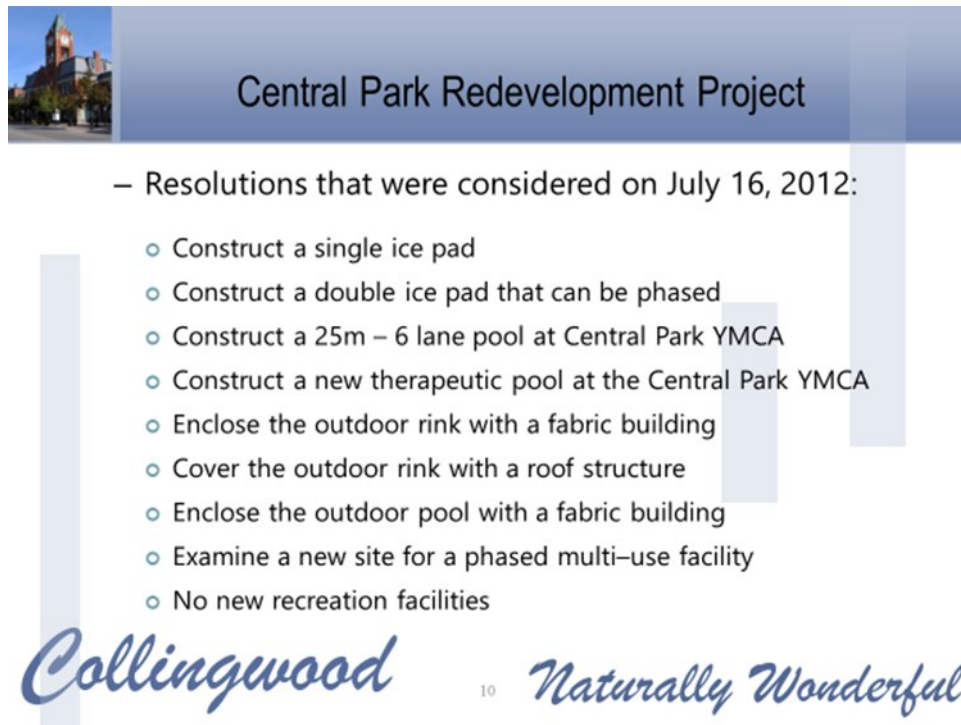
EMC slide presentation "Centennial Pool & Single-Pad Arena Options, August 27, 2012", [TOC0206027](#), p 9 and 16

500. Ed Houghton explained that, following the July 11 strategic planning session, staff,

...provided Council with the whole menu of options: one was to construct a single ice-pad, one was to construct a double ice pad that potentially could be phased, construct a 25 m–six lane pool at Central Park at the YMCA, construct a new therapeutic warm water pool at the Central Park YMCA, enclose the outdoor rink with a fabric type building, cover the outdoor rink with just a roof structure, enclose the outdoor pool with a fabric type building, examine a completely new site for a phased multi-use facility – which was suggested, or as we always do in most EA type things, no new recreation facilities...

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

501. The slide presentation included a slide listing the resolutions that were considered at the July 16, 2012 Council meeting:



The slide features a blue header with a small image of a building on the left and the title 'Central Park Redevelopment Project' in white text. Below the header, the text reads: '– Resolutions that were considered on July 16, 2012:' followed by a bulleted list of nine items. At the bottom of the slide, the 'Collingwood' logo is on the left and the slogan 'Naturally Wonderful' is on the right, with a small '10' between them.

Central Park Redevelopment Project

– Resolutions that were considered on July 16, 2012:

- Construct a single ice pad
- Construct a double ice pad that can be phased
- Construct a 25m – 6 lane pool at Central Park YMCA
- Construct a new therapeutic pool at the Central Park YMCA
- Enclose the outdoor rink with a fabric building
- Cover the outdoor rink with a roof structure
- Enclose the outdoor pool with a fabric building
- Examine a new site for a phased multi–use facility
- No new recreation facilities

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EMC slide presentation “Centennial Pool & Single-Pad Arena Options, August 27, 2012”, [TOC0206027](#), p 10

502. Ed Houghton explained that Council directed Staff to prepare a report with project timelines and detailed estimates for enclosing the outdoor pool with a fabric building and constructing a single pad arena that could be phased into a double pad arena.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

503. The slide presentation included slides that described the design components of the Sprung pool and arena structures:



Enclose Centennial Pool with a Fabric Building


Design Components of the Centennial Pool Option:

- Insulated pool enclosure with dimensions of 120ft by 140ft.
- Day lighting roof panels to maximize natural light
- Eight (8) operable insulated doors to allow for an open environment in favourable weather.
- Interior spectator seating for 250 people.
- New mechanical room with additional space and upgraded servicing.
- Chemical storage room with direct exterior access and containment.
- Male, female and family change rooms with accessible washrooms and lockers.
- Pool entry facilities (showers, etc.)
- Complete accessibility to the pool for persons with disabilities including a portable lift.
- Lobby and customer service area.
- Separate staff locker/lunch room.
- Manager's office.
- Swim team office.
- Janitorial closets, pool equipment room and storage room.
- Sanitary design and room finishes.
- HVAC systems throughout.
- Energy efficient lighting and electrical fixtures including occupancy controlled switching.
- Efficient non-touch plumbing fixtures and components.

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Construct a Single Pad Arena That Can Be Phased Into A Double Pad

Design Components of the Single Pad Arena Option:

- Full size 85ft by 200ft ice surface complete with premium dasher boards and glass all around.
- Glass will be 5-½ft with aluminum rail.
- Dropdown centre style score board.
- Six (6) player dressing rooms facing directly to the ice surface (including showers, toilets and sinks) each with dimensions of 12ft by 20ft.
- Two (2) referee rooms (male/female) each capable of accommodating a minimum of eight (8) referees and complete with showers, toilet, sinks, etc.
- First Aid room complete with shower, toilet, sink etc.
- Minimum of 250 spectator seats with overhead radiant heating (potential for coin operated heating with an override switch).
- Ice resurfer room and mechanical and electrical rooms suitable for an Olympia style ice resurfer.
- Large service door with direct access to the ice surface.
- Dual purpose meeting/party/music/media room with an ice view.
- Digital entry notice board.
- Ice level warm viewing area/lobby.
- Resilient flooring for all ice level areas.
- Manager's office.
- Staff locker/lunch room to accommodate six (6) staff on the main level.

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Construct a Single Pad Arena That Can Be Phased Into A Double Pad

Design Components of the Single Pad Arena Option:

- Separate offices for Minor Hockey and Figure Skating
- First floor vending area.
- Pro Shop approximately 12ft by 20ft.
- Main floor accessible/family washrooms.
- Janitorial closets, storage rooms.
- Complete sound, telephone and communication systems serving all areas of the facility.
- Fire alarm system and building sprinklers.
- HVAC system for entire facility (capable of handling a second floor mezzanine).
- Energy efficient lighting and electrical equipment including occupancy controlled switching.
- Efficient non-touch plumbing fixtures and components.
- Second floor mezzanine.
- Elevator to second floor.
- Second floor lounge area.
- Second floor kitchen and bar service room.

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EMC slide presentation "Centennial Pool & Single-Pad Arena Options, August 27, 2012", [TOC0206027](#), p 18, 24 and 25

504. The slide presentation also included slides illustrating the location of the proposed arena and the location of a potential second arena:



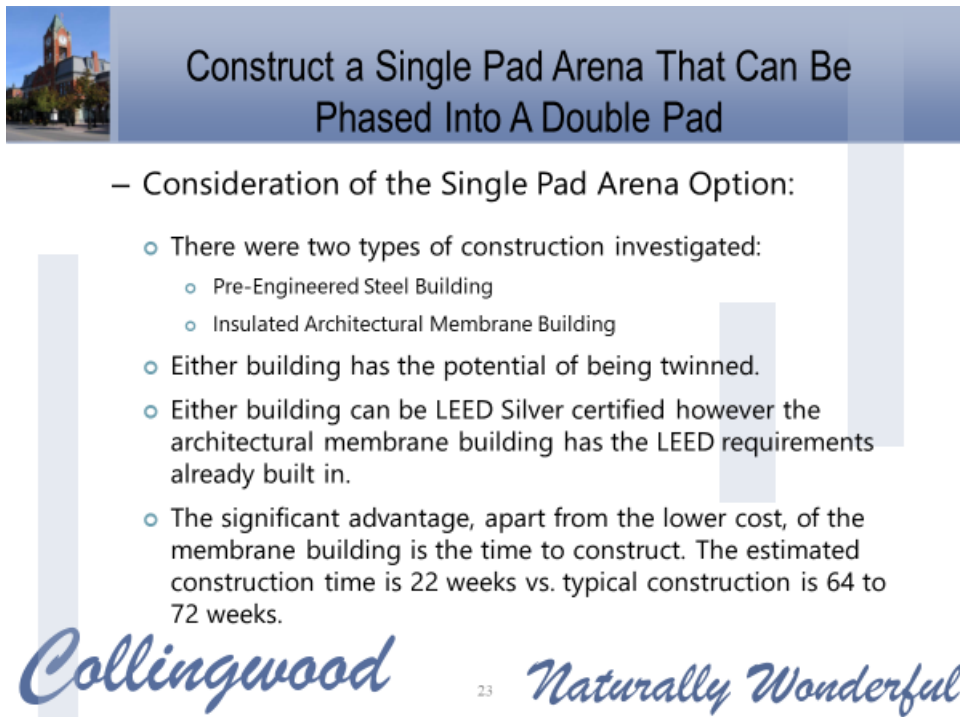
EMC slide presentation "Centennial Pool & Single-Pad Arena Options, August 27, 2012", [TOC0206027](#), p 29 and 30

505. Ed Houghton described Staff’s work on the Report, explaining that,

...We did look at a whole bunch of options, we did look at several different options, we looked at a number of different fabric buildings, we looked at bricks and mortar buildings, we looked at steel fabrication buildings, we talked to our architectural consultants, we got prices on those kinds of things...

Transcript of Council Meeting, August 27, 2012, [CJ10011233](#)

506. The slide presentation included slides comparing the Sprung Performance Arena against a “Pre-Engineered Metal Building” and “Conventional Construction”:



The slide features a blue header with a small image of a building on the left. The main title is centered in white text. Below the title is a bulleted list of points. At the bottom, there are two logos: 'Collingwood' in a blue script font on the left and 'Naturally Wonderful' in a blue script font on the right, with a small number '23' between them.

Construct a Single Pad Arena That Can Be Phased Into A Double Pad

- Consideration of the Single Pad Arena Option:
 - There were two types of construction investigated:
 - Pre-Engineered Steel Building
 - Insulated Architectural Membrane Building
 - Either building has the potential of being twinned.
 - Either building can be LEED Silver certified however the architectural membrane building has the LEED requirements already built in.
 - The significant advantage, apart from the lower cost, of the membrane building is the time to construct. The estimated construction time is 22 weeks vs. typical construction is 64 to 72 weeks.

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Construct a Single Pad Arena That Can Be Phased Into A Double Pad

	Sprung Performance Arena	Pre-Engineered Metal Building	Conventional Construction
Construction	6 months	9 -12 months	More than 12 months
Insulation	Continuous 9-inch thick R30 insulation from ground to peak	6-inch R20 wall squeezed to R14, 6-inch R20 roof squeezed to R11	R20 wall R20 roof
Lighting Levels	The highly tensioned white interior membrane reduces number of light fixtures required	Requires more lighting fixtures	Requires more lighting fixtures
Maintenance Schedule	Aluminum is virtually maintenance-free Self-cleaning exterior architectural membrane Sprung Shield "vandal proof" hard-wall system to 8'6" level	Standing seam metal roof prone to large thermal movements and requires continuous maintenance, especially at penetrations	Regular maintenance is required
Air-tightness	Air Permeability almost 0, which means excellent energy performance	Poor airtightness	Moderate airtightness
Energy Efficiency	Up to 20% energy savings over pre-engineered	Poor energy performance	Moderate energy performance
Lifespan	60+ years	60+ years	60+ years

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Naturally Wonderful

EMC slide presentation "Centennial Pool & Single-Pad Arena Options, August 27, 2012", [TOC0206027](#), p 23 and 28

507. Ed Houghton stated that people had expressed concerns that the proposal in the Pool/Arena Staff Report was a departure from the original intent of the Steering Committee report. Mr. Houghton explained that,

...the enclosure of the Centennial Pool is a departure, it certainly is. It's a departure in the sense we felt that we could give to those people who need that, if there is a demonstrated need, and we could do that in a fairly quick order and fairly inexpensively and there is the opportunity to still partner with the YMCA from an opportunity, from an operational perspective, and that was always the intent of trying to do that.

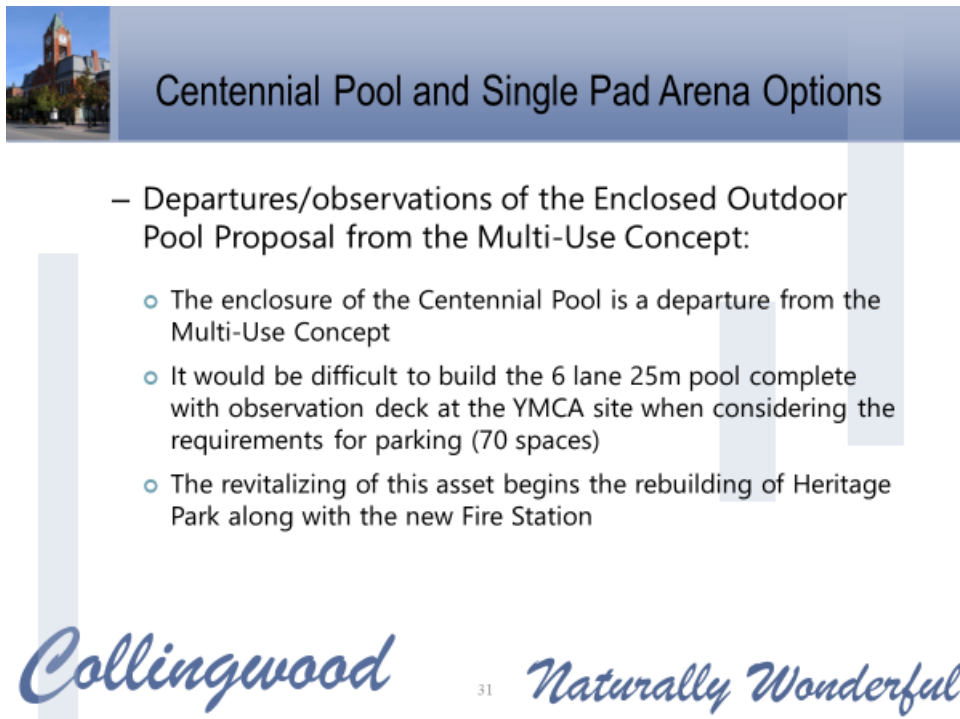
... it is going to be difficult to be able to install a six lane –25 m pool complete with the observation deck and then have consideration for 70 additional spaces for those kinds of events. It is going to be difficult to do that. Maybe not completely, but it is going to be difficult. We've looked at a whole bunch of different ways and trying to be respectful of that.

...The construction of a single ice pad is a departure from the ultimate plan however it was contemplated in the plan as a phased-in approach. The location of the ice pad has changed, there was contemplation, but only to preserve the significant assets \$2 million for the two baseball diamonds, there is \$1.2 million to relocate and we have estimated \$800,000 for the property. Along with the loss of the outdoor

rink which estimated at \$1.3 million. That actually wasn't in the report but if we were to replace that and we've heard that there is a desire to continue have the outdoor rink and in fact we've had discussions with Mr. Seymour and he has some wonderful ideas of how we can enhance that operation and so we can reduce a reflection of the sun so it doesn't melt snow so much...

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

508. The slide presentation included the following slides addressing the departure from the Steering Committee Report:



Centennial Pool and Single Pad Arena Options

- Departures/observations of the Enclosed Outdoor Pool Proposal from the Multi-Use Concept:
 - The enclosure of the Centennial Pool is a departure from the Multi-Use Concept
 - It would be difficult to build the 6 lane 25m pool complete with observation deck at the YMCA site when considering the requirements for parking (70 spaces)
 - The revitalizing of this asset begins the rebuilding of Heritage Park along with the new Fire Station

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Centennial Pool and Single Pad Arena Options

- Departures/observations of the Ice Pad Proposal from the Multi-Use Concept:
 - The construction of a single ice pad is a departure from the ultimate plan however it was contemplated in a phased-in approach
 - The location of the ice pad(s) has changed but only to preserve significant assets (\$2M) namely the two baseball diamonds along with the loss of the outdoor rink (\$?)
 - The Central Park Multi-Use design contemplated that all buildings, including the YMCA and the Curling Club would be connected by a one storey gallery. In doing so however, the ball diamonds and outdoor rink would be displaced.

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Naturally Wonderful

EMC slide presentation "Centennial Pool & Single-Pad Arena Options, August 27, 2012", [TOC0206027](#), p 31 and 32

509. With respect to funding the construction of the proposed facilities, Ed Houghton said, "The funding for the construction of the project as we've proposed will not be solely derived from taxes, in fact, if allowed, if the public says this is the correct thing, we could show you where there will be no tax dollars going into this."

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

510. In her presentation, Marjory Leonard advised that the total cost estimate for the pool and arena was \$11,633,000 and said:

We look at the funds that we did have available. We do have \$1.5 million in reserve that was put there in the very beginning when we first started discussions with the YMCA and the pool reconstruction there. Last week at AMO, our Mayor and Acting CAO were able to convince the County they should purchase Poplar Sideroad, so we will be getting \$1.3 million for that.

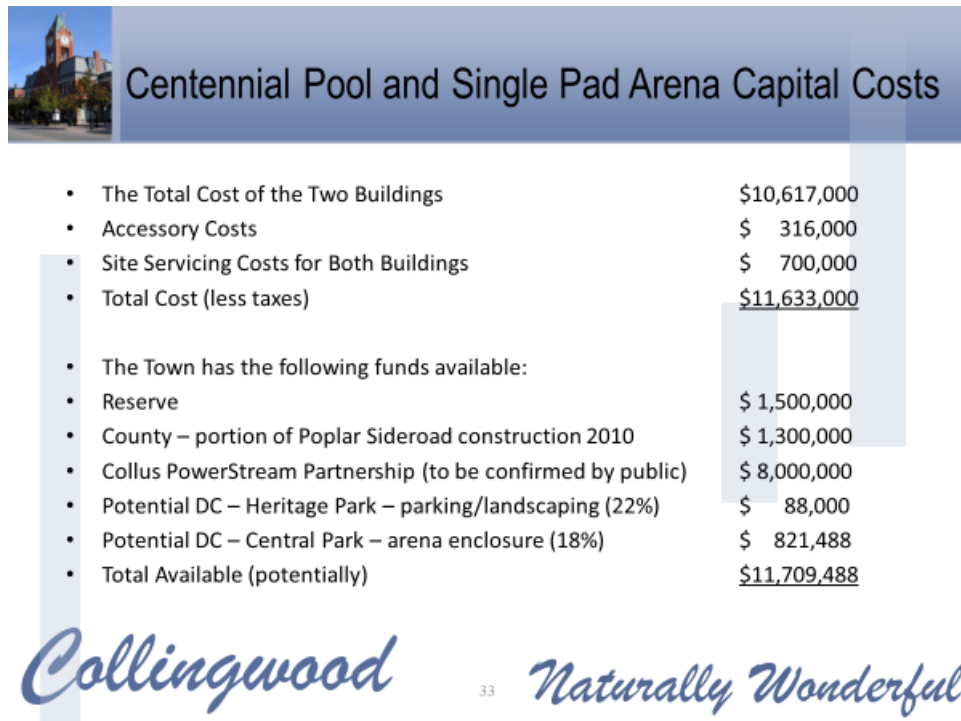
We do have, approximately, well right now we do have \$8 million in Collus funds however, Council did promise or pledge to the public that there would be discussions before we would use those funds for any capital items. I also do believe that we will be able to get about \$88,000 worth of development charges for the

Heritage Park...and I also believe that there is \$821,000 in potential development charges available for the arena enclosure at Central Park.

So, with all those funds together we would have approximately \$11,700,000.00, to apply to these two projects that we are looking at tonight.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

511. The slide presentation included the following slide addressing the capital costs of the arena and pool:



Centennial Pool and Single Pad Arena Capital Costs

- The Total Cost of the Two Buildings \$10,617,000
- Accessory Costs \$ 316,000
- Site Servicing Costs for Both Buildings \$ 700,000
- Total Cost (less taxes) \$11,633,000

- The Town has the following funds available:
- Reserve \$ 1,500,000
- County – portion of Poplar Sideroad construction 2010 \$ 1,300,000
- Collus PowerStream Partnership (to be confirmed by public) \$ 8,000,000
- Potential DC – Heritage Park – parking/landscaping (22%) \$ 88,000
- Potential DC – Central Park – arena enclosure (18%) \$ 821,488
- Total Available (potentially) \$11,709,488

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EMC slide presentation “Centennial Pool & Single-Pad Arena Options, August 27, 2012”, [TOC0206027](#), p 33

512. Marjory Leonard explained that the estimated increase in net annual operating costs were \$90,000 - \$100,000 for the arena and \$250,000 for the pool. With respect to staffing, Ms. Leonard said, “...our Director of Parks Recreation and Culture has anticipated that it may require between one, 1 ½, maybe two full-time equivalent employees to operate, essentially four facilities.”

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

513. With respect to the procurement process, Marjory Leonard said,

...this will be a supply in construction as a direct purchase from the supplier. Our Procurement Policy...does recognize that there are times when single or sole source purchasing may be the recommended method for procurement. We do believe that due diligence was maintained throughout the process. During our research of the varying forms of construction each of the comparators knew we were looking at costs for pre-engineered steel building and fabric or architectural membrane construction since we already did have the costs for bricks and mortar estimated in the Steering Committee's report. So in that vein it did interject an element of competition into that process.

Through the research and investigation phase it was determined that the architectural membrane building would provide the most cost-effective and beneficial solution for the taxpayers, both capital and operational wise.

Again, through our research it was determined that there was only one supplier of this leading-edge technology that had proven track record, that would provide what we needed at this time.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

514. The presentation addressed the procurement process in the following slide:

Centennial Pool and Single Pad Arena Operational Costs

- Procurement Process:
 - The supply and construction of the Outdoor Pool Enclosure and the Single Ice Pad is a direct purchase from the supplier.
 - Due diligence was maintained through:
 - Research of the potential forms of construction
 - An element of competition was included in the gathering of costs
 - Through the discovery process it was determined that the Insulated Architectural Membrane structure would be the most cost effective (both capital and operational)
 - Through research it was determined that there is only one supplier of this leading edge technology

Collingwood 36 *Naturally Wonderful*

EMC slide presentation "Centennial Pool & Single-Pad Arena Options, August 27, 2012", [TOC0206027](#), p 36

8.14 Council Ask Questions and Comment on the Pool/Arena Staff Report Presentation

515. Councillor Kevin Lloyd asked what the cost would be to debenture the \$8 million if the public did not want to use the Collus funds. In response, Marjory Leonard advised that,

To debenture the \$8 million over a 20 year period it would be roughly \$557,000 -- \$560,000 a year in annual principal and interest rate payments. And I believe that works out to, close to, about \$75 for the average homeowner.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

516. Councillor Lloyd later advised that the correct cost to the homeowner was \$43 per year.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

517. Councillor Chadwick asked if the Sprung pool structure could be reused for a different pool in a different location. Ed Houghton stated that, “the Sprung building is easily removable, what we’d be leaving behind is obviously the footings and foundation and those things. But, it can be picked up and rebuilt in other locations.”

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

518. Councillor Hull asked whether Sprung had enclosed a pool as old as the Centennial Pool in a climate like that of Collingwood. Tom Lloyd replied that Sprung had not done so. Councillor Hull asked staff for “an explanation through engineering that in fact one of these structures could in fact actually be purchased, put over top the existing Centennial Pool and that we would have some guarantee as taxpayers that next winter the existing concrete pool doesn’t crack.” Mr. Houghton responded that he couldn’t answer Councillor Hull’s question as it had been framed, and that “certainly when we talk to Sprung they felt confident that they could do that”.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

519. Councillor Hull expressed regret that the Steering Committee had not been given a broader mandate that involved looking at alternative options for recreation facilities. He said he was “concerned that we have a rushed to a conclusion and there are numerous questions that still need to be answered”. He said that he was being “beaten up...for the

price tag of \$35 million”, noting that “we as a Council have never determined what we as a Council feel comfortable in terms of spending, whether its 2 million, 5 million, 10 million. We haven’t even established that parameter yet”. He spoke about the fact that Council had not investigated potential funding options.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

520. Councillor Hull also commented on the sole source approach, stating:

I think, that we should be presented with a report that says, here is the company that we are recommending, here are the four other companies that do similar work in this country and here the reasons why we are presenting you with option A....

I would like to see a more thorough report that actually compares the operating costs of what was proposed at Central Park versus the standalone structure on or year-round basis at Centennial Pool. We will have a 25 m pool at Centennial, the Y will still have a 20 m pool, we will have no therapeutic pool in the Town of Collingwood...

...

I very much like to see the operating costs side-by-side. Here is option A, here is option B, here are the costs. I honestly can’t go through this PowerPoint presentation and try and line up the dots as to where comparing one versus the other. I would greatly appreciate that if it could come back to the table.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

521. Councillor West asked about the operating costs. Ed Houghton answered that the net operating costs were estimated to be \$250,000, and Marjory Leonard advised that those estimated operating costs would be about \$200,000 more than the current costs. Councillor West also asked about the construction of the pool covering. He also asked whether the \$8 million in funds from Collus could be split up and spent on different items. Marjory Leonard answered that the \$8 million could be spent in “any way that the public and Council decided to disperse those funds”. Mayor Cooper said that the meeting about the Collus funds would take place soon.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

522. Councillor West, Deputy Mayor Lloyd, Councillor Cunningham and Councillor Edwards spoke in favour of the proposal.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

523. Councillor Gardhouse said he was prepared to proceed with the arena proposal and suggested that the pool proposal be deferred to allow “a professional pool consultant to come up with a business plan or a structural report...”

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

524. Mayor Cooper spoke in favour of the proposal, advised that there were no exciting announcements about funding at the AMO, said that she had just found out that her grandson’s home rink was going to be in Stayner, and referenced the Toronto Life article about \$43M facility. She said she was prepared to vote.

Transcript of Council Meeting, August 27, 2012, [CJI0011233](#)

8.15 Council Vote to Proceed with Sprung Structures for the Pool and Arena

525. The August 27, 2012 Council meeting minutes recorded that Council voted on the following resolutions related to the recreational facility project:

No.	Resolution	Votes Recorded	Outcome
374	THAT Council receive Staff Report EMC 2012-01;	8 yea 1 nay	Motion carried
	AND FURTHER THAT Council direct staff to proceed with the purchase and construction of an Insulated Architectural Membrane facility for a year-round single pad ice arena at Central Park, maintaining 2 ball diamonds, the outdoor ice rink, the lawn bowling facility, and additional green space – while keeping the option to twin the new arena at a future date		
375	AND FURTHER THAT Council direct staff to proceed with the purchase and construction of an Insulated Architectural Membrane structure over the existing Outdoor Pool including the removal and reconstruction of the existing building, in order to provide a year-round pool to meet the community’s aquatic and competitive swimming needs.	1 Yea 8 Nay	Motion defeated
	THAT Council defer the motion to purchase and construction of an Insulated Architectural Membrane structure over the existing Outdoor Pool for up to 90 days until a professional reviews the plan and structural audit.		
375	AND FURTHER THAT Council direct staff to proceed with the purchase and construction of an Insulated Architectural Membrane structure over the existing Outdoor Pool including the removal and reconstruction of the existing building, in order to provide a year-round pool to meet the community’s aquatic and competitive swimming needs.	7 yeas 2 nays	Motion carried

Council Minutes, August 27, 2012, [CJ10008068](#)

Transcript of Council Meeting, August 27, 2012, [CJ10011233](#)

526. Later in the meeting, Council also carried a motion:

THAT By-law No. 2012-100, being a by-law to confirm the proceedings of the regular meeting of Council held August 27th, 2012 be enacted and passed this 27th day of August, 2012.

Council Minutes, August 27, 2012, [CJ10008068](#)

8.16 Deputy Mayor Rick Lloyd Corresponds with Acting CAO Ed Houghton and Paul Bonwick After the Council Meeting; Paul Bonwick Asks Ed Houghton for an Email about Councillor Joe Gardhouse

527. Following the August 27, 2012 Council meeting, at 9:18 pm, Deputy Mayor Rick Lloyd and Ed Houghton exchanged emails about the meeting. In one email, Deputy Mayor Lloyd wrote: "I believe that most in the Chambers were shocked when they seen the presentation and most realized they were lied to! That is why it was so quiet."

Email chain including Rick Lloyd and Ed Houghton, August 27, 2012, [TOC0205836](#)

528. Ed Houghton replied that it was, "all the truth. It is easy when you tell the truth". In a later email, Deputy Mayor Lloyd complimented Mr. Houghton on his presentation, stating that, "I could not have presented it they way you did in such a positive way after all the shit from Cadeau and Palmers games. I would have presented in a angry way but after listening to you, it settled me down that I was able to say the little speech I gave".

Email chain including Rick Lloyd and Ed Houghton, August 27, 2012, [TOC0205836](#)

529. At 9:38 pm on August 27, 2012, Deputy Mayor Rick Lloyd emailed Paul Bonwick, "YOU THERE?" Paul Bonwick responded, "I am just finishing with John and Gord."

Email chain including Rick Lloyd and Paul Bonwick, August 27, 2012, [TOC0205825.0001](#)

530. At 10:23 pm on August 27, 2012, Paul Bonwick sent Ed Houghton an email with the subject line "Guardhouse," writing, "Please send me a message about trying to sabotage the process and how angry you are...when you have time".

Email from Paul Bonwick to Ed Houghton, August 27, 2012, [TOC0205857.0001](#)