



Special COUNCIL #30-2003

Thursday December 4, 2003
Meeting began at 6:00 p.m.
Best Western Parkway Inn

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- PRESENT:** Mayor Phil Poirier, Councillors Naresh Bhargava, Huguette Burroughs, Joël Côté, Glen Grant, Jacques Lemire, Mark MacDonald, Leslie O'Shaughnessy and Chris Savard
- ABSENT:** Councillors Perry Lalonde and Korey Kennedy
- ADMINISTRATION:** Denise Labelle-Gélinas, City Clerk, Fernand Hamelin Manager of Municipal Works and Services and Project Leader
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This Special Meeting was called in order to allow the Cornwall Club to provide the Council with a brief overview of ongoing developments to the New Curling Club and to answer any questions that they may have.

Mr. J. Dilabio, along with Mr. Kevin Baker and Mr. Hugh O'Reilly were on hand representing the Curling Club Developing Committee.

The following information was shared:

The Cornwall Curlers are a non-profit organization that have provided curling facilities and programs for residents of our community interested in the sport of curling since 1884. The Curling Center is operated by a Volunteer Organization consisting of curlers. Curling is a lifelong sport and has participants that range in age from 7 to 87. They cater to Youth and Seniors through the Cornwall region. Cornwall curlers have helped bolster the image of Cornwall through representatives at Provincial and National Championships as well as the hosting of the World Junior Curling Championships in 1984. The current curling facility is over 50 years old and is in a state of disrepair while at the same time undersized to provide for the needs of today, let alone the future.

The Question: Why get involved with a new facility?

Curlers are financially responsible and accountable. Curlers will serve as a prime example of how a partnership between the City and a non-profit group can develop, such that all parties reap the benefit. Cornwall's curlers will operate the facility and will pay for the construction of the facility. The City will own a brand-new recreational facility at no cost. The operating costs of the facility will be born by the users (curlers), a true user-fee principal. Curlers will be responsible for all maintenance costs related to the new facility and the new facility will not cost the taxpayers of Cornwall one cent.

A new facility located next to the Civic Complex will bring critical mass to the area and a new facility will allow the hosting of high profile events with accompanying television coverage, which will enhance Tourism and marketability of Cornwall.

Where the Project is at this time

A service agreement has been struck with the previous Council allowing curlers to operate the facility for the next 49 years. The service agreement ensures that the facility does not cost the taxpayers of Cornwall a cent for the on-going costs for the life of the facility. Construction has begun with an expected completion date of May 31, 2004. Currently the project is on schedule and the schedule is flexible enough to allow for some delays if they should occur, as entry into the new facility is not required until late next summer. The Contractor is currently working on foundations with the expected arrival of the steel to be early in the new year. The project cost has come in at \$2,006,152.00 and as of today there are no extra costs yet identified. It is expected, as with any construction project, that unforeseen costs may occur, but we are working diligently with the contractor to ensure that any changes are minimized.

Commitments by previous Council

Council has committed \$800,000 of the Superbuild dollars (provincial and federal) towards the capital cost of the building. Council has further committed to guaranteeing a loan of up to \$300,000 that the Curling Center will require to finance a portion of the Capital cost of the new facility. The financing will be done with a local bank, the guarantee was requested by the bank as a result of the fact that the curling facility will be owned by the City of Cornwall and not the group that will be obtaining the financing. The Curling Club's financial records for the past 5 years are capital dollar commitments and have been reviewed by the City's Manager of Finance who has indicated that he is comfortable with their projections for the future of their ability to repay all financing requirements.

As Amended


The Curling Club indicated that there will be a need to revisit the loan guarantee by the Corporation for a possible increase of up to \$500,000.00

Taxes

It was also pointed out that the City will be the owner of the Centre and the Curling club will operate it under a service agreement. Under that agreement the Curling club will be providing the Corporation on a yearly basis, payment equivalent to the yearly tax levy that would have been paid for the present Curling Club site on Amelia Street, in lieu of taxes, and any annual increase identified to the tax levy, whereby the monies would be kept into a Maintenance Reserve Fund to be used for major maintenance requirements to the new Curling Centre.

In conclusion to the Curling Club's presentation, members of Council were offered an opportunity to question.

Meeting Adjourned at 6:05 p.m.


DENISE LABELLE-GÉLINAS
CLERK


PHIL POIRIER
MAYOR

