

Report to: General Committee

Meeting Date: January 25, 2018

SUBJECT: Bill Crothers Secondary School Outdoor Sports Field Joint Use and Maintenance Agreement
PREPARED BY: Mary Creighton, Director, Recreation Services Ext. 7515

RECOMMENDATION:

- 1) That the report titled “Bill Crothers Secondary School Outdoor Sports Field Joint Use and Maintenance Agreement” be received; and
- 2) That Council authorize the Mayor and Clerk to execute the “Bill Crothers Secondary School Outdoor Sports Field Joint Use and Maintenance Agreement” to the satisfaction of the Commissioner of Community and Fire Services and the City Solicitor; and
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to request Council authority for the Mayor and Clerk to execute the renewal of the “Bill Crothers Secondary School Outdoor Sports Field Joint Use and Maintenance Agreement” with the York Region District School Board for a 10 year period.

BACKGROUND:

At the March 19, 2007 General Committee Meeting, Council approved expenditure of \$2 million to upgrade planned facilities at the Bill Crothers Secondary School, in terms of artificial turf, lights for three fields, increase in the size of the maintenance and washroom building and equipment, in partnership with the York Region District School Board (YRDSB.)

In 2007, a 10 year Joint Use and Maintenance Agreement was developed and executed. The key elements of the joint use and maintenance agreement are as follows:

- A term of 10 years with renewal provisions
- Confirmation of City use of the fields during weekday evenings and equal use on weekends by the City and the Board, if required.
- The city is responsible for all maintenance and minor repairs of the fields, during the term of the agreement (this is the same arrangement presently in place for other Board owned sport fields at secondary schools)
- Formation of an executive committee with equal City and Board representation, that will meet at least (2) times per annum to consider matters related to use and maintenance of the fields.
- The cost of effecting major repairs and/or replacement to the sports fields, lightening, fencing, security systems, and driveways are shared equally by the Board and the City during the term of this agreement.

OPTIONS/ DISCUSSION:

The YRDSB and City have enjoyed a cooperative relationship at Bill Crothers Secondary School through the original Sports Field Joint Use and Maintenance Agreement for the past 10 years, which is up for renewal.

The agreement provides access to Community sport groups to two artificial turf fields and one natural field. Annually 4,204 hours are permitted to our local sport groups for league play, tournaments and special events.

The Community has access to the fields during school days 6:00pm to 11:00pm and on weekend and non-school days 6:00am to 11:00pm. Recreation-Allocation office is responsible for permitting the fields during this time. In addition, the City and the school board can request time for special events at the beginning of each year.

The Bill Crothers Secondary School Field Campus is an important amenity in our outdoor sports field inventory. Currently it is the only location in the City that has the capacity to host soccer tournaments, with having three fields, two of which are artificial. The benefit of artificial turf is that they can be played on for extended periods of time in a weekend, without causing damage. In many cases when natural turf fields are damaged they need to be taken out of commission for a week or more to allow for proper rehabilitation. This creates tremendous disruption to our local outdoor sports groups, who are left scrambling to find other locations.

A working committee consisting of representatives from YRDSB and the City have met a number of times to review the agreement and make any necessary amendments to the satisfaction of both parties. From the City's perspective, we adjusted the field access time for community groups from 6:30pm to 6:00pm, which the board agreed to. Language was included to clarify opening and closing dates, which both parties agreed.

As per the 2007 agreement, the key elements of the Sports field Joint Use and Maintenance agreement are as follows:

- A term of 10 years with renewal provisions
- Confirmation of City use of the fields during weekday evenings and equal use on weekends by the City and the Board, if required.
- The city is responsible for all maintenance and minor repairs of the fields, during the term of the agreement (this is the same arrangement presently in place for other Board owned sport fields at secondary schools)
- Formation of an executive committee with equal City and Board representation, that will meet at least (2) times per annum to consider matters related to use and maintenance of the fields.
- The cost of effecting major repairs and/or replacement to the sports fields, lightening, fencing, security systems, and driveways are shared equally by the Board and the City during the term of this agreement.

Concerns were raised during the capital lifecycle discussion regarding the investment of money into the fields that are located in the flood plain and have flooded twice with a total cost of \$ 39,000, 50% of this cost as per the agreement was the responsibility of the City. There was also an impact to revenue of \$6,000 due to field closures for a estimated total of 7 weeks lost. Staff were asked to follow up with YRDSB to indicate that the City is interested in renewing the Joint Use Agreement; however, in the agreement the Board would be responsible for 100% of repair cost, as a result of flooding.

During discussion with YRDSB, the City staff had identified concerns related to the locations of the fields, an identified flood plain, and whether the YRDSB would consider relocation of the Artificial Turf field to other school locations. The YRDSB staff team agreed to discuss with their executive leadership. It was determined that although the YRDSB also had concerns with the location and the cost to repair the fields as a result of flooding, that Bill Crothers Secondary School had been built as a specialty sport school and that the Artificial Sports Field(s) were integral to meeting its intended mandate.

The YRDSB also identified that both parties in agreeing to this partnership in 2007 were aware of the risks, and designed the fields to accommodate for the flood plain and therefore, that both parties should take on the risk.

Staff were also asked to investigate the inclusion of water storage tanks under the field to help deal with water disbursement as a result of flooding. Upon further review of this and follow up with YRDSB, who managed the project, it was confirmed that storage tanks were included in the design. What was discussed is that during the replacement of the fields we will also investigate whether the tanks were performing properly.

Staff are recommending that the City renew the Sport Field Joint Use and Maintenance Agreement with the Board to ensure we continue to provide this level of service to our community field sport users.

Capital Replacement Project

The 2018 Capital Budget program included a request for the replacement of Bill Crothers Artificial Turf fields at a cost of \$814k to be funded from the Lifecycle Replacement and Capital Reserve Fund. This is the City's contribution of 50% to the total project to replace the fields, which are now 10 years old, as per the Joint Use and Maintenance Agreement.

Artificial Turf field Lifecycle depending on the location, climate and type of play has a lifecycle of 10-12 years. In this case, these fields are heavily used and because they are located on a flood plain, the lower field has been susceptible to flood twice in this 10 year period.

FINANCIAL CONSIDERATIONS

Operating costs are included in the base budget; therefore there is no incremental impact to the Operating Budget.

The Lifecycle Reserve Study will be updated to include replacement cost at \$814k per field with a revised useful life from 10 years to 9 years.

HUMAN RESOURCES CONSIDERATIONS

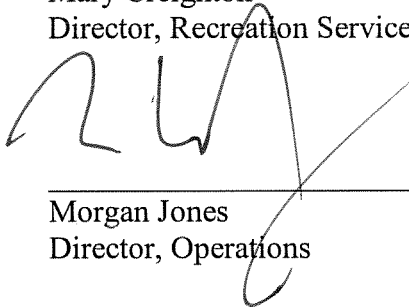
ALIGNMENT WITH STRATEGIC PRIORITIES:

BUSINESS UNITS CONSULTED AND AFFECTED:

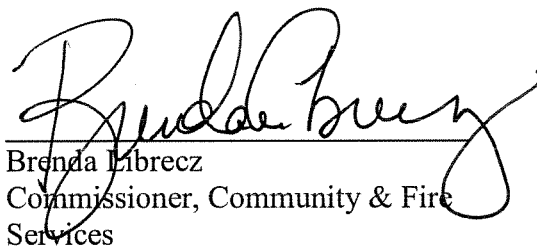
RECOMMENDED BY:



Mary Creighton
Director, Recreation Services



Morgan Jones
Director, Operations



Brenda Librecz
Commissioner, Community & Fire
Services

ATTACHMENTS:
Not Applicable