



Middlesex Centre

Community Complex
Ten Critical Questions for the Future
Community Responses – April 2008

Prepared by:

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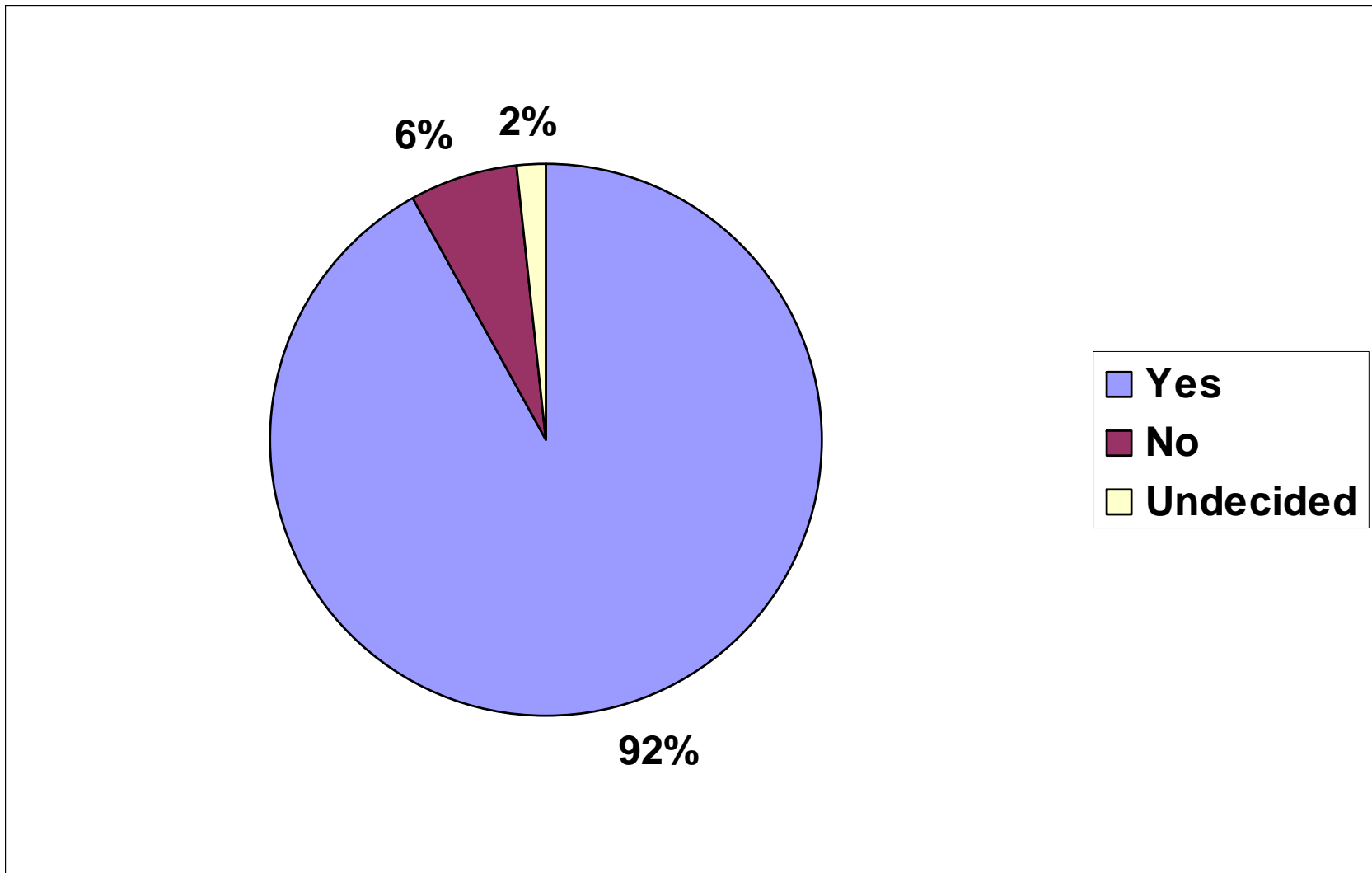


Executive Summary

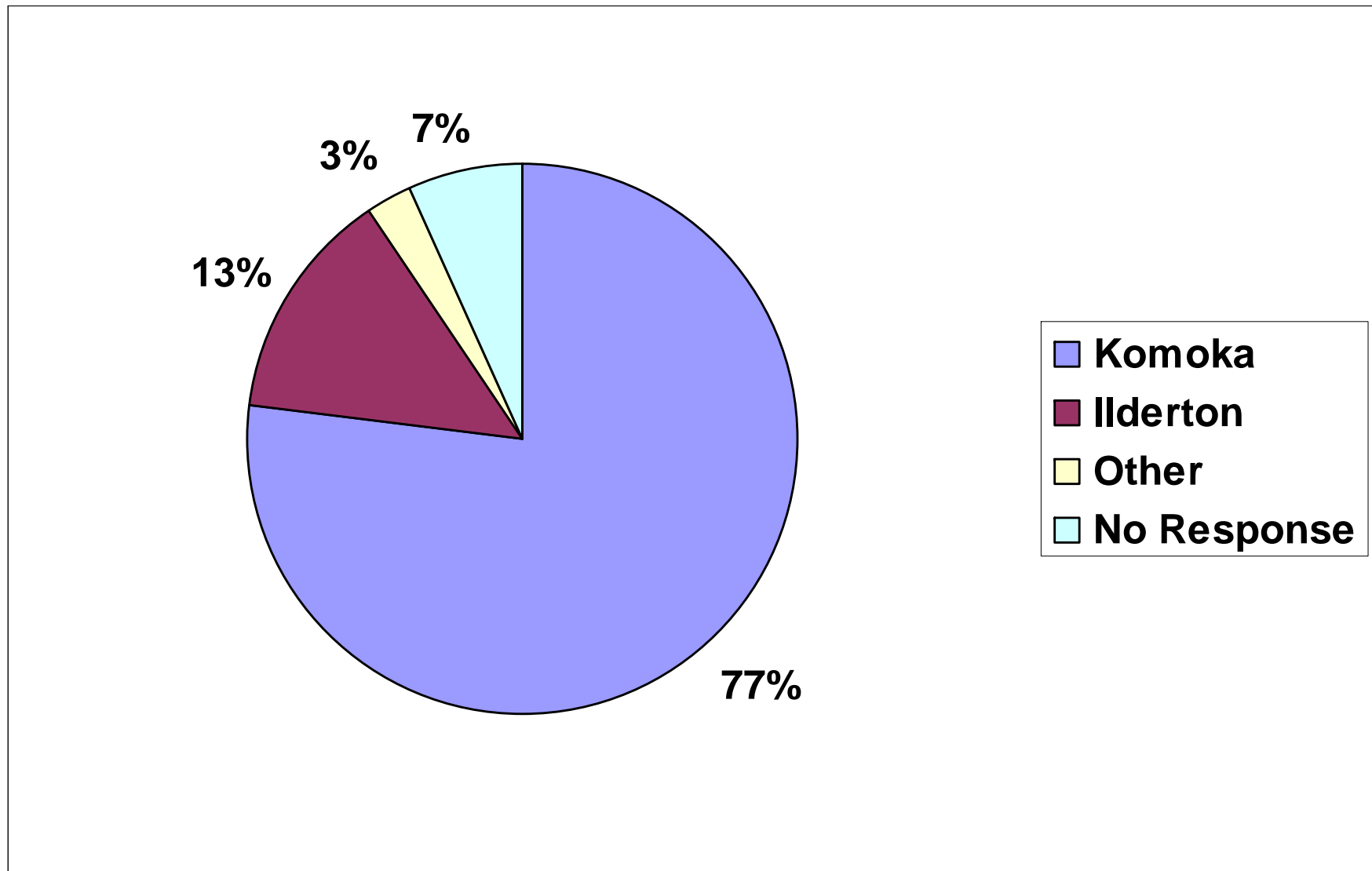
Graystone Management Consultants Inc., is pleased to provide this report to the Municipality of Middlesex Centre.

- As part of our ongoing effort to provide advice on the potential construction of a community wellness facility and two pad arena, we have completed a series of communication strategies. These focused multimedia overtures were aimed at citizens, with the anticipated outcome being a solid platform of advice on which Council and the Administration can make informed decisions about the next steps in this project.
- We are pleased to report those overtures were met with solid, sensible advice from the community in both verbal and written responses. It should also be pointed out with a sample of slightly more than two hundred written responses, the integrity of the data base is excellent. Many complex, national issues have responses of slightly more than one thousand respondents across Canada.
- Three public meetings, held in Komoka, Delaware, and Ilderton, provided open forums for discussion with displays of various other facilities that have been built in our region. Further, with the assistance of municipal staff, a questionnaire was circulated in the municipal newsletter, positioned in a dominant place on the Municipality's website, and made available at the Municipal Offices. Based on our research, this is the most extensive outreach to this community in its history as an amalgamated municipality.
- The data confirms an overwhelming majority of respondents are in favour of a new facility with two ice pads. Our research also uncovered a number of major points around fundraising, fit and finish of a final product. We use the word "points" for a specific reason, because the community input opens the doors to a potential myriad of concepts and ideas and potential construction and operation costs.
- The negative responses focused on not only cost, but a changing, aging demographic of a population that may not be in need of formal ice time over the anticipated 40-year lifespan of the facility.
- Our following report gives not only the numerical breakdown of responses to the questionnaire, but it also gives the written comments that were included on the sheets.
- We should caution the "positive" respondents spent little time expanding in written form in their support of the complex. The citizens who said "no" or are concerned, tended to dominate the written sections. We offer this explanation because readers of the report may have the perspective the written comments do not support the overwhelming "yes" factor.

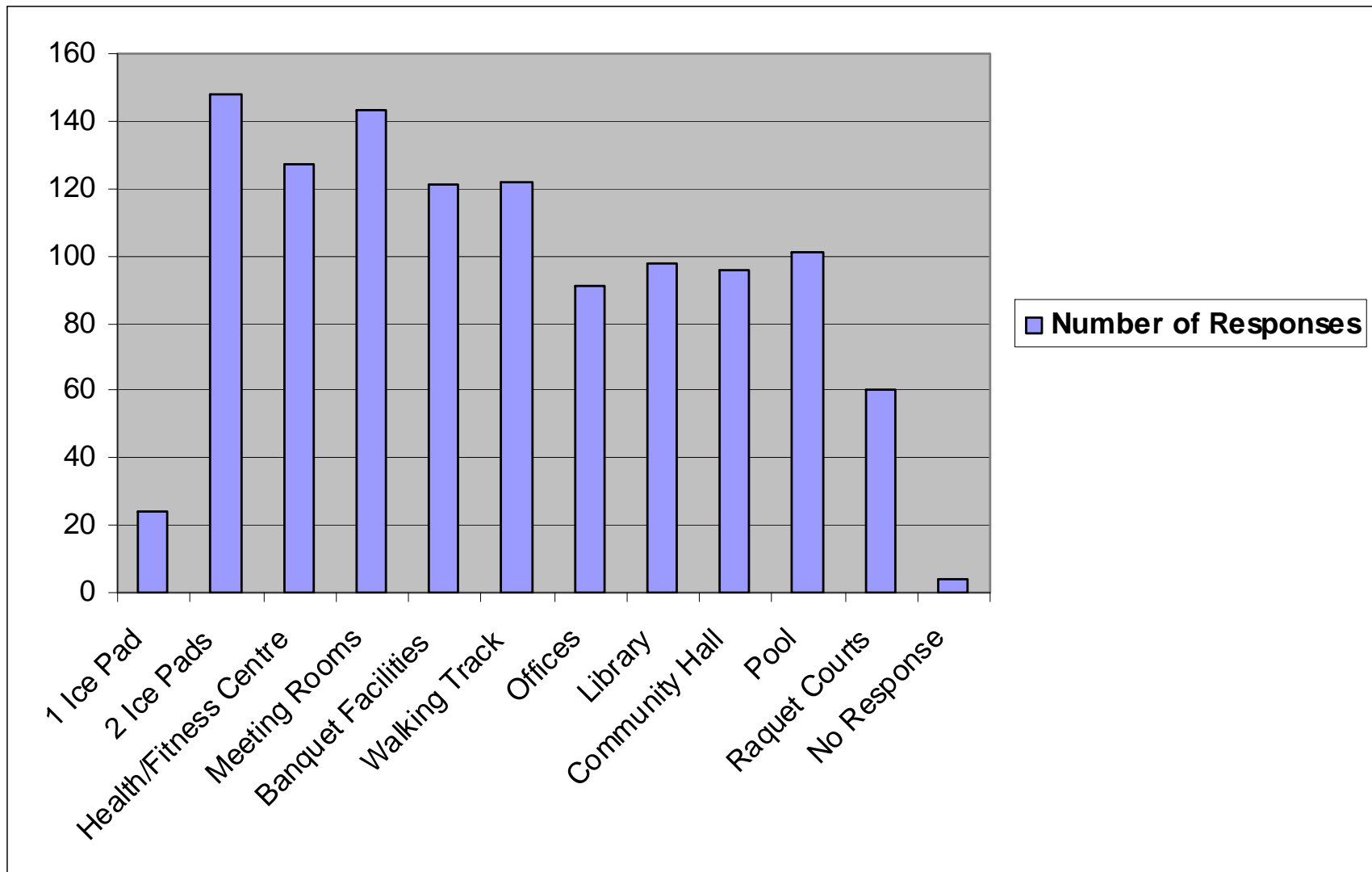
Are the residents of Middlesex Centre in need of a facility that may include up to two ice pads and various meeting and activity rooms?



Where Should This Facility Be Located?



What Specific Amenities Would You Like To See Incorporated Into This Structure?

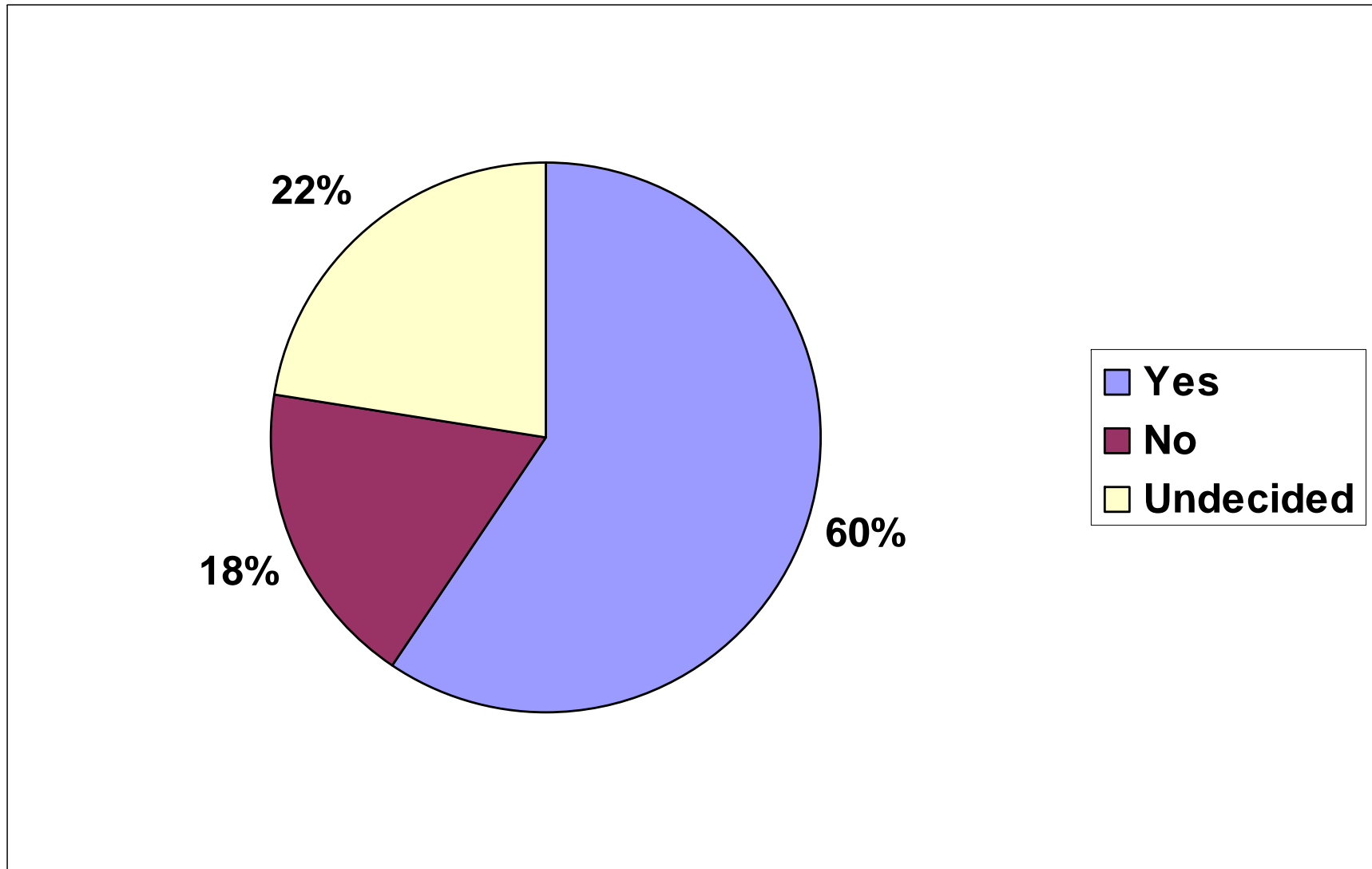




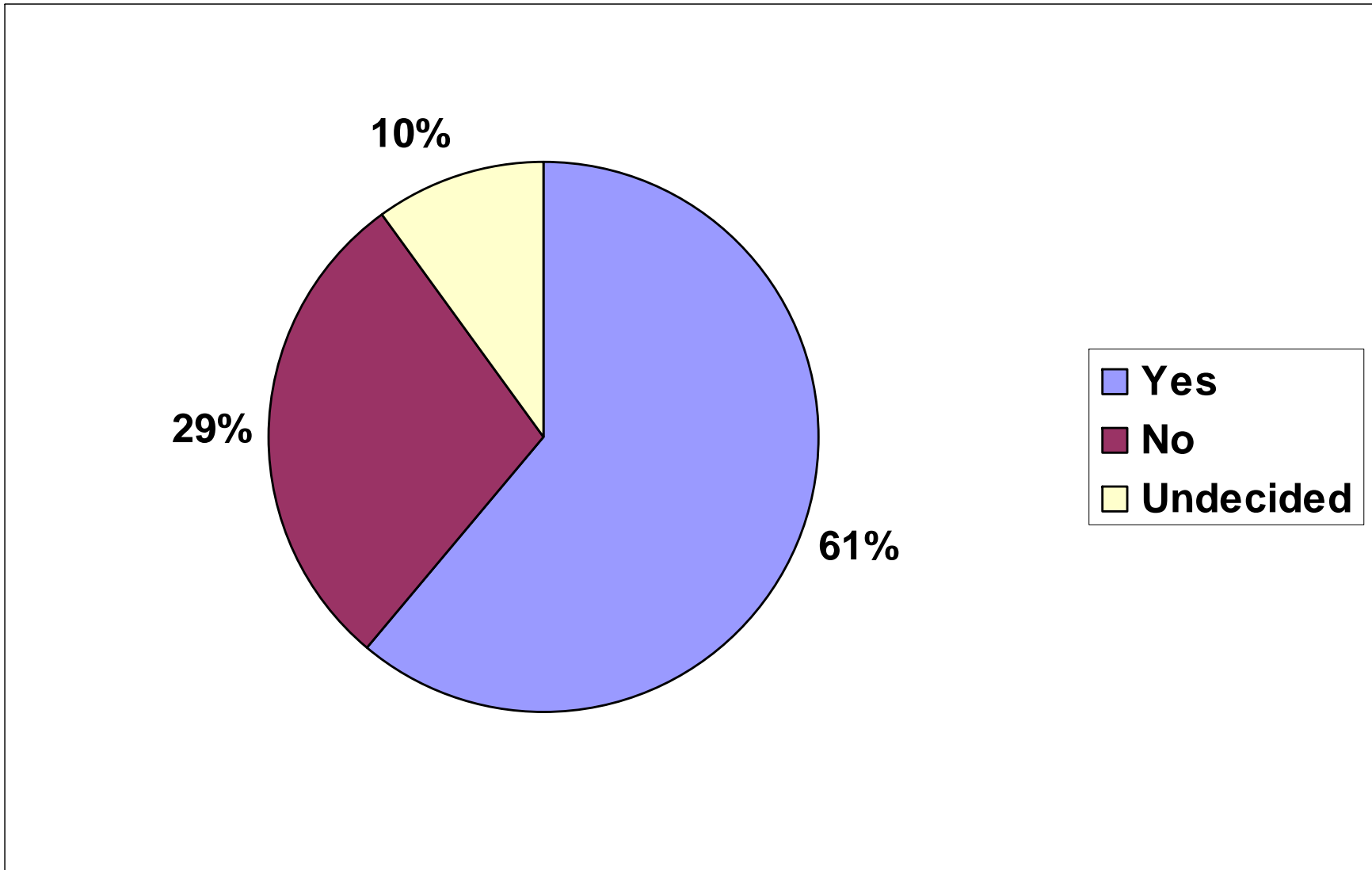
Have We Missed Anything? If So – What?

- Skate park and/or bike ramps
- Bike path - connecting Kilworth to the Centre – a paved path along highway to give bikes a safe way over
- Snack Bar – possibly run by volunteers to support complex activities.
- Tim Horton's
- Bar and dance hall
- Indoor facility for basketball/volleyball etc.
- Indoor soccer pitch
- Daycare centre - child care is desperately needed in the area
- Curling rink – something for older, non-hockey players – promotes couple/family activities
- Medical facility/walk in clinic – for revenue generation
- More ice time required in Ilderton to meet demands of growing population and maintain high level of competition
- Splash pad
- Gymnasium
- Baseball diamonds
- Soccer fields
- Outdoor washrooms
- Space for seniors “day” program
- Why not incorporate with the municipal offices – Coldstream location short of office space
- Outdoor pool in Poplar Hill Park
- Service area for skate sharpening/repairs etc.
- Use Aylmer facility as a guide
- Does London have plans for their west and northwest – would we encourage use by non-residents?
- New arenas have been built in St. Mary's, Forest, Aylmer and Stratford – do the homework – what's good, what's not.
- Any facility needs sufficient parking – Coldstream Community Centre is sadly lacking in parking spaces.
- 3 badminton courts
- Do the best thing for the municipality if it can be afforded – I doubt that Ilderton area will support this.

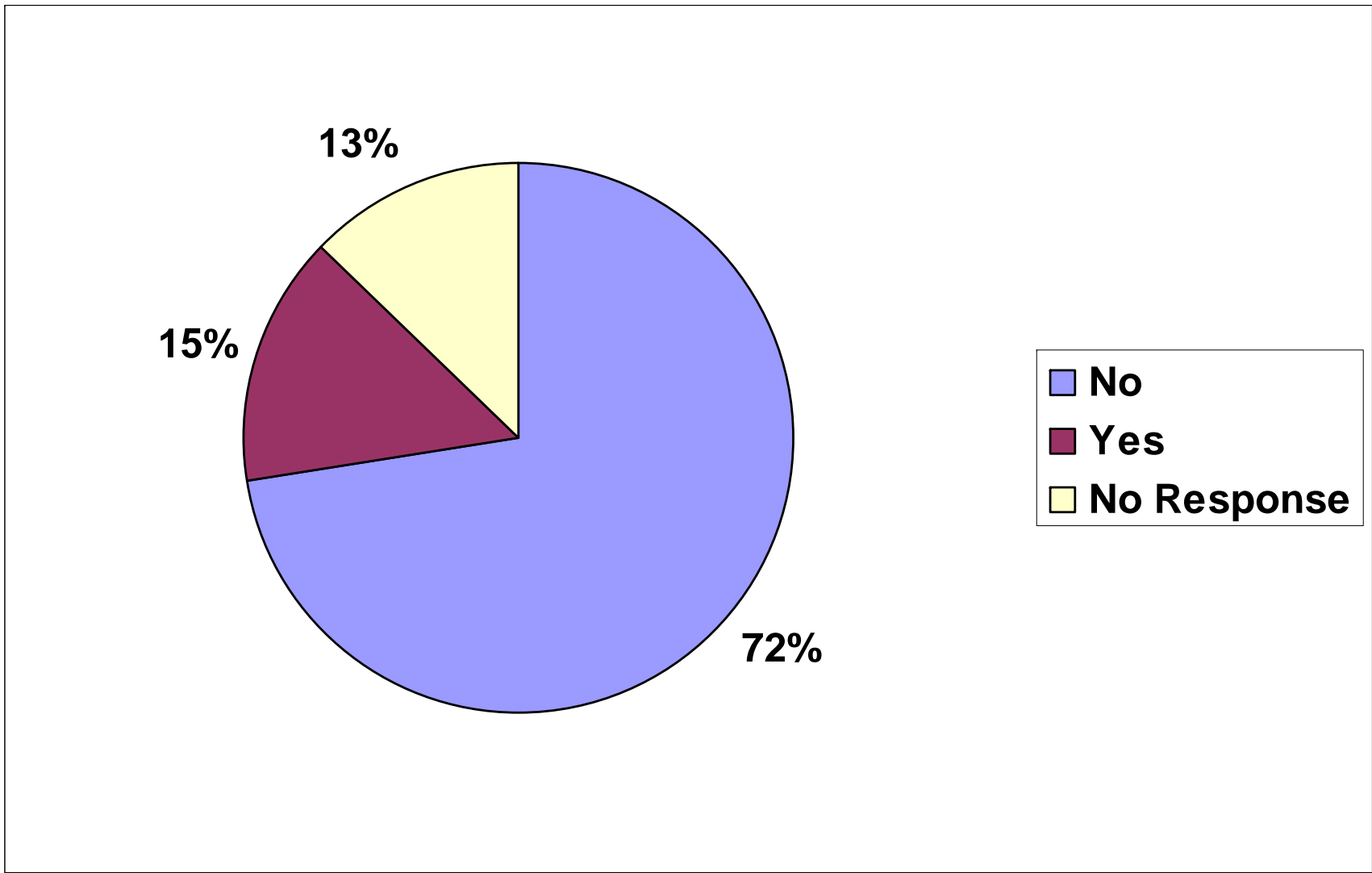
Would You Or An Organization You Belong To Be Willing to Participate in Fundraising Activities?



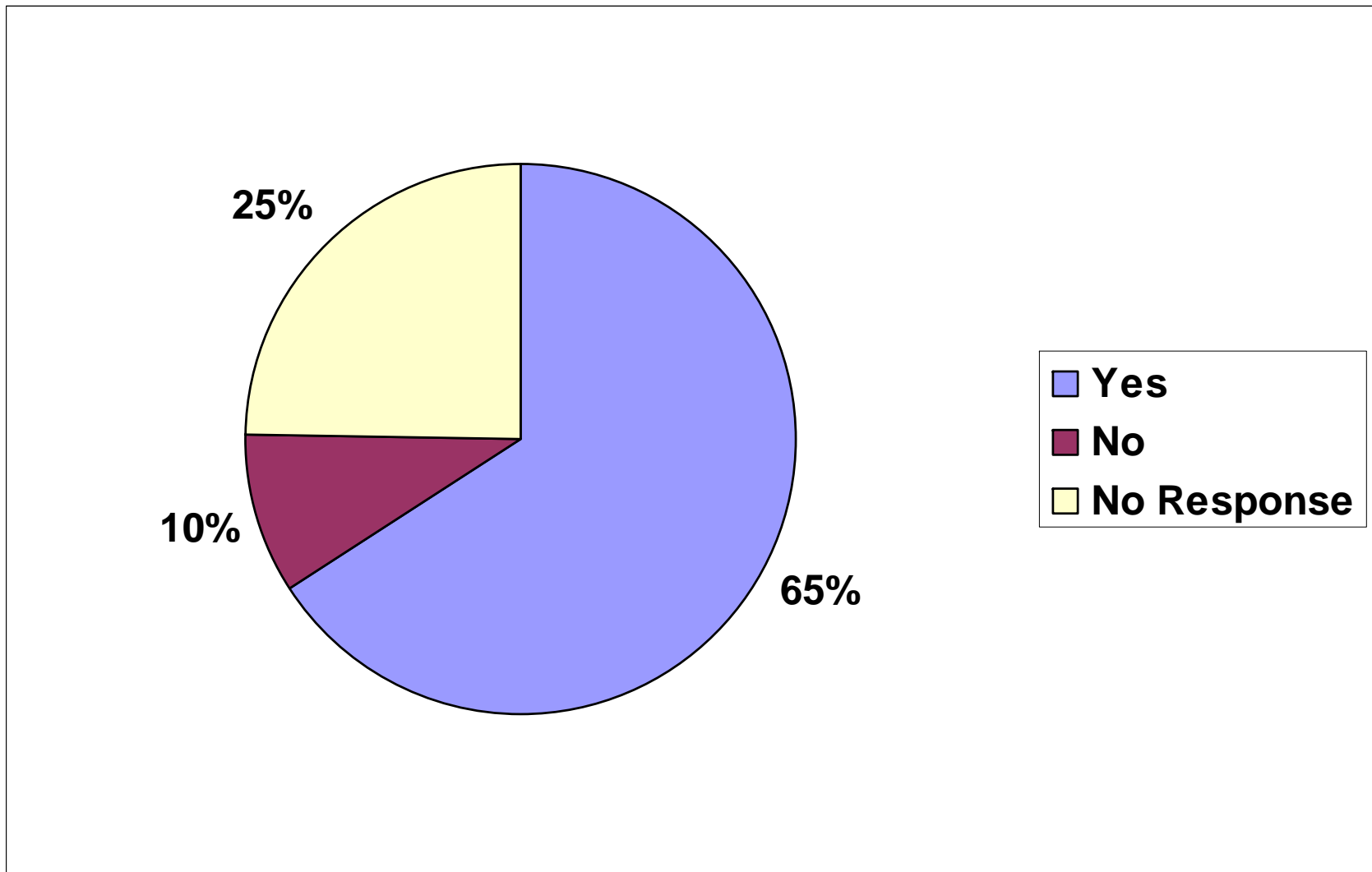
Would you be willing to support this initiative (in whole or in part) if it required an increase in your municipal taxes?



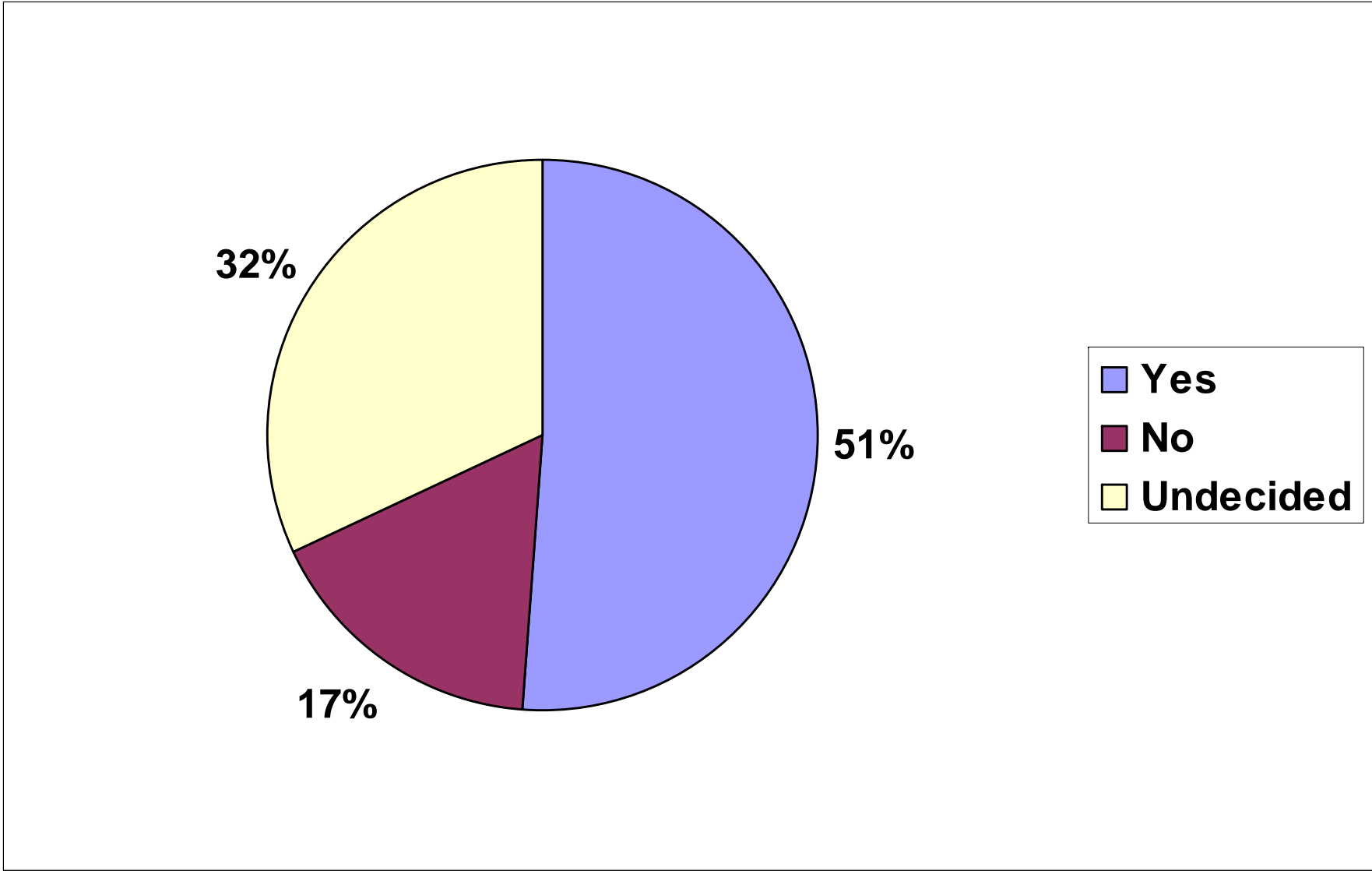
Are there other services or amenities Middlesex Centre should be investigating other than a Community Complex?



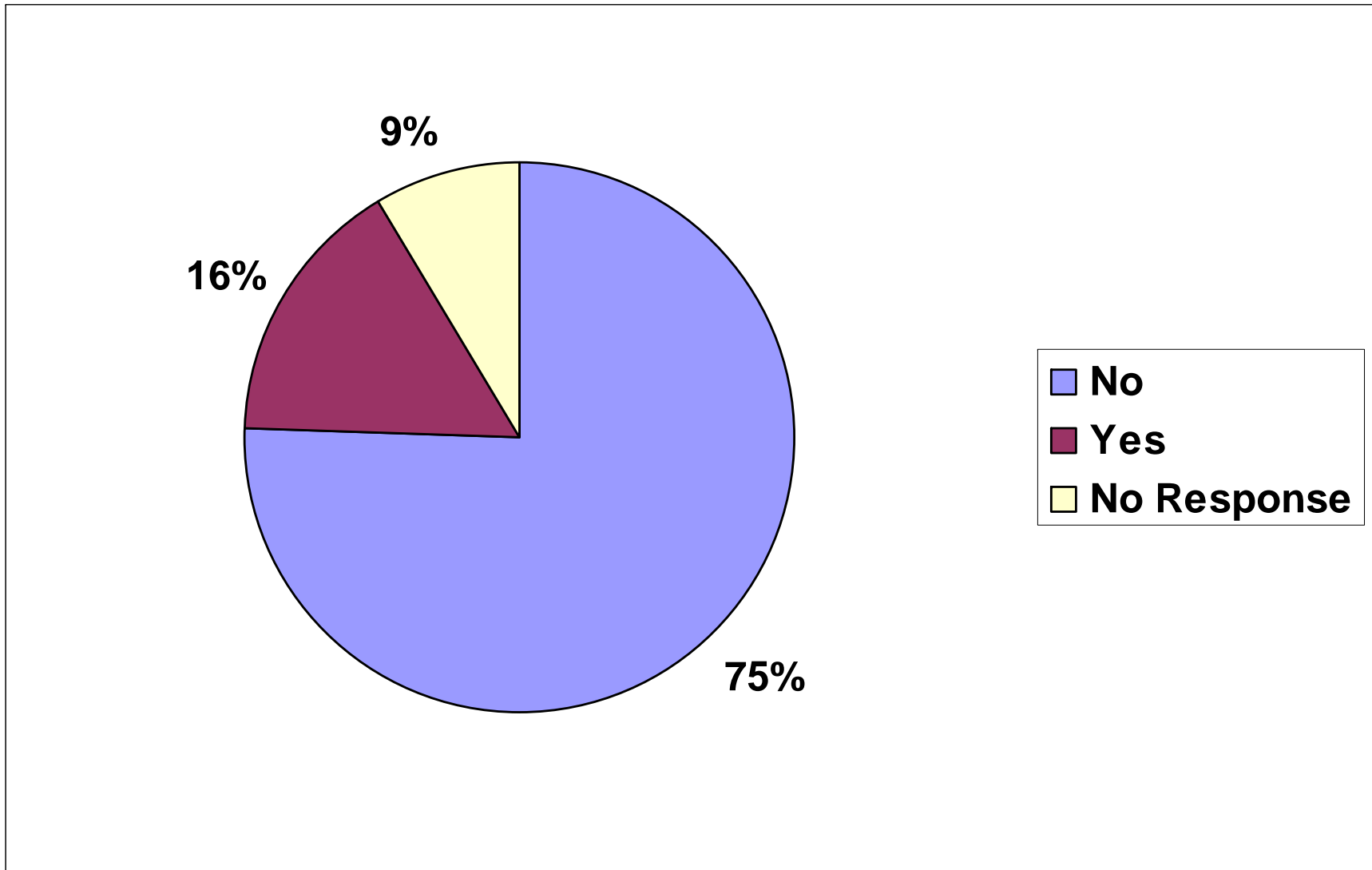
Would a Community Centre Complex serve as a catalyst to bring various communities in Middlesex Centre together?



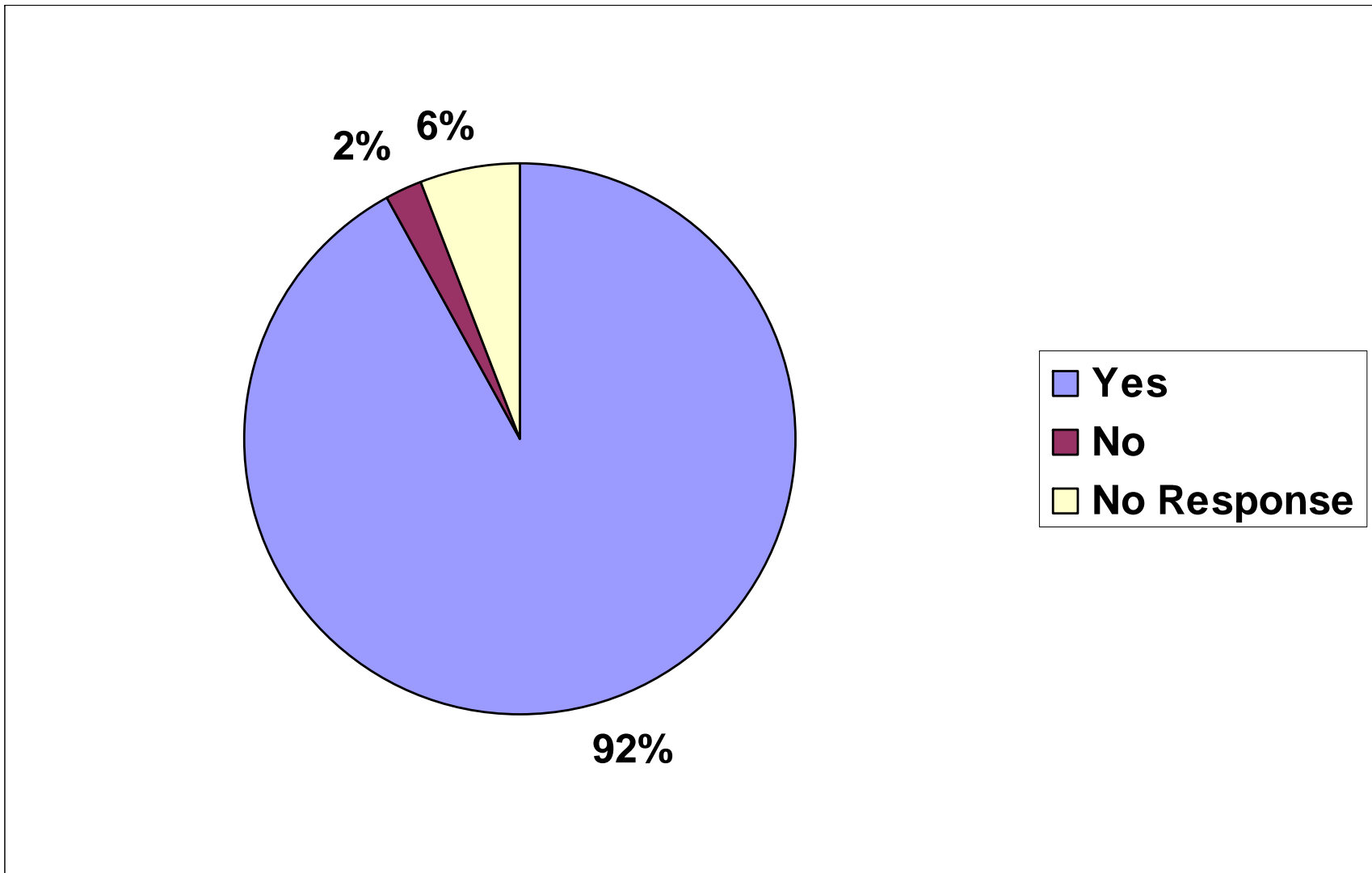
Would you support a Public/Private Partnership to operate a new facility?



Would it be preferred to simply make improvements to the existing ice arena and encourage ice users to seek time in adjacent communities?



Do you support “Green Initiatives” incorporated in any building to help reduce operating costs and the environmental footprint?





Appendix A

Commentary Provided



If your answer is “no” to a community complex please explain:

- Mt. Brydges is very close – so is London and Ilderton. Too expensive.
- Supply and demand – boomers are aging and our communities will comprise of older people – that means less use for ice pads – I know that not just kids play ice sports, but the variables will show that the usage would not be as high as the populations ages.
- There are plenty of businesses (restaurants/hotels/conference centres) in London (greater Middlesex area) that provide this and refreshments if required. Why dilute the pot? Support the local businesses that already pay taxes. Don't take away from them.
- The Komoka Women's Institute has been disbanded for several years now and do not have any chance for fundraising.
- There are enough ice pads in surrounding areas – ie Strathroy, Mt. Brydges, Lucan, that the one we have is enough – fitness facility should be privately owned, not publicly funded – we have enough banquet facilities already.
- I don't think we are in dire need at this time, but if you go ahead with it, please do it right. For example, make its capacity large enough for the large crowds brought in by ice shows or play off hockey. Also make sure that the seating is tiered properly so that there is good visibility of the ice surface.
- Please consider adding an ice pad to the existing Komoka Community Centre. Sell the 22 acres to pay for and a community pool in Poplar Hill.
- A more pressing priority is to pave the gravel roads especially 15 Mile between Highbury and Townline. There are at least 20 homes with at least 30 children on a school bus route – 4 different buses to numerous businesses. Travel distance to London is shorter than Ilderton or Komoka. – I wish to be kept informed of this issue and would appreciate a response as to when the roads will be paved – 15 Mile Road is an absolute priority . The Township has been considering paving this road for 20 years – the maintenance costs over the past 28 years I have lived here could have paid for paving.
- No comment provided.
- I don't think we need it at this time. It might be nice to have, but the Township is so spread out. I'm afraid many of the people expected to pay for it would find it too far away to be of use. As we look at our pot-holed roads etc., I wonder how many unhappy taxpayers you would have.



Facility Location Comments

- Twin Ilderton ice pad – we also own part of Mt. Brydges which equals 3 pads – Strathroy also has 3 – therefore 6 pads within 30 miles or ½ hour is sufficient – hockey players travelling that distance should be content.
- Everyone knows you have property by the field mill in Komoka so why are you asking this question?
- Ilderton is where it needs to be. Twin the rink in Ilderton. Tell the Fair board to suck it up and quit bitchin! With the amenities that you have put in your questionnaire it already seems that Council has made the wrong decision in putting a new facility in Komoka. Why do you bother sending the questionnaire when you have your minds made up on the wrong decision.
- Ilderton – construct behind the old Ilderton arena and when completed remove the arena for a bigger parking lot. We can also keep using the old arena until the new one is complete. Use the old community centre for a new library.
- The only scenario that might work is to upgrade the Ilderton Arena.
- Komoka is relatively central to a larger population, good road accesses – especially in winter.
- Ilderton would be my pick – I live close by – I would not go to Komoka.
- To be fair to whole Township, it makes sense to locate it in Komoka – never Delaware.
- Komoka would be fine or using the Ilderton Curling Club and hence double the Ilderton facility (A curling club would have to be built elsewhere). You would also not have to purchase another zamboni.
- If it is location in Komoka then the residents of Mount Brydges, Kilworth, Komoka, Delaware should bear 100% of the tax increase since they are the ones deriving the benefit.
- Komoka would be close to central and obviously save us money since we already own the land.
- Should be located in Poplar Hill
- Komoka south end needs facilities – population growth within Kilworth & Komoka needs to be looked after by MC – right now many residents go to London because needs are not being met.
- Ilderton has a need for the new facility – the Minor Hockey Association is very active – kids living in Komoka play in Mt. Brydges. There isn't a minor hockey association in Komoka . Ilderton has the draw from Arva, Coldstream, Denfield etc plus a figure skating group – a high profile figure skating club thanks to Soctt Moir & Tessa Virtue.



Facility Location Comments

- Ilderton – because of population size and location in the heart of MC.
- I believe a multi-purpose community complex should be constructed in Ilderton by alterations and extensions to the existing building located on Main Street.
- I question whether Ilderton people have much interest in going south, therefore I'd like an ice pad to Ilderton.
- Ilderton – Komoka is too close to London and will draw west London players and groups – it will soon be annexed. MC needs a facility for its own constituents.
- Ilderton – where the minor hockey association is location. Komoka should get a community centre and banquet facilities.
- Twin the arena in Ilderton where hockey, skating and other ice user is already established. Komoka would be a good location for pool/gymnasium facility.
- Komoka/Kilworth has to be brought together along with Delaware through a common facility. These 3 communities have more population than the Ilderton area. Community spirit in the south is just as important as in the north.
- The villages of Komoka/Kilworth are quickly growing and why should we have to go to London to find these facilities. Other areas have arenas and we pay for them in our taxes but get very little use or benefit – needs to be in the south area.
- Komoka – central location – expanding village – all hockey players must go elsewhere – close to London to provide a large group that is short of ice time to ensure maximum usage to help cover costs.
- Komoka – it is relatively central to Delaware, Mt. Brydges, Kilworth and Ilderton – it is close to London and Hwy 402 which would make it ideal for tournaments unlike Ilderton.
- Komoka – attach to current community centre or on proposed lands. If you build on new grounds include a new library, new community hall, small leisure indoor pool and tear down the old one. We also need irrigated soccer fields.
- Komoka/Kilworth needs a facility for our kids as well as adults. Delaware would also benefit from this facility.
- Current proposed location in Komoka is good.



Facility Location Comments

- Komoka – both Komoka and Kilworth are growing communities and Mt. Brydges currently cannot accommodate the hockey base currently in place. Mt. Brydges rents ice from 2 arenas in Strathroy as well as Glencoe to meet needs.
- If we own the land (in Komoka) then it would make sense to build it there. Before you build, check out the facilities in Waterloo. They have some excellent rec centres. The Galt arena in Cambridge is also well done. The arena in Mt. Brydges also has good visibility of the ice from its seats.
- Komoka !!!! Ilderton already has facility. This was promised to Kilworth/Komoka 5 years ago and we are still waiting. Our children have had to be transported forever. We are the centre of growth and should have some facilities.
- Komoka location would be ideal – easy access to London & 402.
- Komoka location would not only work out well for our family, but is a great central location for all of the smaller communities.
- Komoka – as Ilderton already has an arena/curling rink. Older residents helped pay (through taxes) for both Ilderton and Tri Township Arena.
- The facility in Ilderton should be modernized.
- Komoka – accessibility to 402 & 401 – proximity to London for accommodations
- Komoka would serve the need and community well.
- Komoka/Delaware/Kilworth or Mt. Bydges – all of these make heavy use of existing Mt. Brydges arena. Icetime there is hard to obtain (I am a minor hockey coach and adult team player).
- Komoka – ice pad and hall would keep Kilworth residents in the municipality and the facility would encourage people with families to move into MC, specifically Kilworth/Komoka.
- Good idea to use land Komoka – go for it – think bigger



Other Services/Amenities Middlesex Centre Should Be Investigating

- Soccer Fields
- Splash Pad - Ilderton
- Scout/Guides House
- Safe walking areas
- Rapid public transit
- Accommodation for elderly/retirement apartments
- Child care centre
- Skate park
- Lawnbowling
- Road repairs
- Library in Coldstream
- Fire Station in Komoka/Kilworth
- Sewers in Delaware
- Better roads & street lighting
- Snow plows that lower the blade rather than just throw down sand on top of the snow.



Would a Community Centre Complex serve as a catalyst to bring various communities in Middlesex Centre together?

- Yes - community functions will bring more \$\$ into community.
- Yes – but the arena would possibly be more associated with the town of Komoka than the whole area.
- Yes – would help children have activity centre closer to their homes.
- No – we have enough community centre complexes. The facility in Komoka is dark most nights.
- Yes – I've been to the new facility in Forest. It is a great complex with something for everyone to use.
- Yes – as well as provide opportunity for partnership with City of London and other local municipalities.
- No – with the local geography spread out over a number of miles, few people would drive regularly from one end to the other to use a facility. A central location might be helpful.
- Yes – but communities are spread out – would be a challenge to bring them together – complex would be best catalyst though.
- Yes – something to promote families getting together.
- Yes – without question.
- Yes – the more things available, the more people will access from all of MC as long as cost is reasonable.
- Yes – a centrally located facility in Komoka would attract residents from throughout MC.
- Yes – would centralize ice use in 2 facilities within the municipality instead of having to purchase out-of-area ice.
- Yes – Ilderton is growing bigger and with all the young families moving here the need is certainly there.
- Yes – I have met many great people through organized sports for my kids.
- Yes – not to mention a huge economic boost for the community.
- Maybe – Delaware and Komoka
- Yes – especially with strong team leagues – example – Ingersoll's baseball league is excellent.
- Yes – the local schools in Komoka could also use the facilities as part of their physical education.
- Yes – it would be a meeting place – it would bring Komoka/Kilworth and Delaware together.



Would a Community Centre Complex serve as a catalyst to bring various communities in Middlesex Centre together?

- Not sure – I think for the most part we are three major centres so the other two would be hurt.
- Yes – but just the ones on that end of the Township, not Coldstream or beyond.
- Delaware feels left out as it is at the far end.
- Yes – more community participation.
- No – not really – the rural community spirit no longer exists in the bedroom communities of MC as most residents are more interested in things that happened in London and do a lot of socializing there.
- Yes – if people realize their tax dollars have built the facilities hopefully they would use them especially if the complex is built as a first class, modern facility and meets everyone's needs not just hockey players.
- It appears we are Middlesex Centre but still do everything individually in our respective communities.
- Yes – it already does in Ilderton – Komoka has strong ties with London, Byron and Mt. Brydges.
- If all communities share in the facility there would be automatic contact with each other.
- Community centres are the hubs that bring people together for different reasons other than religion, employment or family.
- No – it will only bring that community together. We need a project that is township wide, perhaps an overall plan showing what will go potentially to each community.
- No – a complex doesn't bring communities together – organizations and associations and clubs bring communities together.
- No – if you build in Komoka the rest of the township will use the facility when it is needed but that is all. If you build in Ilderton, the facility will get full use of area residents and the Komoka residents will continue to use Mt. Brydges, Lambeth and London as they do already.
- Yes – in order to bring all people together, all groups young to old need a centre in the south part of the municipality. It is growing by leaps and bounds – fun and fitness needs to be a part of everyone's lifestyle and we need to get out of our cars to access it.



Would a Community Centre Complex serve as a catalyst to bring various communities in Middlesex Centre together?

- Yes & No – geographically fractured and large – it would pull together Delaware, Komoka & Kilworth.
- A meeting place with the proper amenities will only serve to strengthen the community.
- Yes – we are a tri-county and Komoka deserves to finally get some decent facilities.
- Yes – in recent years the building of new houses in areas such as Ilderton, Lucan and Kilworth has created a disconnected community. Many of the new residents and the community as a whole would learn the importance of community support if we were required to raise funds for such a project.
- In a municipality as large as MC, residents require a central facility to be identified as a community foundation.
- No – Ilderton/Poplar Hill area drive east or west for whatever services/activities.
- Yes – local kids would have a chance to play hockey for Komoka/Kilworth/Delaware team.
- Yes – not only would ice pad provide the great game of hockey, it also could serve as a great place for skating lessons, public skating, home shows for various types as well as provide a great spot for a yearly MC fair.
- Yes – especially if a pool was part of the plan. Then recreation programs would draw from Mt. Bydges, Delaware, Coldstream area, Kilworth & Komoka.
- Yes – one stop service.
- Yes – if offers options – more likely to use.
- Yes – unity – one stop service.
- No – MC is too big of an area to bring all of the communities together.
- Yes – A new facility would be the pride of the municipality. The areas of Kilworth, Komoka and Delaware are tight and this would inspire community ties.
- Yes – a bigger, better complex with new things to offer always brings communities together.
- Yes – this is already happening with hockey in Mt. Bydges & Strathroy. This would be further enhanced with Komoka. Curlers also tend to be supportive of each other as well.
- No – why bring them together? Leave them alone and stop meddling.
- No – probably not – City people will want to rent it if available – distance doesn't matter to city people.



Would you support a Public/Private Partnership to operate a new facility?

- No – we already run other complexes in MC – we should be able to run one more.
- No – I have always seen costs go up when privatized. There is sufficient knowledgeable staff presently that do an excellent job.
- Yes – would like Council to consider partnering with Tiggir's Tots Daycare to build a centre that provides excellent care that they currently provide in a shared facility that can also benefit from shared services such as summer camps, childcare for fitness centre users, etc.
- Yes – user fees never hurt either.
- No – municipal services should be run by the municipality.
- Yes – local business partners as sponsors would be good idea.
- Yes – if it makes sense from a cost/benefit perspective and yields less risk for the municipality.
- Yes – at least have the building/facility break even. I think it a very bad idea to build with public funds and then give it to a private firm to make the profit.
- No – Just public – no private parnters. Have you looked at Brookside in London lately? If so, enough said.
- Not sure – I would need to see the split and benefits/costs of the proposal(s).
- Yes – as long as it is done correctly and monitored – it should work.
- Yes – would be required to alleviate some of the economic burden from the Township.
- No – private enterprise only – if it's a feasible project then a company would see that and build it.
- No – private = profit, lower services, poorer quality – Ingersoll's definitely went downhill when they went public/private.
- Yes – perhaps a private partnership to operate the fitness centre such as Good Life to offer programs as do in their facilities.
- No – in doing research the people (taxpayers) lose - please look at schools down east – bad practice.
- Yes – some small tax base to build it but “user pay” system to maintain and pay part of building costs/debt.
- No – I think operating costs would stay more moderate with Middlesex Centre operation – make sure employees lived in Middlesex Centre.



Would you support a Public/Private Partnership to operate a new facility?

- Yes – sometimes it is more efficient to allow private to operate these type of facilities (they think outside the box).
- Yes – Council would still need to maintain some control – if Council decides to scrimp or pare down new facility because of cost or lack of funds, this might be the ideal solution.
- Yes – no problem having a private partnership to run health centre, banquet facilities, pool etc., but Township has to maintain control and establish rules.
- Perhaps – depending on the impact to minor hockey and figure skating.
- Yes – if it would keep costs down.
- Yes – I think the ppp is a great idea, save tax dollars up front and only people who use the facility will continue to pay for its service.
- Yes – why not – but obviously this type of venture isn't profitable otherwise someone would be providing the service already.
- We don't need a private partner to twin Ilderton. The question should be are you in favour of a group from Toronto building a twin pad in Komoka? If it saves taxes – yes.
- Yes – I would support almost anything at this point. TOO MUCH time and money has been wasted on this project. JUST BUILDING SOMETHING NOW.
- No – we don't need a private company to skim money off the top of any profits made from this facility.
- Yes - A percentage of private operation would be beneficial with a view to helping with ongoing operating costs.
- Yes – it seems to run better – take the John Labatt Centre – it's continually in use.
- Yes – it works at JLC and Western Fair.
- Yes – private partnerships also treats as business and is profitable. Use fairgrounds as example.
- Yes – considering the huge costs, corporate sponsorship, without too much control, would be beneficial. I can think of a number of industries in this area who “could” demonstrate some social responsibility by donating funds for this worth cause.
- Yes – successful operation of a multi-use facility requires experienced management and a business/performance approach. Even the City of London outsourced the JLC.



Would you support a Public/Private Partnership to operate a new facility?

- No – do not pay someone for 40 years then have to pay for repairs.
- Yes – it would be better run by private management.
- Yes – if there needed to be a partnership in order for this facility to operate and there was no other option.
- No – I would not want our community to miss opportunities due to a private partnership who has no vested interest in our future activities.
- I would be concerned about costs increasing for the use of the facility if it was a partnership with the private sector.
- Yes – look at the shape of public ball diamonds.
- No – do cats and dogs get along?



“NO” – It would NOT be preferred to simply make improvements to the existing ice arena and encourage ice users to seek time in adjacent communities?

- Children need a space within the community in which to play and be active.
- This is already a problem – this complex would be part of the solution!
- Too far away.
- Centre of municipality is closer to Komoka than Ilderton.
- I don't think this is a rink issue, it is a sports in general and community issue.
- If it was that easy why would this not have been done already – a little late to ask this question.
- There is no ice in adjacent communities.



Do you support “Green Initiatives” incorporated in any building to help reduce operating costs and the environmental footprint?

- Yes – as new equipment comes aboard 5 to 10 years from now we could be ready for it – cut down costs and save the environment.
- Yes – within reason – need to look at financial costs up front also.
- Yes – Township has to lead by example as the population becomes more aware of the impact we are making.
- Absolutely – this is necessary to take a stand for – it will ensure a safer, greener future for our children. It is our community’s responsibility to do everything it can to help the environment.
- Gold LEED projects are proven to be cost and environmentally effective over time.
- Yes – use salt water in pool rather than chlorine (cheaper in the long run too), solar panels, heat pumps, windmill.
- Look at using a green roof concept on the building – there is a green roof dealer/grower in the Caradoc area.
- Yes – this has to be done.
- Yes – if it will save \$ on building and operating costs, also anything that benefits the environment keeps everybody happy.
- Yes – geothermal heating, solar panels, solar lighting for signs etc.
- Yes – if the front end costs don’t make the initiative too costly for the payback.
- Green ideas are nice but green solutions that are cost effective and realistic should be used. If the green solution was in fact a solution instead of a nice idea without the usual green extra costs and headaches this question wouldn’t be asked. Speaking of green solutions why wasn’t this questionnaire created as an on-line form saving the time and energy of printing out the form, scanning and emailing and/or faxing/mailling it back?
- Depends – how often are we burned by foolish decisions made on the advice of less than proven experts. Find something successfully in operation somewhere else then adopt it here.
- Yes – I would hope this would lower operating costs.
- Yes – see UWO’s new green building for design and engineering ideas.
- Yes – absolutely a “must” in this day and age – cost would be well worth the longer-term effects of not incorporating green initiatives.



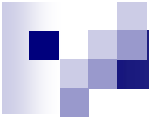
Do you support “Green Initiatives” incorporated in any building to help reduce operating costs and the environmental footprint?

- Yes – will provide long-term cost benefit as well as underline our commitment to build a community for our children.
- Absolutely – the initial cost may be more but the benefits will outweigh that issue.
- Yes – it is socially responsible.
- Yes – always support anything to do with reducing operating costs and the environment.
- Yes – geothermal – combined for heating & cooling – high initial cost but payback not using fossil fuels and may combine solar or wind.
- Yes – from now on we all need to be more environmentally conscientious and the municipality should be a leader in this regard.



Community Facility Public Feedback Form Comments

The format of the meeting did not allow for any formal presentation from council. No minutes or recorded events of the meeting were taken, therefore no one is responsible for questions asked or answers given. The meeting did not present the ratepayers with the opportunity to receive information from Council as to why the proposal for a new complex was being made. If council feels that such a facility or facilities are needed why were we not given these facts at the beginning. Everyone should have been told the usage of the present facilities, arena, community centres, curling rink etc, costs of operation of the facilities, the income from them, net costs and projected operational costs. Important to the who proposal is how much can we as a municipality afford now and in future for operation and maintenance. Is there a specific group of individuals who desire new facilities and how much are they prepared to fund raise to obtain a portion of capital costs. MC is somewhat unique in comparison to many of the other centres that have erected new complexes. Aylmer, Stratford, St. Mary's and Goderich are all centres with a large central population base. MC population is spread over a number of villages and hamlets separated by roughly 40 miles north to south. Our municipality is one made up of mostly residential and farmland assessments, whereas many others have a strong commercial base. Our municipality is growing in population however our assessment base is completely out of balance (residential to commercial). We should probably stop listening to developers who want to build homes until our industrial assessment increases. Many miles our township border is shared with the City of London, a place where there are numerous privately owned and municipally operated meeting halls, banquet facilities and convention facilities. I don't believe we as a municipality should become involved in competition to hold such events whether it be against private enterprise or municipally owned facilities. We presently have five community centres, sufficient for the vast majority of functions within our locale. If more are necessary, let it be provided by private enterprise. We cannot afford to have a large enough community hall to satisfy the needs of all events and occasions which might occur in the township. Will there be additional meetings held to give us a cost breakdown of operations once all of the needs and wants have been determined? Will there be a determination of the number of people wishing to use the facilities and what partnership can be obtained and are they issued in good faith. I believe elected council has an obligation to present to the taxpayers a sound business plan for any new proposed facility. Looking forward to an open meeting where council will present such an operating plan for its complete recreational, community centre needs.



I am writing this as a representative of the Del-Ko-Brydge Soccer Association. DKB Soccer provides a quality, recreational soccer program to about 700 youth in the Delaware, Komoka/Kilworth & Mt. Brydges area. We also accommodate teams from Coldstream in our small field program. At our last meeting we discussed being considered and involved in the planning process of the proposed multi-use facility. An example of facilities that could be utilized include a meeting room, storage, perhaps a club house. Thank you for your consideration.

No Name Submission – *it will never ever be any less costly – if anybody answers “no” (to the facility) they must be cognizant that they are in disdain of any benefits and growth afforded by the elderly and ancestors that worked so hard to provide us now. We must keep moving forward.*

No Name Submission – *I am disappointed that there was not an open forum. We missed out on hearing what others ideas and concerns are.*

No Name Submission – *this meeting was a poorly organized meeting. It was advertised as a town meeting and it wasn't. The people we talked to felt that we were not as important as our council. This should have been a peoples meeting. Sorry bad move.*

Is it a good business venture to have 2 ice pads? Will it make us money to support the facility? Unite the 3 urbanized villages, Komoka, Kilworth & Delaware through a common facility. These 3 areas have more population and growing more rapidly than the north. A facility such as is being proposed will unite these communities for both young and old and bring people together. The road systems between Komoka, Kilworth & Delaware are still now in their “old fashioned” state. The 402 is close. Business and population are increasing. The building of a uniting facility could become a centre point around which roads could be re-designed with bike paths, walking paths, boulevards to slow down the traffic. Get people out of their cars. Help our environment and our wellness for both old and young. This facility, if designed properly, could be state of the art. Get grants to create a geo-thermal heating, solar panels, extra insulation etc. Make this facility a show place that will improve the environmental footprint in the south. We are building from scratch, we have the opportunity to do it right! Convince the County that we don't need a super highway running between Kilworth and Komoka. Tell the County to look into the future – the cost of gas – pollution of the environment due to fast car traffic. Slow the traffic down. Create tree lined boulevards along with paths for walkers and cyclists. We're creating something new – now is the time!



Recommendations

Graystone Management Consultants Inc., (GMC) respectfully recommends the following:

- GMC to schedule a meeting with Council within two weeks of receipt of the report to respond to any questions/ concerns. This will provide Council with time to review and discuss its contents and recommendations.
- GMC to meet with Administration to determine the financial provisions made for the potential construction of the facility and the actions of any discussions undertaken to date with government officials and/or community leaders who might assist in fundraising activities.
- Council to provide GMC with a mandate to undertake preliminary discussions with a variety of professional/ consulting firms (fundraising, accounting, planning, design, engineering etc.) to determine potential costs and timelines associated with moving the project forward.
- GMC to reschedule an optional site visit to both the Forest and East Elgin Community Centres.
- GMC to report to Council on the outcome of its discussion with the professional/consulting firms.
- Council to formalize its definitive commitment to undertaking and completing the project.



Conclusion

- Graystone Management Consultants Inc., believes this phase of the project has successfully captured the overall community reaction to this project and given Council and the Administration a precise set of opinions from the public it serves.
- While the recorded reaction is overwhelmingly positive, we would suggest several major questions around potential Federal/Provincial partnerships be investigated immediately as well as potential fundraising strategies.
- The fiscal questions remain and are still based on several unknowns, including the potential fit, finish and amenities of the building. The level of community fundraising, in the face of questionable support from other levels of government, is also clearly a major unknown.
- Three core questions dominate this phase and any future considerations:
 - What are we going to build?
 - How much will it cost?
 - How are we going to pay for it?

Thank you for the opportunity to provide this report to Council.

Gord MacKenzie

Dan McDonald