

May 4, 2022

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

RE: Letter from Farmboy Real Estate in support of a splash pad development

Since originally speaking with Farmboy Real Estate in November 2021 about their willingness to contribute to a splash park development in Fort Frances, Administration has been busy working to plan and price out a development of this type. Administration spoke with the Township of Emo about their park and operating issues as well as a firm that sells and installs these features. When a second developer engaged Town staff about their interest in the development, the focus shifted from taking the single contribution and turning that into the momentum needed to fund the project, to working with both parties to undertake a joint announcement and co-developed project. A great deal of financial and technical information was gathered and passed onto the developers to ensure that they were aware of the costs for this type of development and any constraints that had to be considered through the design phase.

At this point, the Town has completed the design of a 3000 square foot splash pad at Legion Park with a fishing theme which aligns with the focus of the MAT Committee, renderings attached. The firm has also included full costing for the supply and installation of this pad. In addition to that installation would be a new washroom/pumphouse building, new services, AODA compliant walkways to get this project off the ground. Future additions, for public safety, would be a fence along Kings Highway, and traffic signals at Lille Avenue and Kings Highway including pedestrian signals. Longer term things that would need to be considered would be the reconstruction of Lillie Avenue to include better parking and park access as well as replacing the aged playground equipment.

Initial cost estimates for the construction of the splash pad, washroom building and pump room, site services and sidewalks is \$330,000.00. This cost could be reduced by any number of measures of donations or having Town staff undertake some of the construction works reducing the costs to materials only.

The park designed and costed out would be what is called a flow through pad, meaning that treated water would be used for the pad and wastewater would be discharged straight to the sewer. These pads are substantially cheaper to construct and much easier to maintain requiring much less manpower to operate. This type of pad is not the preferred, however if mitigating measures are taken, such as setting up a cistern to capture the wastewater and use it for the toilets in the washroom and for irrigation as well as looking at the possibility of discharging the overflow to stormwater. Given the proposed design the estimated annual water consumption for the pad is estimated at 7073m³. Given the current water rate of \$2.02 per m³ for water only, the annual costs would be \$14,287.83. With the flow through type of pad, there are no consumables related to the operation such as chemicals, filters etc. Staff would have to daily attend the site to make sure the drains are clean and free of debris, clean the bathrooms etc. This is something we may be able to include as part of the summer Parks Student weekend routine at Point Park, however there would be additional time related to this additional work. There would also be annual staff time for opening and closing (6h total) as well as ongoing costs for replacing damaged features, budgeted at \$500 per year.

At this point, the next steps are to finalize the design aspects of the pad, vet it through a group of community representatives and begin the fundraising process in earnest. Late in summer is typically

when grant programs are released and staff have been watching for funding opportunities to date. Continued monitoring of funding programs would be continued, and applications filed when available. Depending on what projects are determined needed for the 2022 design program, the road reconstruction and traffic signal installation could be funded in the 2022 design program funding already contained within the budget for 2022. MTO Approval would be needed for the installation of signals at that location, therefore there would need to be considerable time for that work to be completed.

Administration recommends the following:

1. Setup a committee of 5 members of the public, 1 member of Farmboy Real Estate, 1 member of Town administration to finalize the location, design works and spearhead fundraising activities.
2. That a trust account be setup by the Town to accept and control donations received for this project.
3. Undertake design works for the reconstruction of Lillie Avenue including the installation of signals at Lillie Avenue and Kings Highway in summer 2022.
4. Administration looks for, and apply to, any grant opportunities arising to support this type of project through summer 2022.

It is the recommendation of the Operations and Facilities Executive Committee that:

1. The Town accept the sizeable donation from Farmboy Real Estate with thanks,
2. A committee of 5 members of the public, 1 member of Farmboy Real Estate, 1 member of Town administration be struck to finalize the location, design works and spearhead fundraising activities.
3. A trust account be setup by the Town to accept and control donations received for this project.
4. Design works for the reconstruction of Lillie Avenue including the installation of signals at Lillie Avenue and Kings Highway be undertaken in summer 2022.
5. Administration looks for, and apply to, any grant opportunities arising to support this type of project through summer 2022.

Respectfully Submitted



Travis Rob, P.Eng
Manager of Operations and Facilities

Council approval of this report will agree with the recommendation of the Operations and Facilities Executive Committee that:

- 1. The Town accept the sizeable donation from Farmboy Real Estate with thanks,**
- 2. A committee of 5 members of the public, 1 member of Farmboy Real Estate, 1 member of Town administration be struck to finalize the location, design works and spearhead fundraising activities.**
- 3. A trust account be setup by the Town to accept and control donations received for this project.**
- 4. Design works for the reconstruction of Lillie Avenue including the installation of signals at Lillie Avenue and Kings Highway be undertaken in summer 2022.**
- 5. Administration looks for, and apply to, any grant opportunities arising to support this type of project through summer 2022.**