

Report to Council

Report Title: Brockton Facility Update

Prepared By: Brad Thomson, Facilities and Parks Supervisor and Colleen Gillis, Director of Community Services

Department: Recreation

Date: March 18, 2025

Report Number: REC2025-07 **File Number:** C11REC, R05

Attachments:

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number REC2025-07 – Brockton Facility Update, prepared by Brad Thomson, Facilities and Parks Supervisor and Colleen Gillis, Director of Community Services for information purposes.

Report:

Background:

Centennial Park Pavillion:

Unfortunately, on February 24, 2025, staff received a call that the Centennial Park Pavilion had collapsed. Staff immediately attended Centennial Park to investigate the report finding that the pavilion suffered from significant structural damage. Snow accumulation, the design of the structure, and snow sliding from the roof all contributed to the failure. Debris and remnants of structure have been cleared from Centennial Park location.

Staff have been working diligently with our insurer for the reconstruction of this facility and will provide future updates to Council as needed.

Cargill Community Centre

On February 14, 2025, staff arrived at the Cargill Community Centre to find extensive water leakage from the ceiling in multiple locations, as well as water leaking onto the floor through the base of the walls. The same roofing contractor who had previously worked on the roof was contacted to address the snow accumulation.

It was noted that the Cargill Community Centre was not originally designed for winter operations. The building's insulation is insufficient for winter weather, which causes heat to escape and results in water leakage from accumulated snow.

Our insurer has deployed a restoration contractor to assess the damage. The contractor noted high humidity levels in the Hall, and as a preventive measure, dehumidifiers and fans have been installed. Staff will continue working with our insurer and will provide updates to Council as necessary. A thorough evaluation of the Centre's winter operations will be required moving forward.

Analysis:

Both the Centennial Park Pavilion and the Cargill Community Centre are key community assets, and their operations are vital to local activities. The Pavilion is used daily for summer camp operations, while the Cargill Community Centre hosts weekly Pickleball games and various event rentals. These factors have been communicated to our insurer, and all parties are collaborating to ensure the timely rebuilding of these facilities.

Next Steps:

- The insurance provider will coordinate with a contractor to perform an estimate and determine the next steps for reconstruction.
- Staff are in the process of gathering estimates and construction details for the Pavilion and will seek necessary agency approvals for the rebuild.
- The contracted engineer who inspected the Cargill Community Centre will develop a new roof design to prevent future leaks and protect the interior walls.
- A detailed report will be presented to Council, outlining rebuild options and their associated financial implications.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

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| • Recommendations help move the Municipality closer to its Vision | Yes |
| • Recommendations contribute to achieving Heritage, Culture, and Community | Yes |
| • Recommendations contribute to achieving Quality of Life | Yes |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | N/A |
| • Recommendations contribute to achieving Economic Development | N/A |
| • Recommendations contribute to achieving Municipal Governance | Yes |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

Deductible for each claim is \$15,000 which is not included within the approved 2025 budget

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Brad Thomson, Facilities and Parks Supervisor



Colleen Gillis, Director of Community Services

Reviewed By:



Sonya Watson, Chief Administrative Officer