

Report to Council

Report Title:	Cargill Community Centre – Greenock Seniors Facility Reduced Rental Fee Request		
Prepared By:	Lisa Fagan, Recreation Programming Supervisor and Colleen Gilis, Director of Community Services		
Department:	Recreation		
Date:	October 14, 2025		
Report Number:	REC2025-21	File Number:	C11REC
Attachments:	Greenock Senior Citizens Facility Request		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number REC2025-21 - Cargill Community Centre - Greenock Seniors Facility Reduced Rental Fee Request, prepared by Lisa Fagan, Recreation Programming Supervisor and Colleen Gillis, Director of Community Services and in doing authorizes Option _____ .

Report:

Background:

With a commitment to fostering community engagement and promoting senior health and wellness, Brockton currently hosts space for several active and longstanding seniors' groups that regularly engage in activities like games, cards, and social gatherings. These groups include but are not limited to:

Twilight Seniors and Ladies Bridge Groups in Walkerton: These seniors groups meet at the Bruce County Public Library in Walkerton weekly (staffed by Bruce County) and benefit from a special grandfathered rate, about 60-80 seniors attend this centre on a weekly basis.

Elmwood Seniors Group: This group uses the Elmwood Community Centre at a special rate (plus insurance) determined by the Elmwood Community Centre board.

Young at Heart Seniors Group in Chepstow: This group meet at the Lions Club Hall.

Additional Brockton seniors programming includes a multitude of enriching programs such as Chair Yoga, Gentle Fitness, Zumba Gold, Tai Chi, Pickleball, Huff and Puff as well as Aquafit. In coordination with the Ontario Seniors Games Association, Brockton also hosts three games every spring at the Bruce County Public Library in Walkerton, fostering community engagement and encouraging local participation.

Last year we were fortunate to receive the New Horizons Seniors Grant, which significantly enhanced senior offerings in Brockton including free fitness opportunities, offered Brockton facilities at no cost to seniors groups, particularly the Greenock Senior Citizens and Chepstow's Young at Heart Groups, who were able to use the Cargill Community Centre for a few months under the financial support of this grant.

The Greenock Senior Citizens historically used the Pinkerton Church but are now seeking a more accessible venue for their gatherings.

Analysis:

The Greenock Senior Citizens currently meet in the afternoons, charging \$3 per participant to help offset the cost of refreshments and prizes. Membership averages between 20 and 24 regular attendees who gather three times per month for activities, including carpet bowling. The group has expressed interest in relocating to the Cargill Community Centre, contingent on a discounted rental rate.

Under the Fees and Charges By-Law 2025-069, the current rate for the Cargill Community Centre Meeting Room is \$30.50 per hour, plus approximately \$5.00 per hour for insurance. This equates to roughly \$106.50 plus HST for a 3-hour weekly meeting, or approximately \$4.45 per person based on 24 attendees.

Cargill Community Centre Facility Considerations:

The Cargill Community Centre offers the accessibility and amenities required by the group. However, the facility also carries operating expenses such as heating, water, electricity, and staffing.

- The Fees and Charges By-Law set an additional staff wage rate of \$47.00 per hour when the facility is in use.
- Staff presence is required to ensure:
 - Snow removal and salting of entrances and fire exits.
 - Maintenance and cleaning, including bathrooms, garbage removal, and temperature control.
 - Customer service during rentals, such as setup and onsite assistance.
 - Safety supervision, including first aid and emergency support.
- A temporary operational consideration is the roof repair project. Staff must monitor roof leaks during occupancy to ensure liability, risk management, and safety compliance.
- User fees remain the primary cost-recovery mechanism for facilities such as the Cargill Community Centre.
- User fees remain our primary strategy for cost recovery for facilities like Cargill Community Centre.

Options Presented to the Greenock Senior Citizens

1. Shared Multi-Use Scheduling

Align the group's meetings with other scheduled programming or rentals. This shared-use model supports affordability and efficient staffing, consistent with municipal cost-recovery goals. However, the available times did not align with the group's preferred schedule.

2. Alternate Location – Walkerton Library

Staff suggested the Walkerton Library as a comparable venue, using the same rate as the *Twilight Seniors and Ladies Bridge Group*. While supporting the multi-use facility approach, the space did not meet the group's needs.

3. Standard Rental Rate

Continue under the current Fees and Charges By-Law rate of \$30.50 per hour, plus insurance.

4. Council Consideration for Reduced Rate

The group may submit a formal request to Council for a reduced room rental rate. Should Council approve a discounted rate, staff recommend that full-paying rentals and special events maintain priority. In such cases, staff would make reasonable efforts to reschedule or cancel the Greenock Seniors' booking to accommodate higher-priority rentals.

Brockton Recreation Staff are currently monitoring the "Active Seniors Living Centre" grant from the Government of Ontario to support seniors programming. The application period opens in November; however, approvals are never guaranteed. A comprehensive review will be required in order to align this grant application with community needs in Brockton, considering all seniors groups and facilities being used.

Prioritizing affordable senior programming is essential for their well-being and community engagement. Staff are tasked with the challenge of balancing facility costs, ensuring affordable programming, and promoting our facilities as attractive options. At this time user fees continue to be the primary mechanism for cost recovery in the operation and maintenance of our facilities and programming. User fees play a vital role in mitigating tax rate increases. Staff will continue to seek out grant opportunities to enhance our senior programming in our community.

In consideration of the above items we offer the following Options for Council:

Option 1) Maintain Full Rate for rental of Cargill Community Centre as outlined in the 2026 approved Fees and Charges By-Law of \$30.50/ hour for 3 hours per event (approximately \$106.50/ event) plus insurance.

Option 2) Consider the request of the Greenock Seniors Group and approve a reduced rental fee rate of \$35.00 per event (3 hours) plus insurance and further; upon approval of a reduced rate it is acknowledged and approved by Council that full paying rentals and/or special events will take precedence and an alternate time for the Greenock Seniors will be provided by staff as available.

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?
N/A


Reduced user fee rate sets precedent for all rentals and future requests. User fees are only source of revenue at this time for facilities.

Reviewed By:

Trish Serratore, Chief Financial Officer

Respectfully Submitted by:

Lisa Fagan, Recreation Programming Supervisor



Colleen Gillis, Director of Community Services

Reviewed By:

Sonya Watson, Chief Administrative Officer