

Municipality Of Chatham-Kent
Infrastructure and Engineering Services
Parks and Open Spaces/Recreation Facilities
Information Report

To: Mayor and Members of Council
From: Jeff Bray, Manager, Parks and Open Spaces/Recreation Facilities
Date: July 30, 2019
Subject: Clearville Park Divestment

This report is for the information of Council.

Background

In 1980 Clearville Park (the Park) was purchased by the former Township of Orford and opened to the public in 1984. It was assumed by the Municipality of Chatham-Kent at amalgamation in 1998.

The Park is comprised of 74 acres and zoned Tourism Commercial. The site presently has 126 seasonal sites and 30 overnight campsites, 1 cottage, 1 play structure and a store/office building. The seasonal sites are all contracted from May 1st until mid-October. Contracts are typically rolled over with the previous season's contract holder and a new contract is signed. Approximately 64% of the campers are Chatham-Kent residents. There is a waiting list of prospective future campers.

An abutting 6-acre parcel is also owned by the Municipality. (Attachment A: Clearville Park Site Plan) This parcel contains:

- Road right-of-way
- Boat launch
- Public park area
- Play structure
- Picnic shelter
- Operations garage
- Community beach access

Comments

In 2018, the Clearville Park expenses and revenues were:

2018 Expenses and Revenues	
Operating expenses	\$165,607
Transfer to lifecycle reserve	\$55,025
Lifecycle expenses	\$11,351
Revenues	(\$229,445)
Net loss	\$2,538

Although staff have done a good job maintaining the Park and managing associated budgets, it is anticipated that future major capital expenditures will be required to replace aging infrastructure. Shoreline erosion also continues to be a concern.

Administration will bring forward the following recommendation at the September 9, 2019 Council meeting for discussion and voting:

1. Staff proceed with the divestment of Clearville Park and maintain ownership and operations of the abutting six acre parcel.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

The Chief Financial Officer/Treasurer concurs with this recommendation.

This report has been posted at Clearville Park for the viewing of the campers.

Financial Implications

By divesting, there is the potential for one time revenue from the sale of the park along with future cost avoidance for major upgrades. There is no operating budget savings by divesting the park.

Reviewed by:

Reviewed by:

Jeff Bray,
Manager
Parks and Opens Space/Recreation Facilities

Thomas Kelly, P.Eng.,MBA
General Manager
Infrastructure and Engineering Services

Consulted and confirmed the content of the consultation section of the report by:

Mike Turner
Chief Financial Officer,
Finance, Budget & ITS

Attachments: Attachment A - Clearville Park Site Plan

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