

Municipal Campground Expression of Interest Results

Presented To:	Community Services Committee
Meeting Date:	September 20, 2021
Type:	Correspondence for Information Only
Prepared by:	Cindy Dent Leisure Services
Recommended by:	General Manager of Community Development

Report Summary

This report provides information regarding the status of the Municipal Campground Review and the details of the results of the EOI issued. The report confirms that no submissions were received for the Expression of Interest.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

This report supports Council's Strategic Plan in the areas of Quality of Life and Place; Responsive, Fiscally Prudent, Open Governance; and Sustainable Infrastructure as it aligns with the Population Health Priority of Play Opportunities. The report provides background and results of the Municipal Trailer Park Expression of Interest.

Financial Implications

There are no financial implications associated with this report.

Background

The City of Greater Sudbury Core Services Review (January 2020) completed by KPMG provides an analysis of the sub-service area of trailer parks. The report notes the opportunity to undertake a deep dive of the revenue generated vs. the cost of running trailer parks. The report states that, as with the other areas of recreational services, the City should assess whether services should still be provided or if there is an opportunity to monetize or privatize those "nonessential" services. The report states that trailer park services are considered to be delivered above standard due to the number of sites available compared with other municipalities.

On August 10, 2020, at its Community Services meeting of The City of Great Sudbury, Council passed a motion as part of its Core Services Review, that City of Greater Sudbury proceed as suggested in the Core Services Review to perform an in depth review of the revenue generated vs. the cost of operating trailer parks to assess whether the costs of running trailer parks are worth the revenue generated from these services. The Core Services review also indicated that service levels for the corporation's trailer parks were classified as "above standard" because Greater Sudbury is unique in its provision of these services. During this meeting, the

question was also raised as to whether the City of Greater Sudbury should continue to operate trailer parks. Subsequently, Council directed staff to prepare a report that included an analysis of the operating costs and capital requirements, should Council direct that the lands where existing municipal trailer parks are located be converted to regional parkland. The report also provides considerations for a shift from focusing on seasonal campers towards a focus on short-term and overnight campers and includes proposed user fees that consider full cost recovery.

Subsequent to this report, on Monday, January 18, 2021, Council passed a motion to further direct staff to issue an Expression of Interest for potential outsourcing of Centennial, Ella, and Whitewater Lake trailer park operations and report back to Community Services Committee in Q2 of 2021. Further, through the 2021 budget process and the Annual User Fee by-law, Council approved increases to trailer park fees to reflect full cost recovery.

Current Status of Municipal Campgrounds as of July 15, 2021

Centennial Campground - 35 seasonal campers
Ella Lake Campground – 8 seasonal campers
Whitewater Lake Campground – 10 seasonal campers

Seasonal campground reservations are lower than previous years with lower than normal weekly and daily reservations this season as well. A marketing campaign is currently being developed.

Results of EOI

The EOI was released on June 21, 2021 and closed on July 7th, 2021. There were four (4) plan takers but zero submissions received.

The commodities of services providers that received notification of the EOI are as follows:

Consulting Services – Professional Services
Recreation
Leasing/Rental
Landscaping Forestry – Supplies and Services, Property Maintenance
Community & Health Services Programs
Facilities, Redevelopment, Trades, Machinery, Construction, Architectural or Engineering

The existing municipal campground operators were notified, as well as the Tourism Network through CGS Tourism department and the KOA (Kampgrounds of America) online portal.

Summary

Due to the lack of response to the Municipal Campground EOI issued, there is no intention to proceed to a Request for Proposal for provision of these services at this time. Municipal campgrounds will continue to operate through contracted services with existing providers until such time as other options can be determined and investigated.

Resources Cited

City of Greater Sudbury Core Services Review (January 2020) <https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/pdfs/kpmg-finalreport-of-core-service-review/>

Community Services Committee - Members' Motions (August 2020)

<https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=e839be18-1df5-40a2-85d2-316896122d55&Agenda=Agenda&lang=English>

For Information Only - Municipal Trailer Park Review – (January, 2021)

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?documentid=38154>

By-law 2021-60 Miscellaneous User Fees for Certain Services provided by the City of Greater Sudbury

<https://www.greatersudbury.ca/city-hall/by-laws/by-law-pdfs-en/by-law-2021-60/>

Expression of Interest – Operation of Municipal Campgrounds/Trailer Parks

<https://greatersudbury.bidsandtenders.ca/Module/Tenders/en/Tender/Detail/0b71364e-6115-4d7d-9218-6dc784ef6f2b>