

City Staff Report

Original signed by: Deputy City Manager Bolton

Report Date: May 8, 2019
Meeting Date: May 13, 2019 – North Cariboo Joint Planning Committee

To: City Manager
From: Recreation Manager
Subject : WFC & Arena 2 - Youth Arena User's Room Rates

Purpose

To propose an amendment to the current Fees & Charges Bylaw for the meeting room (Observer Room) & multi-purpose room (Dunkley Room) at the West Fraser Centre to make it more cost effective for local youth arena sport organizations including Minor Hockey, Ringette, Lacrosse, Figure Skating, and Roller Derby.

Summary

- The most recent Fees & Charges Bylaw were approved in the Spring of 2017 prior to the opening of our newest West Fraser Centre arena in September 2017. At that time staff proposed costs and potential use of our new building and in particular the Observer Room & Dunkley Room.
- Prior to the new WFC Arena, the Twin Arenas, provided free use of the Banquet Room to arena users; except when alcohol was served.
- The current rates and structure of these two rental spaces have proven to be costly for local youth arena user groups and rentals/usage have not been as high as anticipated.
- Currently we offer the Observer room free of charge for meetings, but ideally we would like to expand it for fitness use as well.
- Bookings of the Dunkley room have been lower than expected although it is anticipated that non-arena use rentals of the space may increase as a result of recent upgrades to the room to improve hosting capabilities.

Recommendation

That the North Cariboo Joint Planning Committee approve the proposed Observer Room & Dunkley Room rental fee structure for arena youth user groups, to accommodate the upcoming 2019 arena season.

NCRP Policy

- If approved, proposed rates to be adjusted in the current 2017-2020 CRD's North Cariboo Recreation and Parks Fees & Charges Bylaw expiring in 2020.

Financial Implications

- There is potential for lost revenue if rental fees stay the same. Maintaining our current fee structure may impact future rental revenue due to cost.
- Reducing the cost may result in an increase in future rentals by our local youth arena users.

Background

Mid 2016 when the previous staff were working on the 2017-2020 Fees & Charges Bylaw, some assumptions had to be made in regards to general use of rooms as well as rental rates associated for rooms for our unbuilt WFC arena. Now in 2019 and having some history in our new building, we have some firm information due to fees associated for the Observer Room & Dunkley Room by arena sport users. We have found the following since opening the WFC arena in regards to these meeting rooms:



- Current youth sport organization rentals of these two rooms is not as high as anticipated
- Arena sport groups have indicated, due to the fees, they can't afford to use these rental spaces & will find alternate options.
- Minor Hockey at one time had their team wrap up banquets outside the change rooms in the WFC hallway.
- Minor Hockey has also stated they will go elsewhere starting this coming 2019 season for AGM meetings and end year banquets.

Generally, the current fee structure is cost prohibiting for arena youth sport organizations to rent these rooms with an hourly regular rate of \$42.00.

I propose the following for the Dunkley Room & Observer Room for arena youth sport organizations which include Minor Hockey, Ringette, Lacrosse, Figure Skating, and Roller Derby:

Observer Room (Previously called the WFC Meeting Room)

Offer this space free of charge for arena youth sport organizations to use for regular meetings and for dryland fitness/stretching space. This space would have to be coordinated through the Recreation Services Clerk and approved by management prior to use.

Dunkley Room (Previously called the WFC Multipurpose Room)

Amend the current rental rates to better accommodate arena youth sport organizations to reflect the FM1 (Facility Maintenance 1) rate of pay which will be \$30.69 hr as of June 7, 2019. As the FM1 rate of pay increases over time, so will the hourly rental rate to maintain cost recovery.

1 hour rentals = 1-hour staff charge

2-5 hour rental = 2-hour staff charge

5+ hr rentals = Regular hourly rates apply for each hour after the first 5 hours

Here is a copy of our current 2018-2019 Hourly Rates Fees & Charges below. As you may note, being youth arena users they do qualify for the discounted rate.

| Hourly Rates | Regular | | Discount | |
|--|---------|----------|----------|----------|
| WFC Meeting Room (672 Sq ft) | | \$ 22.50 | | \$ 18.00 |
| WFC Multipurpose Room (1632 sq feet) | | \$ 52.50 | | \$ 42.00 |
| Daily rates are based on five hours | | | | |

Concurrence

Director of Community Services – City of Quesnel