



## **2023 Business Plan South Cariboo Recreation and Culture (1546)**

*Darron Campbell, Manager of Community Services*

***Working in partnership with communities large and small to offer local, sub-regional, and regional services to ensure that the Cariboo Chilcotin is a socially, economically, and environmentally desirable region.***

---

### **Department/Function Services**

The South Cariboo Recreation function was established through Bylaw No. 4617 in 2010 through the merger of three existing recreation services: Arena (Bylaw No. 3703 - 2001), Curling Rink (Bylaw No. 4616 - 2010, LP No. 29 - 1976) and Programming (Bylaw No. 3952 - 2004). The merger was undertaken to create a common taxation boundary and for administrative efficiency of the three existing services. The establishment bylaw was amended following a referendum in 2013 and adoption of Bylaw No. 4837, which broadened the description of services provided to include arts and culture and increased the maximum requisition by \$300,000.

The Stan Halcro Arena function was originally established in 1972 following a successful referendum of residents within the taxation area. The taxation boundary for the service was expanded in 2001, which also provided for an increased maximum requisition and the borrowing of \$3 million to construct a new 600-seat facility. The debt is scheduled to be fully repaid in 2023. The South Cariboo Recreation Centre (SCRC), which includes a geothermal ice plant and heating system for the arena, curling rink and meeting rooms, was completed in 2003. Major capital improvements to facilitate event hosting have been completed including installation of comfortable seats, high-definition cameras for online streaming, projection screens, wireless connectivity, bleacher heating and a digital advertising sign as well as the purchase of tables and chairs, a dry floor to cover the arena ice, a modular stage and required storage capacity.

The arena and adjacent curling rink are operated by Canlan Ice Sports under a management contract with the Cariboo Regional District, which was renewed for a five-year term in July 2019 and will expire March 31, 2024.

The curling rink function was established following a successful referendum in 1976. The service was created to support the operation and maintenance of a curling rink for residents in 100 Mile House and surrounding areas.

The curling rink facility is currently managed by the 100 Mile and District Curling Club during the ice season and by Canlan Ice Sports during the off-season through agreements with the Cariboo Regional District.

Under these agreements, each party is responsible for the operation and maintenance of the facility during its respective term. The Curling Club operating agreement is for five years expiring in March 2024.

The programming function was originally established in 1973 to provide recreation and leisure activities for residents of the South Cariboo and to support the efforts of community groups in their related pursuits.

Also included in the recreation function is a maintenance agreement with the District of 100 Mile House for Lumberman's Park and Robinson Park, which are multi-use ball fields adjacent to the recreation centre. The agreement with the District includes maintenance of the fields, outdoor washrooms and wooded dog park area. Scheduling use of the ball fields is included in the Recreation Management Agreement with Canlan Ice Sports. The infields were completely rebuilt in 2016 and lights installed on one field to extend the playing time available.

A five-year use and occupancy agreement with the Wranglers junior hockey team was signed in 2022 to provide the club with ice allocations, advertising rights and a dressing room.

Funding contribution agreements are also in place with the District of 100 Mile House for operation of the 100 Mile Soccer Park (2023-2025) and Martin Exeter Hall Theatre and Lodge Complex (2023).

The 108 Beach Program is also part of this function and is provided through an agreement (2022-2024) with the 108 Mile Ranch Community Association.

Portions of Electoral Areas G, H, and L and the District of 100 Mile House participate in this service, which is funded by means of a tax applied to the assessed value of land and improvements within the local service area utilizing hospital district assessment. The maximum requisition is the greater of \$900,000 or \$0.8721/\$1,000.

The Directors for Electoral Areas G, H and L and the District of 100 Mile House are responsible for the governance of this service. This group meets as the South Cariboo Joint Committee in open public meetings each month.

## Business Plan Goals, Rationale & Strategies

### 2023 Goals

- 1. Goal:** Review options for a South Cariboo Recreation and Culture referendum to establish a new service that covers all areas of the south Cariboo.

**Rationale:** Ongoing discussion regarding the taxation area as well as recreation and culture facilities and services provided in the south Cariboo has been occurring for several years. Determining the priorities and strategies for any future service expansion will be necessary to move the discussion forward.

**Strategy:** Review and discussions will take place with the South Cariboo Joint Committee to determine the preferred next steps.
- 2. Goal:** Review the recreation management contract with Canlan Sports.

**Rationale:** The agreement with Canlan to operate the South Cariboo Recreation Centre and provide community activity programs expires in March 2024.

**Strategy:** Staff will review the agreement and bring forward options for costs and service levels for consideration and discussion.
- 3. Goal:** Upgrade the outdoor courts at Centennial Park for pickleball.

**Rationale:** Pickleball continues to be a popular activity and improvements to the outdoor courts would provide more and better space to play.

**Strategy:** The project will be delivered by the District of 100 Mile House with funding provided in the South Cariboo Recreation financial plan. The project is also identified in the 2003 capital plan.
- 4. Goal:** Host a 20-year anniversary celebration for the recreation centre.

**Rationale:** The 'new' arena officially opened 20 years ago in 2003 and it is worthwhile to celebrate the long-term benefits it has provided to the south Cariboo.

**Strategy:** The event will be organized by the facility operator in consultation with elected officials and Regional District staff.
- 5. Goal:** Upgrade the exterior doors and install a low E ceiling at the curling rink.

**Rationale:** The projects will improve the energy efficiency of the curling rink and reduce operational costs while lowering the Regional District's carbon footprint.

**Strategy:** Project will be managed by the facility operator in consultation with Regional District staff. The project is included in the function capital plan with an allocation of Regional District Community Works Funding.
- 6. Goal:** Install a water treatment system for the arena.

**Rationale:** The water treatment will improve drinking water in the arena and reduce the damage to fixtures due to the very hard municipal water supply.

**Strategy:** Project will be managed by the facility operator in consultation with Regional District staff. The project is included in the function capital plan with an allocation of Regional District Community Works Funding.

7. **Goal:** Replace the score clock in the arena.  
**Rationale:** The existing equipment will reach the end of its functional life span and can be upgraded with new designs and technology.  
**Strategy:** Project is included in the function capital plan and will be managed by the facility operator in consultation with Regional District staff. There may be the opportunity for corporate sponsorship or other external funding to support this project.
8. **Goal:** Upgrade the outdoor washrooms with LED lights and low-flow fixtures.  
**Rationale:** The projects will improve the energy efficiency of the washrooms and reduce operational costs while lowering the Regional District's carbon footprint.  
**Strategy:** Project will be managed by the facility operator in consultation with Regional District staff. The project is included in the function capital plan with an allocation of Regional District Community Works Funding.
9. **Goal:** Expand programs for pickleball.  
**Rationale:** As with many communities, the demand for pickleball space has been consistently increasing over the past few years. Utilization of the curling rink in the summer and shoulder seasons may provide more opportunities for players in the south Cariboo.  
**Strategy:** Programs will be developed and delivered by the facility operator.
10. **Goal:** Review the occupancy and operating agreements with the 100 Mile and District Curling Club.  
**Rationale:** The agreements with the club to operate the curling rink during the ice season and occupy the upstairs lounge expire in March 2024.  
**Strategy:** Staff will review the agreements, which will be renewed for another five years if there are no material changes to the current terms and conditions.

## 2024 Goals

1. **Goal:** Upgrade the bleachers at the ball fields.  
**Rationale:** The wooden bleachers have become a maintenance challenge and will be replaced with durable aluminum fixtures.  
**Strategy:** The project will be managed by the facility operator in consultation with Regional District staff. The project is included in the function capital plan.

2. **Goal:** Upgrade the digital entrance sign for the recreation centre.  
**Rationale:** The existing low resolution, monochrome sign will be updated with current technology and provide a better opportunity to market events and activities at the facility.  
**Strategy:** The project will be managed by the facility operator in consultation with Regional District staff. The project is included in the function capital plan.

### **Overall Financial Impact**

The 2023 tax requisition is increased by 2% from the 2022 requisition amounting to \$15,199 for a total requisition of \$776,912. The requisition is also increased by 2% annually from 2024-2027 to account for operating cost increases and to rebuild appropriate capital reserves following completion of the asphalt overlay at the recreation centre in 2022.

The 2022 requisition was increased by 1% from the 2021 requisition.

Deficit targets for the operational costs for the recreation centre, including activity program delivery, are set within the five-year contract with Canlan Sports and equate to \$232,370 in 2019 increasing to \$254,130 in 2024. Through the current contract, Canlan receives a management fee of \$60,500 in 2019 increasing to \$68,903 in 2024 with a possible bonus payment based on meeting operational cost targets. Canlan also retains the revenues from use of the facility to cover direct operating costs such as staffing and utilities. Facility revenues are based on fees and charges established by the Regional District.

The Regional District has five-year Operation and Occupancy agreements (2019-2023) with the 100 Mile and District Curling Club. As part of these agreements, the Regional District will cover the building's utility costs for the ice season allowing the club to focus on building its membership and stabilizing its revenues.

Other annual agreements within the service include \$7,000 for the 108 Ranch Community Association (2022-2024) to maintain the beaches on 108 and Sepa Lakes and \$15,000 for maintenance of the Lumberman's and Robinson Ball Parks (2022) with the District of 100 Mile House.

Annual funding contribution agreements are also in place with the District of 100 Mile House for operation of the 100 Mile Soccer Park at \$61,000 (2023-25) and Martin Exeter Hall Theatre and Lodge Complex at \$60,000 (2023).

The five-year capital plan for the service maintains a consistent annual expenditure, between \$100,000 and \$150,000, depending on necessary purchases. Large purchases are planned, several years in advance, by making contributions to capital reserves.

The service has an outstanding debt of \$76,421 as of December 31, 2022, from borrowing on the arena reconstruction. The debt will be fully repaid in 2023.

The service has projected capital reserve funds of \$160,000 at the end of 2022 taking into account the large transfer from reserves required for the parking lot repaving project. The contributions thereafter to capital reserves, amounting to \$700,000 over the five-year plan, are to rebuild reserves and facilitate major capital projects at the South Cariboo Recreation Centre and surrounding property.

### **Significant Issues & Trends**

Throughout 2021 and the winter season of 2022, the COVID-19 pandemic resulted in significant challenges for operation of the recreation centre and resulted in higher operational costs, event cancellations and lower rental revenue, which in turn had to be balanced with appropriately reducing expenses.

The South Cariboo Recreation Establishment Bylaw was amended in 2013 to include additional recreation and arts and culture facilities, which was accomplished through the adoption of Bylaw 4837. The motivation behind this change is that residents throughout the sub-regional recreation area benefit from a wide variety of services and facilities and as such should contribute towards them. This trend of broad-scope, sub-regional recreation and arts and culture allows elected officials to react to changing requests for service from the public. Creating an equitable and flexible service delivery framework through the South Cariboo Recreation bylaw was an important step to achieving this objective.

There is an interest in the development of additional recreation facilities in the South Cariboo as a means to improve the quality of life for current residents and help attract new ones, including skilled professionals, that seek out communities with these assets. A referendum to create a new recreation service with a larger taxation boundary covering the entire south Cariboo is under consideration to increase the ability to develop new recreation infrastructure.

In a previous attempt, a key business plan goal in 2018 was to conduct public consultation on a proposed expansion of the South Cariboo Recreation Centre to include a turf field, hardcourt gymnasium and walking track. A concept design for the expansion was completed in 2017 that would complement the existing recreation centre and offer a wide variety of activities. A referendum was held in June 2018 to borrow up to \$10 million to complete the recreation centre expansion, which had an estimated cost of \$14.6 million. The referendum failed with 73.5% of voters against the project.

The South Cariboo Swimming Pool study, completed in January 2009, recommended the recreation centre property as the preferred location for an aquatic facility. In order for pool construction and operation to be achieved it would be necessary to hold a referendum to obtain public assent to borrow the funding necessary for the project. In order to gauge public support for the proposal, a statistically valid telephone survey took place in September 2014 with the results demonstrating that residents were divided in their opinions: 46% supported the project, 40% did not and 14% were unsure.

Regular contract ice rentals, such as minor hockey, figure skating and adult hockey are starting later in the season due to lack of interest during the late summer, which may affect facility revenues if the schedule cannot be filled with opportunity rentals.

At the South Cariboo Recreation Centre, significant capital investments were completed over the past several years and continue to improve public use and satisfaction with the facility. Now that the building is well equipped, it is expected that more effort and emphasis will be placed on activity programming and community events to encourage use. This was a key piece of the Recreation Services Management Agreement renewal with Canlan Sports in 2019.

The Cariboo Regional District is a signatory on the Province of BC/UBCM Climate Action Charter and has committed to continuing work towards carbon neutrality in respect of corporate operations.

### **Measuring Previous Years Performance**

**Goal:** Undertake a South Cariboo Recreation and Culture referendum for a new service that includes all areas of the South Cariboo.

- Not completed. It was determined that the timing for a referendum was not appropriate and the discussion will continue with elected officials in 2023.

**Goal:** Repave the parking lot and relocate the light standards.

- Completed.

**Goal:** Install photo-voltaic solar panels at the recreation complex.

- Completed. The solar panel system is expected to produce about 120,000 kWh of electricity annually.

**Goal:** Develop an event-hosting promotional package for the recreation centre.

- Completed. The package will be utilized in 2023 to attract major events.

**Goal:** Host a major conference or event.

- Completed. The facility hosted the Northern Secwepemc te Qelmucw Treaty Society for four days as well as the BC Trappers Association Annual General Meeting.

**Goal:** Review and update the recreation centre fees and charges bylaw.

- Completed. A new three-year fee schedule was established.

**Goal:** Review the occupancy agreement for the agriplex facility.

- Completed. The agreement was renewed at the current terms and conditions for five years.

**Goal:** Review the contribution agreements with the District of 100 Mile House for the soccer fields and Martin Exeter Hall.

- Completed. The agreements were renewed at the current terms and conditions for three years for the soccer fields and one year for Martin Exeter Hall.

**Goal:** Build a wheelchair accessible low mobility trail at the 108 Greenbelt.

- Partially completed. A grant funding application to deliver the project was approved and it is expected the full scope of work will be completed in 2023.