



building communities together

2025 Business Plan South Cariboo Recreation and Culture (1546)

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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 to construct a new 600-seat facility. 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 and handrails, high-definition cameras for online streaming, projection screens, and wireless connectivity, as well as the purchase of tables and chairs and a modular stage, which required extra storage capacity.

The arena and adjacent curling rink are operated by the 100 Mile Development Corporation under a management contract with the Cariboo Regional District, which was executed for a five-year term in April 2024 and will expire March 31, 2029.

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 the 100 Mile Development Corporation 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 2029.

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 the 100 Mile Development Corporation. 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. This agreement expires in March of 2027.

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 (2024-2026).

The 108 Beaches Program is also part of this function and an annual contribution is provided to the 108 Mile Greenbelt Commission for this service.

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

2025 Goals

- 1. Goal:** Proceed with potential construction of an outdoor rink at the South Cariboo Recreation Centre.

Rationale: For several years an outdoor rink for community use was established at a school district property and was very successful. A permanent location with a covered structure would be a valuable recreation asset.

Strategy: The project will require a financing plan and architectural/engineering consultants for construction. It is expected construction funding will be a combination of capital reserves, grants and fundraising. If constructed, operating costs may be added to the recreation management contract with the 100 Mile Development Corporation.
- 2. Goal:** Contribute to pickleball court construction at the 108 Mile Community Hall.

Rationale: Pickleball continues to be a very popular sport in the area and the active and growing South Cariboo Pickleball Association has secured land and design plans for a facility at the 108 Mile hall.

Strategy: The pickleball association will be responsible for construction and ongoing management of the facility. A substantial contribution from the subregional recreation budget will enable matching funding from other external grant sources.
- 3. Goal:** Purchase an electric ice-resurfacer.

Rationale: The existing Zamboni equipment is near its limit as the everyday-use machine and experiencing increased maintenance costs. Taking this opportunity to convert to a fully electric machine will integrate with other energy efficiency and greenhouse gas reduction projects, such as the solar panel installation in 2023.

Strategy: The equipment purchase will be coordinated by the facility operator and done cooperatively with arenas in Williams Lake and Quesnel to leverage purchasing discounts. Community Works Funds are identified in the South Cariboo Recreation capital plan for this project.
- 4. Goal:** Bring forward a new Fees and Charges Bylaw for South Cariboo Recreation.

Rationale: The current three-year bylaw will expire at the end of the ice season in 2025. A new fee schedule for rentals, drop-ins, programs and recreation access passes will be proposed for the following three-year term.

Strategy: A new bylaw will be brought forward by the facility operator and Regional District staff to the South Cariboo Joint Committee in May 2025 for consideration.
- 5. Goal:** Replace the lobby flooring.

Rationale: The existing flooring is reaching the end of its service life and has become an increasing maintenance concern.

Strategy: The project will be managed by the facility operator with input from Regional District staff. Funding is allocated for the flooring in the South Cariboo Recreation capital plan.

- 6. Goal:** Install a top rail cover for the ball field fencing and LED lighting.
Rationale: The ball field fencing has exposed chain link along the top rail and may represent a safety hazard for players reaching over the fence. The aging lighting system was first generation LED ballasts and higher efficiency products that are more reliable are now available.
Strategy: The project will be managed by the facility operator with input from Regional District staff. Funding is allocated for the fencing cover in the South Cariboo Recreation capital plan and Community Works Funds for the LED upgrade.
- 7. Goal:** Install new equipment for dehumidification and air flow in the arena.
Rationale: Updated HVAC equipment may help alleviate discoloration on the wood finish of the arena ceiling and improve energy efficiency through reduced heat transfer.
Strategy: Installation will be coordinated by the facility operator in consultation with equipment specialists and Regional District staff.
- 8. Goal:** Develop a plan for new events, activities and programs to maximize community use of the South Cariboo recreation facilities.
Rationale: New events and activities were identified as a service priority in the recreation management agreement proposal by the 100 Mile Development Corporation and would help generate additional income for the facilities.
Strategy: Plan development will be led by the facility operator in consultation with Regional District staff as appropriate.
- 9. Goal:** Host an outdoor activities trade show at the recreation centre.
Rational: New events and activities were identified as a service priority in the recreation management agreement proposal by the 100 Mile Development Corporation and would help generate additional income for the facilities.
Strategy: Event planning and coordination will be undertaken by the facility operator.
- 10. Goal:** Review the contribution agreement for the Forest Grove Curling Club.
Rationale: The current three-year contribution agreement expired at the end of the 2024 season. The club has resolved its ice-making and volunteer organization issues and plans to have active use, including more participation from local students.
Strategy: Agreement will be reviewed by staff and renewed if there are no changes to existing terms.

2026 Goals

- Goal:** Review the 100 Mile Wranglers Use and Occupancy Agreement.
Rationale: The current five-year agreement with the local junior hockey team expires at the end of March 2026 and will require renewal.
Strategy: 100 Mile Development Corporation and Regional District staff will meet with the team and bring forward a proposed renewal early in 2026.
- Goal:** Replace the puckboard in the arena.
Rationale: The existing 20-year-old puckboard is reaching the end of its service life has become an increasing maintenance concern.
Strategy: The project will be managed by the facility operator with input from Regional District staff. Funding is allocated for the puckboard in the South Cariboo Recreation capital plan.
- Goal:** Replace and upgrade the ice plant cooling tower.
Rationale: The existing cooling tower, which is supplemental to the geothermal ice plant system, was purchased as used equipment to demonstrate effectiveness of the concept. It was proven to be very valuable in maintaining ice in shoulder season temperatures and is due for replacement and upgrade to newer technology.
Strategy: The equipment purchase will be coordinated by the facility operator. Community Works Funds are identified in the South Cariboo Recreation capital plan for this project.

Overall Financial Impact

The 2025 tax requisition is increased by 2% from 2024 amounting to \$18,645 for a total requisition of \$950,940.

The 2024 tax requisition is increased by 20% from the 2023 requisition amounting to \$155,382 for a total requisition of \$932,294. This increase is to support the design and build of several major capital projects, including an outdoor rink and media booth in the recreation centre.

The requisition is also increased by 2% annually from 2026-2029 to account for operating cost increases and to rebuild appropriate capital reserves for future projects.

Deficit targets for the operational costs for the recreation centre, including activity program delivery, are set within the five-year contract with the 100 Mile Development Corporation and equate to \$280,000 in 2024 and stabilizing at \$270,000 in 2026. Through the current contract, the Development Corporation receives an annual management fee of \$70,000. The Development Corporation 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 (2024-2029) 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 \$9,000 for the 108 Greenbelt Commission to maintain the beaches on 108 and Sepa Lakes and \$15,000 for maintenance of the Lumberman's and Robinson Ball Parks (2023-2025) 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 (2023-2025) and Martin Exeter Hall Theatre and Lodge Complex at \$60,000 (2024-2026).

The five-year capital plan for the service maintains a consistent annual expenditure, between \$100,000 and \$200,000, depending on necessary purchases. Large purchases are planned, several years in advance, by making contributions to capital reserves.

The service has no outstanding debt as of December 31, 2023, with the borrowing for the arena reconstruction fully repaid in 2023.

The service has projected capital reserve funds of about \$213,000 at the end of 2024. Contributions to capital reserves amounting to \$1.3 million are included over the five-year financial plan to facilitate major capital projects at the South Cariboo Recreation Centre and surrounding property.

Significant Issues & Trends

After 20 years of operating the South Cariboo Recreation Centre, the agreement with Canlan Sports was allowed to expire in March 2024 and a new management agreement was executed with the 100 Mile Development Corporation.

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. Key projects under consideration include an outdoor, covered skating rink and pickleball courts.

In a previous effort to add recreation opportunities, 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. Due to significant capital and operating costs, an aquatic centre is no longer identified as a potential new facility.

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 with the 100 Mile Development Corporation in 2024.

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.

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: Proceed with a design, cost estimate and potential construction of an outdoor rink at the South Cariboo Recreation Centre.

- The design is planned for completion in November with a presentation to the South Cariboo Joint Committee. Potential construction is carried forward to 2025.

- Goal:** Increase the recreation tax requisition to build capital reserves.
- Completed. Requisition was increased by 20% and \$1.3 million is in the financial plan as contributions to reserves.
- Goal:** Proceed with media booth design and cost estimate for the South Cariboo Recreation Centre.
- Planned for completion in December cooperatively with the outdoor rink design consulting team.
- Goal:** Upgrade the digital entrance sign for the recreation centre.
- Not completed. Project was deferred to 2026 in favour of other priorities.
- Goal:** Upgrade the bleachers and lighting at the ball fields.
- Partially completed. The bleachers were completed; however, complexities with the lighting system design required deferral to 2025.
- Goal:** Investigate a water treatment system and potential hot-water-on-demand for the arena.
- Completed. The equipment required to mitigate the hard water from the District of 100 Mile House system is complex and costly. The project will be deferred until a community-wide solution is concluded.
- Goal:** Investigate options for dehumidification and air flow in the arena.
- Completed and included as a capital project in 2025.
- Goal:** Deliver more community programs in rural schools.
- Completed. Pickleball was once again the most popular activity; however lack of access to school district facilities limited program growth.
- Goal:** Host a community resource fair for seniors and non-profit groups.
- Not completed. Carried forward to 2025.
- Goal:** Increase the contribution towards beach maintenance at 108 Lake to accommodate the new fishing dock.
- Completed.

Other Accomplishments

In an adjustment to the 2024 capital plan, the recreation centre office was renovated and its information technology upgraded to mesh with the development corporation operation.