



# REGIONAL DISTRICT of Fraser-Fort George

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## REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: N/A

FROM: Kenna Jonkman, MCIP, RPP, General Manager of Community and Development Services

DATE: November 8, 2024

SUBJECT: Robson Valley Recreation Centre – Overview of Service Update

SUMMARY: Purpose: For Information  
Attachments: PowerPoint Presentation (to be provided as an Additional Item)  
Previous Reports: None

### RECOMMENDATION(S):

THAT the report and presentation dated November 8, 2024 regarding “Robson Valley Recreation Centre – Overview of Service Update” be received for information.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority

### ISSUE(S):

The Regional District operates two recreation centres in Electoral Area H. One in McBride (Robson Valley Recreation Centre) and the other in Valemount (Canoe Valley Recreation Centre). Each are known as the community ice arena.

At the August 2024 Committee of the Whole meeting, Administration provided a briefing for each of these services. This report and presentation are an update on next steps for the Robson Valley Recreation Centre.

The Board is not being asked to make any decisions. This report and presentation are for information purposes.

### RELEVANT POLICIES:

- Robson Valley Recreation Centre Local Service was established through Supplementary Letters Patent in 1983
  - establishes the Robson Valley Recreation Centre Service for the Regional District

### STRATEGIC ALIGNMENT:

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input checked="" type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input checked="" type="checkbox"/> Awareness and Engagement           | <input checked="" type="checkbox"/> Statutory or Routine Business |  |   |

### SERVICE RELEVANCE:

The Robson Valley Recreation Centre Local Service was established in 1983 to provide a recreation centre local service for the Village of McBride and a portion of Electoral Area H.

**FINANCIAL CONSIDERATION(S):**

The participants of the Robson Valley Recreation Centre Service are portions of Electoral Area H and the Village of McBride.

**OTHER CONSIDERATION(S):**

N/A

**DECISION OPTIONS:**

1. Approve recommendations.
  - The report will be received for information.

**COMMENTS:**

Due to the importance of the arenas in both communities Administration has been working to develop a strategy that will provide a framework for financial and asset management for each service. In August, Administration provided a briefing that included next steps for developing the strategy.

Next steps included:

1. Report back on findings:

- Roof Assessment

The Roof assessment was completed in October of 2024 and indicates that there are some improvements that are required to ensure the longevity of the roofing system. Due to the age and type of structure (fabricated metal building), the Regional District is not able to make any improvements to the roof that would increase weight/ load on the roof supports (e.g. insulation). Improvements that are recommended include roof improvements to the main roof and entrance awnings and repair of the metal wall cladding. Due to minimal requirements for roof improvements, Administration is also seeking to move forward with works associated with the replacement of the exterior doors and windows of the facility.

The Regional District has been planning for roof improvements through its annual budgeting process for the last few years. The Regional District has preliminarily allocated \$280,000 of Community Works funding for this work. An additional \$50,000 could be utilized through the LG CAP funding. These funds should allow for registered professional services, roof improvements, repair of metal wall cladding and replacement of exterior doors and windows. A formal request to source this funding for the project will be forwarded to the Board following engagement and support received by the Community Consultation Committee(CCC).

Once the Board has authorized the use of Community Works funding, Administration will work to secure a contractor through RFP process to complete the works in Spring/ Summer of 2025.

- Asset Management Assessment

A study was undertaken to determine the overall costs associated with maintaining and/or replacing the arena building. The study estimates the 2024 replacement cost of the facility is approximately \$16,150,000. Based on the current condition of the building and forecasted capital expenses, the 20-year funding gap for the Robson Valley Recreation Centre is estimated at \$7.2 million. Generally, the Robson Valley Recreation Centre budgets for yearly operations and has had to utilize reserve funding to offset any deficiencies. This study recommends that the Regional District implements a budget that includes asset management funding on an on-going basis. Administration will now utilize this study, in consultation with the CCC, to present the Board with recommendations on how to introduce an asset management strategy for the service into the 2026 budget onward. To achieve this, it is likely the strategy will include evaluating things like: major capital investments on a need-to-do basis, requisition, user fees, level of service, borrowing and grant funding (if available).

## 2. Engage Community Consultation Committee (CCC)

Administration has met with the CCC to provide an overview of the service and to discuss long term budget and asset management needs. The CCC was active in supporting and directing the public engagement process that took place in early October. The CCC supported the survey development, promoted it throughout the community and attended the open house to gain feedback.

Administration has scheduled a meeting with the CCC to provide information on the following: report back on roof assessment and asset management assessment, engagement findings from the open house and survey and 2025 + budget and asset management planning.

## 3. Engage Residents

### Open House

The Regional District, with support from the CCC, held a public open house on October 2 at the Robson Valley Recreation Centre. Approximately 100 persons attended this open house. At this open house, Regional District Administration presented information related to historic service establishment, recent and future investments required/ proposed, operating budget, requisition and 5-year financial planning, facility assessments completed and in progress, and next steps.

### Survey

The Regional District launched a public survey the day of the open house. The survey was open from October 2<sup>nd</sup> to October 16<sup>th</sup>. Surveys were available online and in paper copy. Approximately 280 surveys were submitted to the Regional District. The survey asked the public to provide feedback on the importance of the service to the community, usage of the facility, how to best fund the service, requisition, level of service, user fees, and ideas for new programming.

Administration will provide an overview of the response to survey through presentation.

## 4. 2025+ Budget Preparation and Asset Management Plan

With the above being complete, the Regional District is in a better position to work with the CCC and the Board to develop a financial strategy that takes into consideration the desired level of service and ensuring longevity of the infrastructure, both core to the overall service.

Respectfully submitted,

*Kenna Jonkman*

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General Manager of Community and Development Services

KJ