



THE CORPORATION OF THE VILLAGE OF ASHCROFT
SPECIAL COUNCIL MEETING AGENDA
TO BE HELD IN THE COUNCIL CHAMBERS
OF THE VILLAGE OFFICE AT 9:00 AM ON WEDNESDAY, OCTOBER 2, 2019

1. **CALL TO ORDER**

 2. **ADOPTION OF THE AGENDA**

 3. **NEW BUSINESS**
 - 3.1. Curling Rink – Facility Repairs and Use for 2019/20

 4. **QUESTION PERIOD**

 5. **TERMINATION**
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MEMO TO: Mayor Roden & Council

MEMO FROM: Anne Yanciw, Chief Administrative Officer

DATE: September 17, 2019

SUBJECT: CURLING CLUB FACILITY REPAIRS AND MAINTENANCE

Background

Ice plants in arenas and curling facilities have come under increased scrutiny in recent years from Worksafe BC and Technical Safety BC. The Ashcroft facilities were assessed by Technical Safety BC in early 2019 and conditions for ensuring the safety of the facilities were established. Worksafe BC inspected the Drylands Arena in April and detailed the requirements for continued operation, but was unable to perform a complete assessment of the curling facility as it was not in operation at that time.

The requirements under Worksafe and Technical Safety BC for the Drylands Arena were completed. The report below discusses the curling facility.

Discussion

Three assessments were performed on the curling facility to various levels of detail: Technical Safety BC, a Building Condition Assessment, and Worksafe BC.

Technical Safety BC

To meet the requirements of Technical Safety BC, the Village of Ashcroft paid \$2,153 for a Chiller Fit Test which was completed in June, 2019. The information was insufficient to establish the safety of the pressure vessel and an internal inspection is required as the vessel is over 10 years old. This assessment is estimated to cost \$15,000.

The age of the pressure vessel indicates that a replacement may be a requirement of an assessment. The estimated cost of replacement is \$65,000 - \$80,000. The first consideration is whether it is more prudent to ensure that the vessel requires a replacement by conducting an assessment, or to replace the vessel and save the cost of the assessment.

Building Condition Assessment

The Village has also commissioned a Building Condition Assessment (BCA) report which was completed in September, 2019 at a cost of \$10,605, which was covered by the Asset Management Grant. The executive summary at the beginning of the BCA condenses the detailed report content. The immediate repair costs are estimated at \$1,000 while the costs over the next 20 years, adjusted for inflation, are estimated at \$795,513.

The BCA was not sufficiently comprehensive to determine whether cracking that they noted indicated structural concerns and whether staining that they observed indicated water infiltration concerns. It also did not compare the safety lighting and compressor room access against safety codes to determine compliance. As a result, further assessment is recommended.

Worksafe BC

As many of Worksafe BCs requirements relate to processes, they were unable to complete a full assessment in April, 2019. The report that they were able to produce identifies a number of potentially non-compliant areas which may result in conditions in order to meet Worksafe BC requirements. The report specifically mentions an asbestos inventory as important.

It is unclear at this time whether certified staff will be required for operation of the plant. If certified staff will be required, whether Village or contract, concerns over ventilation, alarms, egress and more will need to be addressed as well.

The Village maintains a reserve account for the curling facility. This account currently contains \$55,000 - \$56,000.

The Curling Club has indicated their membership is approximately 40 people. Curling is particularly accessed by seniors as a recreation opportunity. In addition to regular use, the facility is used for tournaments and is rented by instructors for fitness classes and by private parties. The Curling Club has met with Village staff and voiced their desire to see the facility remain open and operational.

Options and Recommendation

Council is presented with the following options:

1. Commission a more detailed assessment of the ice plant pressure vessel as required by Technical Safety BC. This would provide assurance on whether the pressure vessel requires replacement or not.
2. Authorize the replacement of the pressure vessel and the repairs of the "immediate repairs" identified in the BCA. This would require identification of an additional funding source. It would bring the vessel back into compliance and allow the process of ice-making to begin. Worksafe BC would then be able to complete their assessment which may result in further requirements.
3. Authorize a referendum of the community to provide surety that citizens support taxation funds for the maintenance, repair and replacement of this facility. This could include borrowing money for required repairs if Council desires. This ensures that maintaining a relatively expensive facility for a relatively modest portion of the population (2-3%) is supported by the citizens.

Administration recommends that Council approve one of the options presented.

Respectfully submitted,

Anne Yanciw,
Chief Administrative Officer