



Regional District of Central Kootenay
CASTLEGAR AND DISTRICT RECREATION COMMISSION
Open Meeting Agenda

Date: Monday, May 25, 2026

Time: 4:00 pm

Directors will have the opportunity to participate in the meeting electronically. Proceedings are open to the public.

Pages

1. ZOOM REMOTE MEETING INFO

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Meeting Time:

4:00 p.m. PDT

Join by Video:

<https://rdck-bc-ca.zoom.us/j/95743816940?pwd=LHoBT3OXNb055aFYazewDPN8ywsKPD.1>

Join by Phone:

1 833 958 1164 Canada Toll-free

*6 to unmute or mute

*9 to raise or lower your hand

Meeting ID: 957 4381 6940

Meeting Password: 480871

In-Person Location: Castlegar & District Community Complex - 2101 6th Avenue - Columbia Room

2. CALL TO ORDER

Chair Bogle called the meeting to order at [Time] p.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF AGENDA

RECOMMENDATION:

The agenda for the May 25, 2026 Castlegar and District Recreation Commission meeting be adopted as circulated.

5. RECEIPT OF MINUTES

3 - 7

The May 05, 2026 Castlegar and District Recreation Commission minutes, have been received.

6. DELEGATE

There are no Delegates scheduled for this Commission meeting.

7. STAFF REPORTS

7.1 Castlegar & District Arena and Walking Track Project Financial Update

8 - 12

The Commission Report dated May 25, 2026 from Yev Malloff, General Manager, Finance, IT & Procurement

re: Castlegar & District Arena and Walking Track Project Financial Update, has been received.

8. PUBLIC TIME

The Chair will call for questions from the public and members of the media at _____ p.m.

9. NEXT MEETING

The next Castlegar and District Recreation Commission meeting is scheduled for June 2, 2026 at 4:00 p.m.

10. ADJOURNMENT

RECOMMENDATION:

The Castlegar and District Recreation Commission meeting be adjourned at [Time].



REGIONAL DISTRICT OF CENTRAL KOOTENAY

**CASTLEGAR & DISTRICT RECREATION COMMISSION
OPEN MEETING MINUTES**

**4:00 p.m.
May 5, 2026**

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

COMMISSION MEMBERS

Commissioner Member A. Davidoff	Director Area I
Commissioner Member M. McFaddin	City of Castlegar
Commissioner Member B. Bogle	City of Castlegar
Commissioner Member H. Hanegraaf	Director Area J
Commissioner Member S. Heaton-Sherstobitoff	City of Castlegar

STAFF

Trisha Davison	General Manager of Community Services
Yev Mallov	General Manager of Finance
Craig Stanley	Regional Manager of Operations and Asset Management
Cary Gaynor	Regional Parks and Trails Manager
Tia Wayling	Regional Programming Manager
Alana Jenkins	Meeting Coordinator

5 out of 5 voting Commission members were present – quorum was met.

1. CALL TO ORDER

Chair Bogle called the meeting to order at 4:02 p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the May 5, 2026 Castlegar & District Recreation Commission meeting, be adopted as circulated.

Carried

4. RECEIPT OF MINUTES

The March 3, 2026, Castlegar & District Recreation Commission meeting minutes, have been received.

5. DELEGATE

5.1 Kootenay Rockies Disc Golf Society

Patrick Audet & Myles Verigin from Kootenay Rockies Disc Golf Society will present a slide deck with three (3) different options for Disc Golf at Pass Creek Park Regional Park to the Commission.

Patrick Audet and Myles Verigin advised that work on developing the course began in 2024. They provided an overview of the project budget and proposed funding plan, and responded to questions from the Commission regarding contingency funding options. The Commission offered suggestions and discussed potential funding opportunities. The three proposed course layout options were reviewed and the Commission discussed the advantages and disadvantages of each, including considerations related to preserving existing trails, the extent of brush clearing required, and potential safety and parking concerns for other park users.

5.2 Shannon MacKinnon – Area I Tarry's

Shannon MacKinnon, from Area I - Tarry's will present a presentation pertaining to the lack of Play Structures in the RDCK to the Commission.

Shannon Mackinnon provided an overview of the data presented and outlined the need for an additional play structure in Area I. The Commission provided historical context regarding past community considerations of playground development and expressed support for the concept, while also noting potential challenges related to insurance and ongoing maintenance responsibilities. Commissioners shared examples of fundraising approaches used by other communities for similar projects and advised they would be willing to help connect the presenter with local community groups and provide assistance where possible.

6. STAFF REPORTS

6.1 Castlegar & District Programming Quarterly Update

The Commission Report dated May 5, 2026 from Tia Wayling, Regional Programming Manager, re: Castlegar & District Community Complex Programming Quarterly Update, has been received.

Tia Wayling, Regional Programming Manager, provided an overview of programming budgets, and participation rates for recreation, arena, fitness, and aquatics use including user fees and facility rentals. The Commission asked about the availability of ice-time and were advised it is available but limited due to the popularity of existing programs.

6.2 Pass Creek Fall Fair Event

The Commission Report dated May 5, 2026 from Trisha Davison, General Manager of Community Services, re: Pass Creek Fall Fair Event, has been received.

Trisha Davison, General Manager of Community Services spoke to the difference between this

recommendation those from previous years and provided some background on the operating changes that led to the updates.

MOVED and seconded,
AND Resolved:

RECOMMENDATION:

That the Board approve the Pass Creek Fall Fair to proceed in 2026 at Pass Creek Regional Park.

AND FURTHER,

That the Board approve the RDCK entering into an Event Site License Agreement with the Pass Creek Exhibition Society for the Pass Creek Fall Fair for the period of the (10) days, September 18, 2026 - September 27, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

Carried

6.3 Castlegar & District Arena & Walking Track Project Timeline Update

The Commission Report dated May 5, 2026 from Trisha Davison, General Manager of Community Services, re: Castlegar & District Arena & Walking Track Project Timeline Update, has been received.

Trisha Davison, General Manager of Community Services, provided an updated project timeline, outlined the reasons for any delays, and reviewed the draft 10-year financial plan and guiding principles used in its development. Yev Mallov, General Manager of Finance, reviewed borrowing requirements and procurement-related challenges.

The Commission expressed ongoing frustration regarding project delays and discussed the need for improved processes, greater collaboration, and consideration of parallel actions to help move the project forward. Staff advised that an October referendum was not considered feasible due to project timing, procurement, and legal review requirements, noting that the July timeframe remains critical to determining next steps. Staff committed to providing regular project updates and reporting to the Commission.

7. NEW BUSINESS

7.1 Brilliant Suspension Bridge Pedestrian Number Limits

Commissioner Davidoff to discuss Brilliant Suspension Bridge Pedestrian Number Limits with the Commission.

Commissioner Davidoff raised concerns regarding a May 16 community event expected to attract up to 1,000 participants to the suspension bridge area. Concerns were noted regarding bridge capacity and public safety, and the Commission requested clarification regarding the bridge load limit.

Craig Stanley, Regional Manager of Operations and Asset Management, and Cary Gaynor, Regional Parks and Trails Manager, advised they have been in contact with the event organizers and will provide a response to Commissioner Davidoff within the next few days.

8. CORRESPONDENCE

8.1 Castlegar Arena – Broadcast Booth

Craig Stanley, Regional Manager of Operations & Asset Management to provide a verbal discussion re: Castlegar Arena - Broadcast Booth.

Craig Stanley, Regional Manager of Operations & Asset Management, advised that the Castlegar Rebels hockey team has requested permission to construct a broadcast booth and secure storage space for audio-visual equipment at the Castlegar Arena. The Rebels have provided a design concept and are seeking direction from the Commission on how to proceed.

Staff advised that a long-term agreement with the Rebels is still under development and recommendations will be brought forward once the league's long-term viability has been confirmed. It was noted that the Rebels would be responsible for all project costs and that the space would remain accessible to other arena users, with only a secure area designated for team equipment.

9. PUBLIC TIME

The Chair called for questions from the public and members of the media at 6:13 p.m.

A resident of Castlegar asked questions regarding the value capture guidelines introduced at the March meeting, including their purpose and development. Staff advised the guidelines were developed to help address the funding gap between the project budget and anticipated asset costs, including consideration of wood integration requirements and other innovative funding opportunities.

Questions were also raised regarding the total project cost, integration with the existing building, and estimated taxation impacts. Staff confirmed the project has a taxation cap of \$15 million, that integration with the existing facility is included within the project scope, and that the estimated annual taxation impact is approximately \$150–\$160 per household.

Concerns were expressed regarding the proposed naming rights guidelines and the pace of the process. The Commission clarified that the policy does not establish a precedent and would only provide a potential funding option for consideration.

10. NEXT MEETING

The next Castlegar & District Recreation Commission meeting is scheduled for June 2, 2026, at 4:00p.m.

11. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Castlegar & District Recreation Commission meeting be adjourned at 6:24 p.m.

Carried

Digitally Approved

B. Bogle, Chair

RECOMMENDATION(S) TO THE BOARD OF DIRECTORS

1. *That the Board approve the Pass Creek Fall Fair to proceed in 2026 at Pass Creek Regional Park.*

AND FURTHER,

That the Board approve the RDCK entering into an Event Site License Agreement with the Pass Creek Exhibition Society for the Pass Creek Fall Fair for the period of the (10) days, September 18, 2026 - September 27, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

THE FOLLOWING ITEMS ARE PROVIDED FOR CONVENIENCE ONLY AND WILL BE CONSIDERED AT ITS APPROPRIATE MEETING AS STATED.

Future Castlegar & District Recreation Commission Meetings

- 1.



Commission Report

May 25, 2026

Castlegar & District Arena and Walking Track Project Financial Update

Author: Yev Malloff, General Manager, Finance, IT & Procurement
File Reference: 2026-05-25
Electoral Area/Municipality: City of Castlegar, Area I & Area J
Services Impacted: To Be Established

1.0 STAFF RECOMMENDATION

That the Board approve an additional \$2,509,000 of funding from Taxation be included in the Draft Financial Plan for the Castlegar and District Arena and Walking Track Project as outlined in the Castlegar & District Recreation Commission Report dated May 25, 2026.

2.0 BACKGROUND/HISTORY

Staff have identified a total funding requirement of \$2,789,000 for the Castlegar and District Arena and Walking Track Project (the "Project") that is the responsibility of the RDCK and falls outside the design-build proponent's contract scope. Of this amount, \$280,000 relates to the approved 2026 procurement and Owner's Statement of Requirements (OSR) development costs. The \$280,000 in 2026 costs were expected to be recovered through taxation in the new service if the Project proceeds. The remaining \$2,509,000 was not included in the draft Financial Plan presented with the May 5, 2026 Commission report. Detailed amounts are below:

Capital Expenditures - RDCK	
City of Castlegar Building Permit (on \$18M)	144,000
FF&E (Furniture, Fixtures & Equipment)	100,000
Watermain & Hydrant Relocation	300,000
New 600v Electrical Service	175,000
Geotech & Environmental Testing	90,000
Traffic Flow Study	25,000
Asbestos Remediation	50,000
Quality Control Testing & Inspections	125,000
Commissioning Agent	150,000
Owner's Contingency (10% of construction)	1,350,000
Subtotal	2,509,000
2026 Procurement (including OSR)	280,000
Total	2,789,000

3.0 PROBLEM OR OPPORTUNITY DESCRIPTION

The proposed \$15,000,000 borrowing amount is already constrained for the design-build component. Deducting the \$2,509,000 of RDCK-retained construction costs would leave approximately \$12,491,000 for the design-build proponent, increasing the risk that qualified firms cannot submit a compliant proposal.

The opportunity is to fund the \$2,509,000 from taxation during the first three years of the new Arena and Walking Track service (if approved through voter assent), while principal repayment on the \$15,000,000 borrowing is deferred through phased draws and MFABC temporary borrowing. The May 22, 2026 Draft Financial Plan projects annual taxation on the average residential property at approximately \$168 during the first three years, within the \$150 to \$199 range identified through previous public engagement for recreation services.

3.1 Alignment to Board Strategic Plan

Supports Organizational Excellence and meeting resident service needs through planned infrastructure investment.

3.2 Legislative Considerations

Local Government Act requirements for service establishment, loan authorization and elector assent; applicable Community Charter financial planning and borrowing provisions.

3.3 What Are the Risks

The main risk is that no qualified firm is able or willing to submit a compliant proposal at the \$15,000,000 design-build amount; that risk increases if the available design-build budget is reduced to approximately \$12,491,000.

4.0 PROPOSED SOLUTION

Staff recommend using taxation to fund the \$2,509,000 of additionally identified RDCK-retained construction costs. This approach preserves the full \$15,000,000 design-build budget and provides a greater likelihood of receiving a compliant proposal than funding these costs from the borrowing proceeds.

4.1 Financial Considerations of the Proposed Solution

The attached Draft Financial Plan outlines the flow of funds for the Project and the new service (if approved through voter assent), using taxation to fund the \$2,509,000 of identified RDCK-retained construction costs. \$1,350,000 is an owner's contingency; if not required, it would be used to reduce future requisitions or otherwise returned to the service in accordance with Committee and Board direction.

Temporary borrowing through MFABC postpones principal repayment until 2030, leaving room in the early years of the Financial Plan for taxation to fund the additional RDCK-retained costs.

4.2 Risks with the Proposed Solution

The risk is that residents may not support taxation on the average residential property of approximately \$168 annually during the construction period, even though this remains within the \$150 to \$199 range identified through the public engagement process.

4.3 Resource Allocation and Workplan Impact

The funding approach would not have a material impact on workplans beyond the Project work already under way.

4.4 Public Benefit and Stakeholder Engagement of Proposed Solution

The public benefit is a new recreation facility that responds to needs identified through previous community engagement. If a successful proponent is selected, further public engagement will be required so residents understand the Project scope, financial implications and approval process before the public assent vote.

4.5 Leveraging Technology

N/A

4.6 Measuring Success

Success will be measured by selection of a qualified proponent and acceptable design, approval through the public assent process, and successful construction of the facility within the approved scope and budget.

5.0 ALTERNATIVE SOLUTION(S)

Fund the \$2,509,000 of RDCK-retained construction costs from the \$15,000,000 borrowing proceeds.

5.1 Financial Considerations of the Alternative Solution(s)

This would leave approximately \$12,491,000 available for the design-build firm, reducing the likelihood of receiving a compliant proposal.

5.2 Risks with the Alternative Solution(s)

No design-build firm submits a compliant proposal to complete the Project within the reduced design-build budget.

5.3 Resource Allocation and Workplan Impact

N/A

5.4 Public Benefit and Stakeholder Engagement of Alternative Solution(s)

Lower probability of a successful Project proceeding to a public assent vote and construction.

5.5 Measuring Success

Successful construction of a new facility within the reduced design-build budget.

6.0 OPTIONS CONSIDERED BUT NOT PRESENTED

Increase the borrowing proceeds to \$17,509,000. This option is not presented because it would alter the previously communicated borrowing and taxation assumptions and would require reconsideration of the assent strategy.

7.0 OPTIONS SUMMARY

Option 1:

Recommendation:

That the Board approve an additional \$2,509,000 of funding from Taxation be included in the Draft Financial Plan for the Castlegar and District Arena and Walking Track Project as outlined in the Castlegar & District Recreation Commission Report dated May 25, 2026.

Option 2:

Recommendation:

That the additional \$2,509,000 of RDCK-retained funding requirements for the Castlegar and District Arena and Walking Track Project be funded from the \$15,000,000 borrowing amount already identified for the Project.

8.0 RECOMMENDATION

That the Board approve an additional \$2,509,000 of funding from Taxation be included in the Draft Financial Plan for the Castlegar and District Arena and Walking Track Project as outlined in the Castlegar & District Recreation Commission Report dated May 25, 2026.

Respectfully submitted,

Yev Malloff

Yev Malloff, General Manager, Finance, IT & Procurement

CONCURRENCE

CAO – Stuart Horn – Digitally Approved

Regional Manager Operations & Asset Management – Craig Stanley – Digitally Approved

ATTACHMENTS:

Attachment A – Draft Financial Plan – May 22, 2026

**Attachment A - Castlegar & District Arena and Walking Track
Draft Financial Plan - May 22, 2026**

Income	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Totals
Requisitions (Taxation)		1,394,238	1,389,150	1,388,784	1,303,074	1,290,547	1,292,570	1,294,644	1,299,269	1,301,447	1,303,680	13,257,403
Grants												-
Proceeds From Borrowing		8,585,000	5,960,000	455,000	-	-	-	-	-	-	-	15,000,000
Investment Income & Interest					2,288	4,633	7,036	9,500	9,525	12,113	14,766	59,859
Transfer from Reserves		-	-	-	-	-	-	-	100,000	-	-	100,000
Transfer from Community Works												-
Prior Year Surplus/(Deficit)		(280,000)										(280,000)
	-	9,699,238	7,349,150	1,843,784	1,305,361	1,295,180	1,299,606	1,304,143	1,408,794	1,313,560	1,318,446	28,137,262
Expenses												
Contracted Services					10,000	10,250	10,506	10,769	11,038	11,314	11,597	75,474
Debt/Financing Interest		150,238	404,775	525,000	731,744	731,744	731,744	731,744	731,744	731,744	731,744	6,202,221
Debt/Financing Principal					386,382	386,382	386,382	386,382	386,382	386,382	386,382	2,704,674
Contribution to Reserve					91,506	93,794	96,139	98,542	101,006	103,531	106,119	690,638
Transfer to Other Service					14,500							14,500
Transfer to General Admin Fee		20,000	20,500	21,013	21,538	22,076	22,628	23,194	23,774	24,368	24,977	224,068
Transfer to Community Services		35,000	35,875	36,772	37,691	38,633	39,599	40,589	41,604	42,644	43,710	392,118
Transfer to Project Management		50,000	50,000	25,000								125,000
Transfer to Asset Management			3,000	6,000	12,000	12,300	12,608	12,923	13,246	13,577	13,916	99,569
Capital Expenditures - RDCK - Asset Management					-	-	-	-	100,000	-	-	100,000
Capital Expenditures - RDCK - Construction	280,000	1,444,000	835,000	230,000								2,789,000
Capital Expenditures - Design/Build		8,000,000	6,000,000	1,000,000								15,000,000
	280,000	9,699,238	7,349,150	1,843,784	1,305,361	1,295,180	1,299,606	1,304,143	1,408,794	1,313,560	1,318,446	28,417,262
Surplus/(Deficit)	(280,000)	-	-	-	-	-	-	-	-	-	-	(280,000)
Capital Expenditures - RDCK - Construction												
2026 Procurement (including OSR)	280,000											280,000
City of Castlegar Building Permit (on \$18M)		144,000										144,000
FF&E (Furniture, Fixtures & Equipment)				100,000								100,000
Watermain & Hydrant Relocation		300,000										300,000
New 600v Electrical Service		175,000										175,000
Geotech & Environmental Testing		90,000										90,000
Traffic Flow Study		25,000										25,000
Asbestos Remediation			50,000									50,000
Quality Control Testing & Inspections			125,000									125,000
Commissioning Agent		60,000	60,000	30,000								150,000
Owner's Contingency (10% of construction)		650,000	600,000	100,000								1,350,000
	280,000	1,444,000	835,000	230,000								2,789,000
Capital Expenditures - Design/Build												2,509,000
Design		1,500,000										1,500,000
Build		6,500,000	6,000,000	1,000,000								13,500,000
	-	8,000,000	6,000,000	1,000,000								15,000,000
Taxation Data												
Residential Assessment Value - Area J - \$000		1,142,680	1,171,247	1,200,528	1,230,541	1,261,305	1,292,838	1,325,158	1,358,287	1,392,245	1,427,051	
Residential Assessment Value - Castlegar - \$000		3,176,954	3,256,378	3,337,787	3,421,232	3,506,763	3,594,432	3,684,293	3,776,400	3,870,810	3,967,580	
Residential Assessment Value - Total - \$000		4,319,634	4,427,625	4,538,315	4,651,773	4,768,068	4,887,269	5,009,451	5,134,687	5,263,055	5,394,631	
Taxation \$/000		0.323	0.314	0.306	0.280	0.271	0.264	0.258	0.253	0.247	0.242	
Average Residential Property Value - \$		520,200	533,205	546,535	560,199	574,203	588,559	603,273	618,354	633,813	649,659	
Annual Taxation on Average Residential Property - \$		168	167	167	157	155	156	156	156	157	157	