



REQUEST FOR DECISION

To: Mayor & Members of Council

Title: Deputy Corporate Officer – Lease and Operating Agreements – SASCU Recreation Centre, Rogers Rink Twin Sheet Arena Complex and Little Mountain Sports Complex Field House

Date: April 28, 2025

Motion for Consideration:

THAT: the Mayor and Corporate Officer be authorized to execute the Lease and Operating Agreements with the Shuswap Recreation Society for the Recreation Centre Facility, Twin Sheet Arena Complex and the Little Mountain Complex Field House, each for five (5) year terms commencing April 1, 2025, subject to *Community Charter* advertising requirements.

Background:

The Shuswap Recreation Society (SRS) has been successfully managing and operating the Recreation Centre Facility, the Twin Sheet Arena Complex and the Little Mountain Complex Field House on behalf of the City of Salmon for many years in a professional and cost-effective manner. In 2018, the City purchased the Memorial Arena Sports Complex and added that facility to the others operated by SRS. In September of 2024, the City announced that the Memorial Arena Complex would be demolished as the useful life of the building had passed.

Neither the SRS Board nor City staff have brought forward any changes to the terms and conditions of the Lease and Operating Agreements from the previous Agreements.

Key features of the Agreements remain as follows:

- the Chief Administrative Officer (CAO) monitors and provides advice, approvals and suggestions for the management and operation of the facilities;
- continuation of the CAO acting as Recording Secretary on the Society's Board;
- the SRS shall annually submit, for review and approval by the City, the proposed operating and capital budgets and the resulting operating deficit (which shall be underwritten by the City); the City may make amendments at its sole discretion;
- the City reserves the final right of approval with respect to the determination of user fees and rates for all facilities;
- special event user rates and fees shall be evaluated and established by the SRS after careful consideration of the costs associated with holding the special event, however, the City may veto such rates and fees as it deems appropriate;
- the SRS will facilitate the provision of food, beverage and alcohol services at the Twin Sheet Arena Complex by offering, subleasing or licensing space to third parties;

- the SRS shall obtain the approval of the City prior to entering into any sublease Agreements; and
- the SRS shall be responsible for regular maintenance and repair of the facilities, while all major capital expenditures and major structural repairs shall be the responsibility of the City and are subject to approval prior to commencement.

Staff are satisfied that these Agreements reflect the continued commitment of both parties to provide exceptional recreation services to the community and recommend that Council authorize the signature of the Agreements.

Legislative authority / plans / reports:

	Official Community Plan	X	Master Plan (Parks & Recreation)
X	Community Charter		Other
	Bylaw/Policy		Corporate Strategic Plan
	Zoning Bylaw		2025-2029 Financial Plan
			Long Term Financial Plan

Financial Considerations:

Alternatives & Implications:

N/A.

Communication:

Pursuant to *Community Charter* requirements, the intent to enter into the Lease and Operating Agreements will be advertised in two editions of the Salmon Arm Observer.

Prepared by: Deputy Corporate Officer
Reviewed by: Corporate Officer
Approved by: Chief Administrative Officer

Attachments:

- none