



**MINUTES OF SPECIAL GENERAL MEETING
WEDNESDAY June 23, 2021
ZOOM HOSTED BY DON GRANT
5540 HOLLYBRIDGE WAY, RICHMOND, BC, V7C 4N3**

CALL TO ORDER: 7:13 pm by President Nick Hsu

VERIFICATION OF QUORUM: 54 members, 8 guests and 1 staff present, more than 10% of 271 total membership confirmed by Membership Chair Gloria Trimble and Secretary Louise Young.

WELCOME AND INTRODUCTION: The President welcomed everyone, introduced the members of the Board of Directors and thanked the staff members for their service. The history of what has been happening concerning the sport of curling in Richmond over the past 18 months was reviewed including the background covering the impacts of curling on the pandemic, the ammonia leak in December 2020 and the decision to approach the City of Richmond for assistance. The Club luckily is in a positive cash position thanks to government grants and the generous donations from curlers, but not in a good enough financial position to cover the expenditures required to cover the necessary work need to make the ice plant operational and safe for curling. The Board recognized that the current operating model was not going to meet the needs of curling in the near or long-term future and a Liaison Group of Past-Presidents was established to approach the City of Richmond and discuss the possibility of a new operating model. The City was willing to invest in curling and the plan originally was to do basic repairs that would allow for the 2021-22 curling season to commence and work on a longer-term replacement strategy. However, in April when the Eddy Test failed Technical Safety BC advised that the ice plant needed to be fully replaced. The discussions with the City have culminated with the development of a request for an asset transfer of the building to the City of Richmond with an interim operating agreement for up to 12 years (2 - 6-year terms) for the City to invest in a new ice plant and a long-term agreement will be negotiated to ensure that curling remains in Richmond.

The President introduced the Manager of Aquatics and Arena Services, John Woolgar who presented an overview outlining why a partnership with the City would be beneficial to both the City and the Richmond Curling Club. That curling would fit well with the City's COR Strategies for Recreation and Sport, Community Wellness, and the Senior Service Plan. Benefits would be a safe, clean and modern facility, marketing advantages and leverage that would help grow the sport. The City of Richmond has a long history of similar collaborative partnerships with a variety of other sport and recreational partners including the Community Associations that operate the community centers, Gateway Theatre, Lawn Bowling, Tennis Club, Gymnastics, Rod & Gun Club, and Arenas Association.

NEXT STEPS:

1. The ownership of the building has to be transferred to the City of Richmond
2. The Interim Agreement needs to be put in place
3. The ice plant replacement work to be done
4. Long-term service agreement finalized



QUESTIONS, ANSWERS & COMMENTS:

Equipment ownership: City will own anything attached to the building; the Club will own anything not attached.

Senior men's maintenance crew: The senior men will continue to do the maintenance work they have been doing until such time as the ownership of the building is completed.

Minutes of this meeting: Draft minutes will be available upon request of any member by end of this week.

Why cost so high? The type of new ice plant that the City has chosen to go with uses less ammonia and is more expensive to install but will require less staff to operate. Original quote was only for the chiller replacement, but the City is planning to replace the entire plant.

Why such a short term for the agreement: Is a longer agreement than what other recreational facilities have with the City. This is in recognition that the relationship between the City and the Club up until now has been different from those of other recreational facilities.

What guarantee is there that the City won't decide to sell the property and there is no curling facility in Richmond at the end of the term? The City wouldn't be putting the number of dollars into the plant replacement and building upgrading and then sell off the asset. They want to see curling thrive and grow but doesn't want to operate the curling programs and has a long positive history with other community recreational facilities. It was noted that the experience that the Club has had with the City has always been positive. The original lease with the City for the land was for 30 years and it was renewed by the City during rapid redevelopment in the immediate area which has proven them to be trustworthy, so there is no reason to think they will not support curling in the future.

Has the Club engaged a lawyer for legal representation? Yes.

Off curling season use of the facility: This will be sorted out during the long-term agreement discussions. Interim Agreement: only change will be the ownership of the building and there will be a schedule attached with the details will be worked out between the partners as part of the long-term agreement.

Will the City consider putting solar panels on the roof when the roof is re-done? The City does consider green initiatives in their facility planning but it is the responsibility of a Facilities Team and beyond the scope of the City staff at this meeting. However, they would certainly put forward any such requests to the appropriate people when the roof is re-done.

Thanks were expressed to the Board and City for working on behalf of the Club and bringing all this together.

There was recognition that the sooner things got signed off on the sooner the work could get underway and curling start again.



Who will be running the curling programs and service? The Club will be responsible for the ice technicians and ice makers, but the City will manage the ice plant, HVAC, security and other building systems.

If there is loss of curlers if season is late starting: Curl BC has found that clubs that have had to close for renovations or replacement reasons or have had to delay opening have actually found that by providing newer facilities and diverse programming they have found a renewed interest by curlers and curling has grown.

Partnership with the City on marketing will be a very positive advantage to help grow curling.

A lot of capital and maintenance costs will be removed from the Club's budget.

Has consideration been made to extending the season to the end of May if the it doesn't start until January: It's a possibility, but no curling season planning has happened at this point.

Would City work stoppages impact on what happens at the facility if it is owned by the City: Possibly, but there haven't been any work stoppages for well over 15 years.

Special Resolution: There was discussion regarding the special resolution as things with the City of Richmond had moved along much faster than anticipated so it was agreed to amend the resolution to states and it was agreed to amend Moved by Lorraine Warn and seconded by Don Grant:

Whereas Technical Safety British Columbia and Work Safe British Columbia have over the past 3 years instituted more stringent regulations greatly increasing expenses and draining fiscal resources of the Richmond Winter Club; and

Whereas the Richmond Winter Club had to end the curling season early and close the facility in the spring of 2020 and again close after reopening in the fall of 2020 due to Covid-19 and the Public Health orders issued by the British Columbia Public Health Officer that are not expected to be lifted in time to allow for normal use of the facility has severely impacting on revenues and finances of the Richmond Winter Club; and

Whereas the Ice plant failed a spring 2021 Eddy Test and Technical Safety British Columbia has notified the Board of Directors that they will not provide a permit to install ice for curling until the ice plant equipment is replaced: and

Whereas the City of Richmond is the owner of the land on which the Richmond Curling Centre facility has been built; and

Whereas the Richmond Winter Club owns the Curling Centre Building, equipment, and contents but does not have the fiscal resources to undertake the ice plant replacement or necessary and on-going building maintenance; and

Whereas the City of Richmond wants curling programs and services to continue to be offered to the public at the Richmond Curling Centre; and



Whereas the Board of Directors has initiated discussion with the City of Richmond regarding the development of a new operating arrangement to define a new relationship and resolve the plant replacement and building maintenance issues; and

Whereas The City of Richmond is willing to take responsibility to undertake the current and ongoing repairs and maintenance to the building provided that the ownership of the building is transferred to the City of Richmond; and

Whereas it is the responsibility of the Membership of the Richmond Winter Club to give authority to the Board of Directors to undertake negotiations with the City of Richmond;

Be it therefore resolved that the Membership give permission to the Board of Directors to enter into a new operating arrangement with the City of Richmond in exchange for termination of the existing land lease agreement, transfer of the building title to the City of Richmond in exchange for the City of Richmond in order for the sport of curling to continue to be offered by the Richmond Winter Club.

Moved by Lorraine Warn and seconded by Don Grant to approve the Special Resolution as amended.

Carried all in favor except for one abstention

CLOSING: Don Grant thanked Richmond City Council and staff who had been fabulous to work, plus Lorraine Warn and Don Dixon for long hours and hard work on behalf of the Richmond Winter Club to get us here. He also thanked the membership and guests for attending and providing valued input into the process. This will open up opportunities.

John Woolgar said he was looking forward to working with the Curling Club, but reminded everyone that what was discussed is to be kept in the strictest confidence until all agreed to by City Council and the paper work is completed and signed. .

MOTION TO ADJOURN: 8:46 PM Moved by Maggie Keatley