



Town of Pincher Creek

REQUEST FOR DECISION

Regular Council

April 28, 2025

PRESENTED BY:

SUBJECT: Multi-Purpose Facility – Expression of Interest

PURPOSE:

To dispose of the Community Fitness Pincher Creek delegation from April 14, 2025 and determine which organization will be granted a new lease for the Multi-Purpose Activity Space (Plan 9111546, Block 5, Lot 1).

RECOMMENDATION:

1. That Council for the Town of Pincher Creek dispose of the Community Fitness Pincher Creek delegation from April 14, 2025 and accept their presentation as information.
2. That Council for the Town of Pincher Creek direct administration to renovate the Multi-Purpose Facility – Activity Space using funds from both Multi-Purpose Facility maintenance and repairs (71 02 2250) and Pool Infrastructure reserve (71 02 004760) up to a maximum of \$40,000.
3. That Council for the Town of Pincher Creek enter into a three-year lease for the renovated Multi-Purpose Facility – Activity space from June 1, 2025 to May 31, 2028 with Community Fitness Pincher Creek Society at \$1,000 per month.

ALTERNATIVES:

A) That Council for the Town of Pincher Creek direct Administration to lease the renovated Multi-Purpose Activity Space to the Pincher Creek and District Municipal Library.

BACKGROUND/HISTORY:

Town Administration posted a Request for an Expression of Interest (EOI) to gauge interest in the opportunity to operate the Multi-Purpose Facility Activity space (Plan 9111546, Block 5, Lot 1). The EOI closed on March 31, 2025.

The following motions specific to this item are:

January 13, 2025 Motion 25-016

Moved By OLIVER

The Council for the Town of Pincher Creek agrees to accept the lease termination request from 1261511 Alberta Ltd operation as Consistent Fitness Pincher Creek and direct administration to research other potential options for the future operating of the premises known as Plan 9111546, Block 5, Lot 1. CARRIED

January 27, 2025 Motion 25-026

Moved by OLIVER

That Council for the Town of Pincer Creek direct administration to seek out expressions of interest from the community for use and or leasing of the activity space in the Multi-Purpose Facility for Councils' consideration;

And further direct administration to request that the expressions of interest provide the following:

- A short business plan explaining the proposed use of the space.*
- How the proposed use would be of benefit to the community.*
- How much the proponent proposes to pay for leasing the space.*
- And, how the need of the Recreation Department will be accommodated (As determined by the Rec Department). CARRIED*

February 10, 2025 Motion 25-050

Moved by OLIVER

That Council for the Town of Pincher Creek direct administration to respond to the lease holder of Consistent Fitness regarding extending the lease as necessary to facilitate the response to the expression of interest. CARRIED

Two organizations, Community Fitness Pincher Creek Society and Pincher Creek and District Municipal Library submitted expressions of interest. Please see attachments.

Specific to the EOI, Administration stated that the expression needed to include shared space options between the Town and the organization. The Culture and Recreation department wishes to revert some of the space back to a pool viewing area, and take control of the office space for internal staff purposes. The pool viewing area is approximately 660 sq.ft. and the office space is 138 sq.ft. The space assigned to the new lease would be approximately 1,500 sq ft.

As expressed in the EOI from Community Fitness Pincher Creek, they are concerned that if the pool viewing is without a solid barrier area it will be inadequate to stop pool spectators from going into the open gym area. Administration agrees, and proposes to construct a 10' wall running parallel to the pool viewing windows and reconfigure the entrance to the viewing area to clearly define where pool patrons are permitted. This structure would define the space and stop spectators from moving into the open area.

Furthermore, moving pool spectators off the pool deck would bring the pool into compliance with regulations and best-practices from Lifesaving Society AB/NWT, Alberta

Heath Pool Standards, National Fire Code (2023), and local Public Health. Please see Appendix 1 for list of pool deck standards and mandates.

Specific to the office space, Administration will relocate both the Head Lifeguard, Facilities Coordinator, and temporary staff (Summer Games Coordinator/Campground Host) into this office space.

Specifically;

- The Head Lifeguard is responsible for scheduling staff, school bookings, sponsored swims, and other administrative duties. This person is currently working from a temporary workstation in an open area, or waiting to use the Aquatics Coordinator computer.
- The Facilities Coordinator is responsible for filing all facility maintenance reports, inquiries and community requests. This person is in a shared workstation.
- Seasonal staff use a desk that doubles as a storage area in the off-season.

Regardless of which organization leases the activity space, Administration is requesting the pool viewing area and the office space to come under control of Administration.

CONSIDERATIONS:

The Pincher Creek Pool Aquatics Coordinator compiled the issues with regards to the current on-deck spectator area.

Refer to **Appendix A** for an expanded explanation of health and safety standards as mandated by Alberta Health Pool Standards, Lifesaving Society AB/NWT, National Fire Code, and communication with the Public Health Inspector.

Financial considerations include;

Loss of Revenue: The current rent for the space is \$1,500 a month, utilities included. Community Fitness Pincher Creek intends to pay \$1,000/month and the Pincher Creek and District Library intends to pay \$0.

Renovation Costs: Construction costs specific to a wall and new entrance will come from the Multi-Purpose Facility maintenance and repairs (71 02 2250) and Pool Infrastructure reserve (71 02 004760) to a maximum of \$40,000. These renovations will happen during pool shutdown from Sept 03-15th, 2025.

ATTACHMENTS:

1. Appendix A: Pool Deck Regulations
2. Pincher Creek and District Municipal Library_EOI_2025
3. Community Fitness Pincher Creek_EOI_2025