



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**SOUTH SLOCAN COMMISSION OF MANAGEMENT  
OPEN MEETING AGENDA**

**7:00 p.m.  
February 22, 2024**

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).

**Join by Video:**

<https://nelsonho.webex.com/nelsonho/j.php?MTID=m0c3d6c2f6cb700f1da441064e4059494>

**Join by Phone:**

1-604-449-3026 Canada Toll (Vancouver)

**Meeting Number (access code):** 2772 101 7591

**Meeting Password:** QPzKmpFy768 (77956739 from phones)

**In-Person Location:** Crescent Valley Community Hall  
1385 BC – 6, Crescent Valley, B.C.

**COMMISSION/COMMITTEE MEMBERS**

Director Popoff	Area H
Commissioner McGovern	Area H/South Slokan
Commissioner Niminiken	Area H/South Slokan
Commissioner Wood	Area H/South Slokan
Commissioner Loxam	Area H/South Slokan
Commissioner Euerby	Area H/South Slokan
Commissioner Lawrence	Area H/South Slokan
Commissioner Throop	Area H/South Slokan

**STAFF**

Joe Chirico	General Manager of Community Services
Jenna Chapman	Meeting Coordinator
Sarah Fuhr	Communications and Community Engagement Lead

**1. CALL TO ORDER**

[RDCK Board Chair (if present) or RDCK Corporate Officer or RDCK Staff or RDCK Director] called the meeting to order at [Time] p.m.

**2. ELECTION OF CHAIR**

**CALL FOR NOMINATIONS (3 Times)**

[Director/Member] [Last Name] nominated [Director/Member] [Last Name].

[Director/Member] [Last Name] nominated [Director/Member] [Last Name].

[Director/Member] [Last Name] nominated [Director/Member] [Last Name].

**OPPORTUNITY FOR CANDIDATES TO ADDRESS THE [COMMISSION/COMMITTEE]**

Two minutes per address.

**VOTE BY SECRET BALLOT**

[RDCK Board Chair (if present) or RDCK Corporate Officer or RDCK Staff or RDCK Director] distribute the ballots

**DECLARATION OF ELECTED OR ACCLAIMED CHAIR**

[RDCK Board Chair (if present) or RDCK Corporate Officer or RDCK Staff or RDCK Director] ratifies the appointed [Director/Member] [Last Name] as Chair of the South Slokan Commission of Management 2024.

**DESTROY BALLOTS**

**Moved** and Seconded,  
And Resolved

That the ballots used in the election of the South Slokan Commission of Management be destroyed.

**Carried/Defeated/Referred**

**1. CALL TO ORDER**

Chair [Name] called the meeting to order at [Time] 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 February 22, 2024 South Slokan Commission of Management meeting, be adopted as circulated.

**Carried/Defeated/Referred**

**4. RECEIPT OF MINUTES**

The August 29, 2023 South Slokan Commission of Management minutes, have been received.

**5. DELEGATE**

**5.1** There are no Delegates scheduled for this Commission Meeting.

**6. STAFF REPORTS**

**6.1 Old School House Project Review**

The Presentation dated February 21, 2024 from Joe Chirico, General Manager of Community Services re: The Old School House Project Review, has been received.

**7. NEW BUSINESS**

**7.1 Re-Appointments of Commission Members**

The Board re-appointed the following individual(s) to the South Slokan Commission of Management for a term to end December 31, 2024.

I. McGovern	Area H/South Slokan
G. Niminiken	Area H/South Slokan
P. Wood	Area H/South Slokan
K. Loxam	Area H/South Slokan
B. Euerby	Area H/South Slokan
C. Lawrence	Area H/South Slokan
S. Throop	Area H/South Slokan

**MOVED** and seconded,  
AND Resolved and Recommended to the Board:

That the Board appoint the following individual(s) as Alternates to the South Slokan Commission of Management for a term to end December 31, 2024.

[Name of Commission member] [Area]

**Carried/Defeated/Referred**

**8. PUBLIC TIME**

The Chair will call for questions from the public at \_\_\_\_\_ p.m.

**9. NEXT MEETING**

The next South Slokan Commission of Management meeting is scheduled for [Date], [Year] at [Time].

**10. ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The South Slokan Commission of Management meeting be adjourned at [Time]. p.m.

**Carried/Defeated/Referred**



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**SOUTH SLOCAN COMMISSION OF MANAGEMENT  
OPEN MEETING MINUTES**

**7:00 p.m.**

**Tuesday, August 29, 2023**

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).

**Held by remote meeting until further notice.**

**Join by Meeting Link:**

<https://nelsonho.webex.com/nelsonho/j.php?MTID=m33587c8e271434faff6340eac20cf31>

**Join by Phone:** 1-833-512-2295 Canada Toll Free Or +1-604-449-3026 Canada Toll (Vancouver)

**Meeting Number (access code):** 2771 390 4084

**Meeting Password:** 5xuQuJRma27

**COMMISSION/COMMITTEE MEMBERS**

Director Popoff	Area H
Commissioner McGovern	Area H/South Slocan
Commissioner Niminiken	Area H/South Slocan
Commissioner Wood	Area H/South Slocan
Commissioner Loxam	Area H/South Slocan
Commissioner Euerby	Area H/South Slocan
Commissioner Lawremce	Area H/South Slocan
Commissioner Throop	Area H/South Slocan

**DELEGATION**

Brent Petrick	Smokey Woodlot Management Ltd.
Troy Petrick	Smokey Woodlot Management Ltd.

**OTHERS**

George Mentz  
Heather Smith  
Mandy Chutskoff

**STAFF**

Joe Chirico, General Manager of Community Services  
Pearl Anderson, Community Meeting Coordinator

**8 out of 8 voting Commission/Committee members were present – quorum was met.**

**1. CALL TO ORDER**

Chair Niminiken called the meeting to order at 7:15 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:

That the Agenda for the August 29, 2023 South Slokan Commission of Management meeting be adopted with the following addition:

Item #6 – Public Time (in addition to Item #8 – Public Time) thereby having 2 Public Times;

and, the remaining agenda items renumbered accordingly.

**Carried**

**4. RECEIPT OF MINUTES**

The February 9, 2023 South Slokan Commission of Management minutes have been received.

**5. DELEGATION**

**5.1 Operations in the Woodlot – Current Planning and Forest Health Concerns**

The power point presentation by Brent Petrick, Woodlot License Manager/Owner, regarding operations in the woodlot, current planning and forest health concerns has been received.

Brent Petrick and Troy Petrick, Smokey Woodlot Management Ltd., left the meeting at 7:59 p.m.

**6. Public Time**

Chair Niminiken called for questions from the public at 8:01 p.m.

**7. NEW BUSINESS**

**7.1 Street Light Yeatman Road**

Chair Niminiken reported that the streetlight on Yeatman Road is not working. Chair Niminiken will email the location of the non-working streetlights to Joe Chirico, General Manager of Community Services. Mr. Chirico will forward the information to the appropriate RDCK employees.

**8. STAFF REPORTS**

**8.1 Old School House Demolition Update**

The verbal update presented by Joe Chirico, General Manager of Community Services, regarding the Old School House Demolition as well as the information presented regarding property ownership, water system and land has been received.

**9. PUBLIC TIME**

Chair Niminiken called for questions from the public at 8:37 p.m.

**10. NEXT MEETING**

The next South Slokan Commission of Management meeting is scheduled for Tuesday, November 21, 2023, at 7:00 p.m.

**11. ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

That the South Slokan Commission of Management meeting be adjourned at 8:48 p.m.

**Carried**

**Digitally Approved,**

Commissioner Niminiken, Chair  
September 5, 2023



# Old School House

Where we are at?

**Presented by:** Joe Chirico

**Date:** February 21, 2024

**rdck.ca**



## Outline/Meeting Agenda

- 1 Brief History
- 2 Demolition
- 3 Potential Options
- 4 Funding Available
- 5 Next Steps





# Brief History

- 2013 – Hazardous Material Testing
- 2014 – Expanded Hazardous Material and other identified Hazards review
- 2020 – South Slocan School/Community Assessment
  - \$380,000-\$400,000 of renovations required plus hazardous material remediation.



Discussion	Pros	Cons
<b>Replace (If Warranted)</b>	<ul style="list-style-type: none"> <li>The property provides social and historical value.</li> <li>Rebuilding would provide space to run a private daycare facility.</li> </ul>	<ul style="list-style-type: none"> <li>The site (value, location) would need to be considered as a location for a new facility.</li> <li>The facility does not currently accommodate multiple activities or users</li> <li>A new facility would not recover operating costs sufficiently.</li> <li>The service cannot support increases to taxation to support the operation, maintenance and lifecycle budgeting of a new facility.</li> <li>The community (service) cannot afford the financial risk of owning a new facility.</li> </ul>
<b>Repurpose Property (For other use)</b>	<ul style="list-style-type: none"> <li>Repurposing costs are significantly less than developing a new facility</li> <li>The service could fund the process and costs of demolition from reserves.</li> <li>The property is critical for the South Slokan Water Treatment Plant and could sustain low impact/cost community use</li> </ul>	<ul style="list-style-type: none"> <li>Future use will need to consider property constraints i.e topography, limited development areas, and restricted driveway access.</li> </ul>



# Brief History

Criteria for decision making:

- Limit the financial risk to the community – The community has not collected taxes to support the operation and maintenance of buildings on the property. Operational cost and necessary maintenance have been funded primarily through volunteer work and limited rental fees from spaces in the building. Although there is a modest reserve fund of \$73,000 the community does not have the ability to raise the funds necessary for building renewal. The community does not support increases to taxation to support a sustainable service capable of operating, maintaining and reinvesting in building infrastructure.
- The property is important to protect for community use, primarily as the location of the RDCK's South Slokan Water Treatment Plant.



# Brief History

November 4, 2020 South Slokan Commission of Management Regular Meeting

**Moved** and seconded,  
AND Resolved that it be recommended to the Board:

That the Board direct staff to plan and budget for the demolition of the Old School House, AND FURTHER; That the costs be included in the 2021 Financial Plan for Service No. S214 Recreation Facility - Area H (South Slokan).

Carried





# Brief History

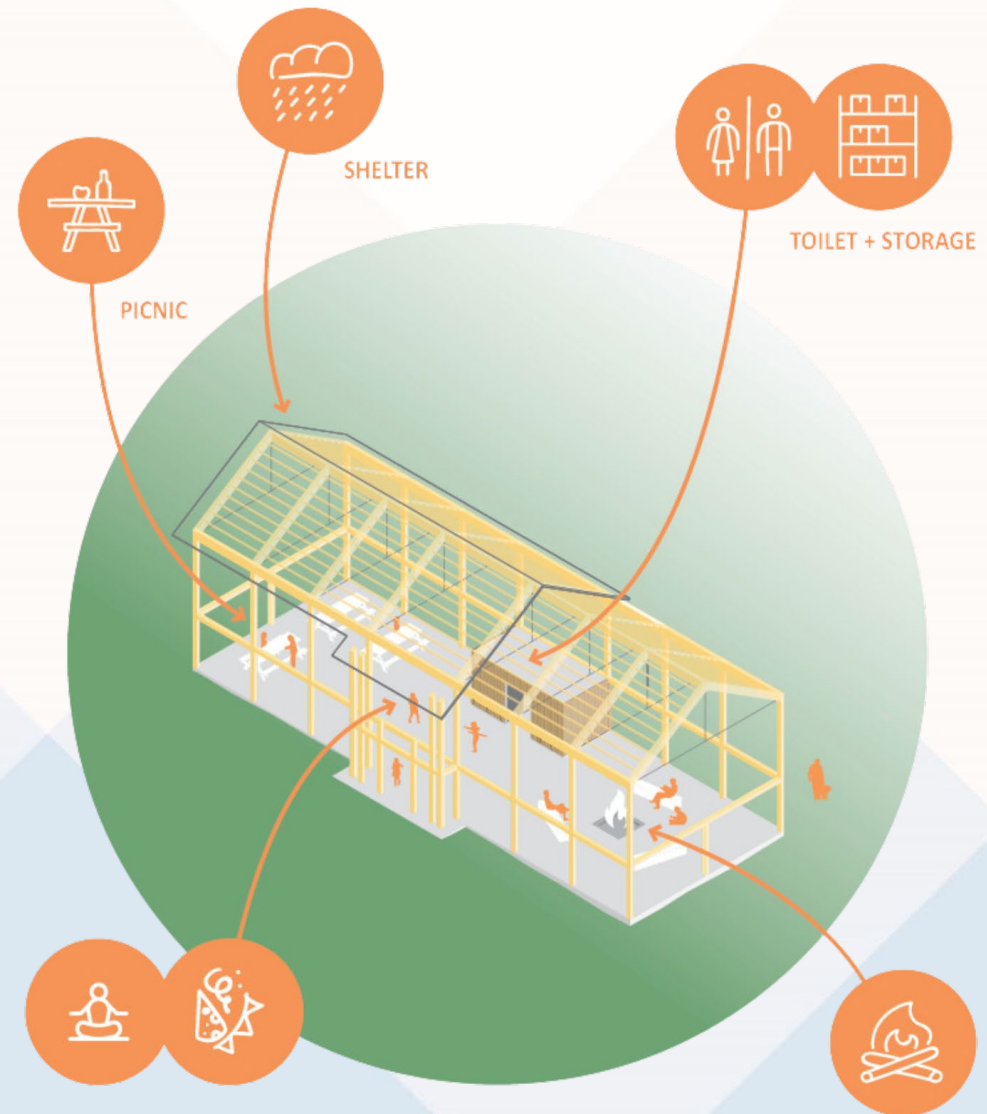
- 2022 – Area H Community Works Funds Approved - \$150,000
  - Community Works can not be used for demolition
- Discussions with Columbia Basin Trust – no funding for demolition
- 2023 – British Columbia Growing Communities Grant
  - The RDCK Board prioritizes \$150,000 of funding for the demolition of the Old School House
- 2023 December – Demolition completed
  - Cost - \$123,545



# Option 1

## Programming Opportunities

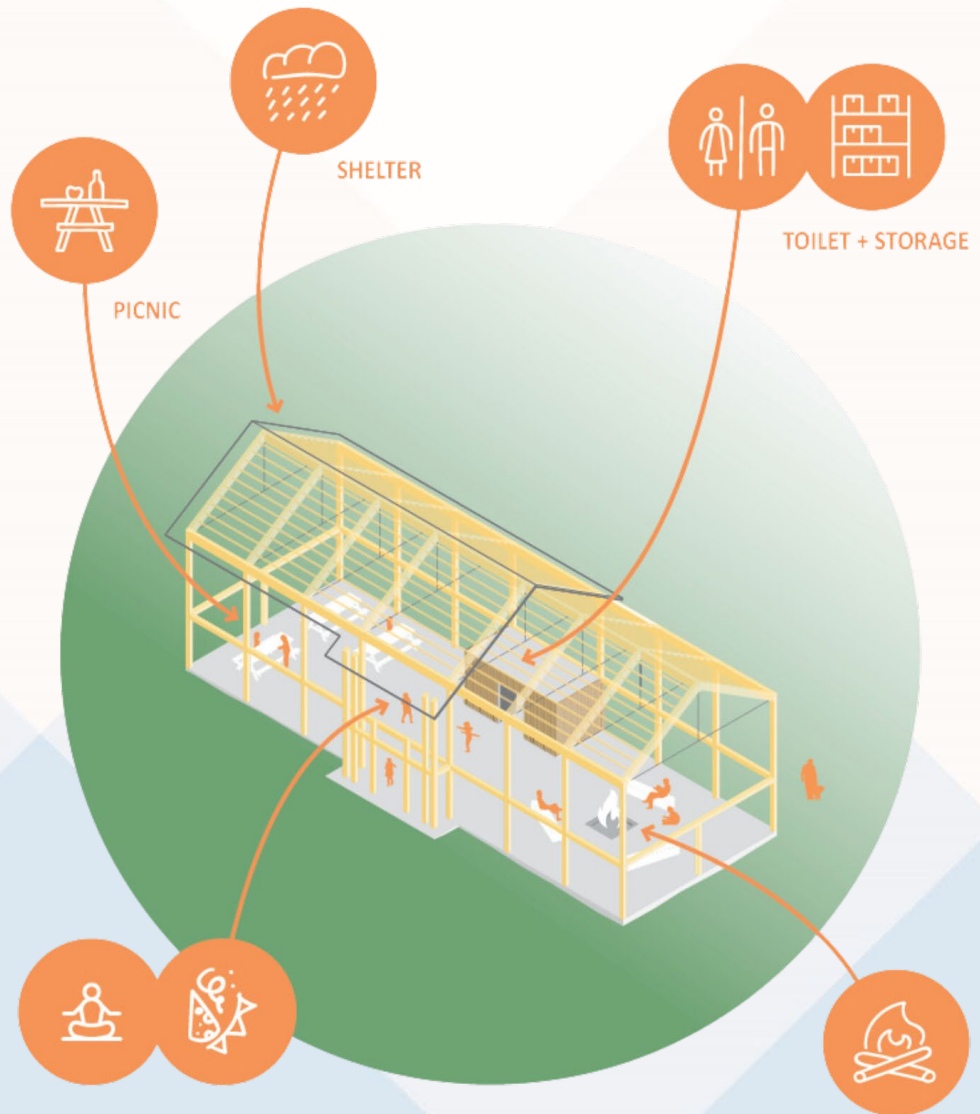
- Mainly open floor plan, allows for flexible programming uses, such as exercise classes and holding events.
- A simple in-ground fireplace at one end has the potential to be left covered at times and open at others
- The roof is pulled back at this end to allow the smoke to rise and to provide both covered/uncovered outdoor space.



# Option 1

## Community Opportunities

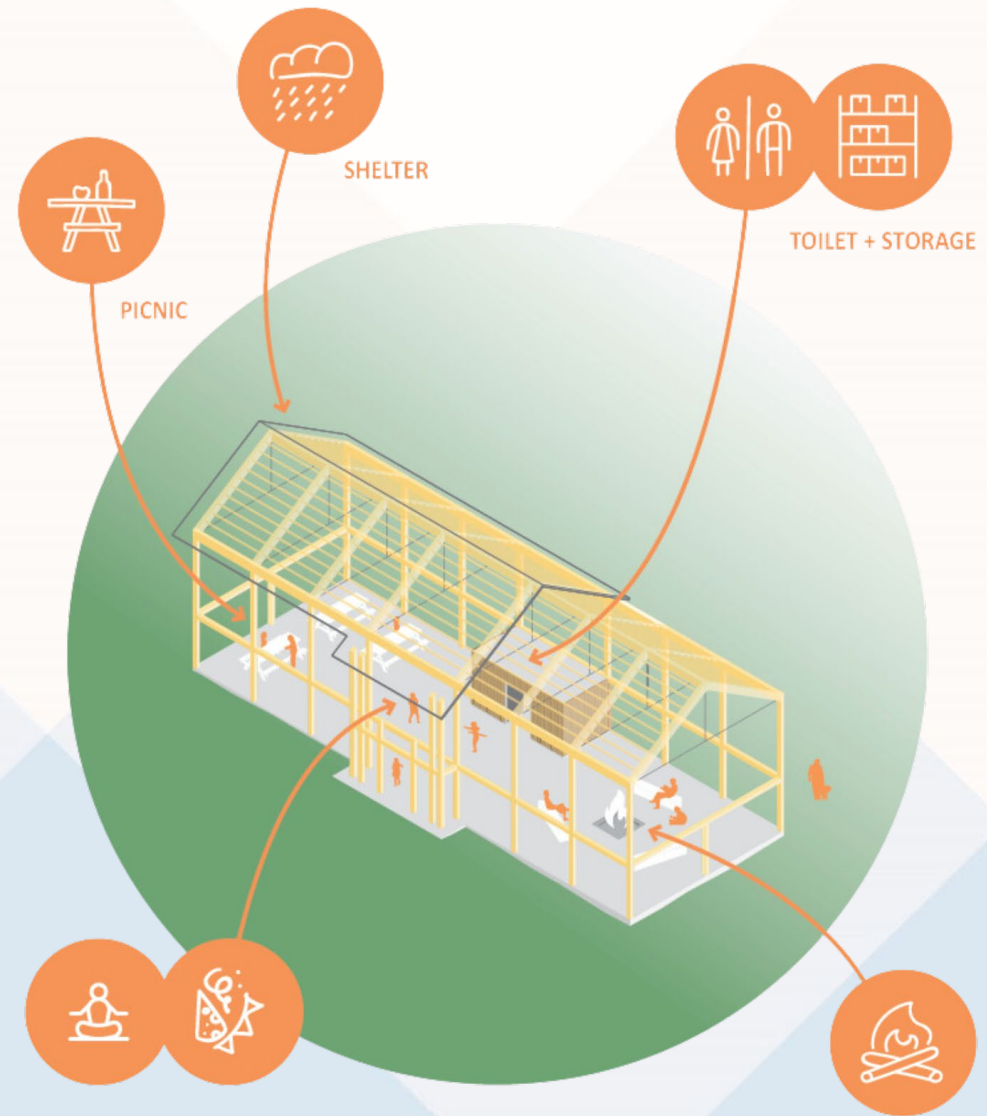
- The design of the space is meant to encourage people to gather
- A picnic area for families to enjoy the views and the nearby playground, or benches for sitting by the in-ground fireplace and chatting on a fall night.
- The size of the open space holds potential for larger events too, maybe a birthday party or even a wedding reception.



# Option 1

## Design Features

- The primary structure is the shell of the existing South Slokan Schoolhouse, and just a small enclosed area is proposed in this design option.
- This structure houses a universal washroom, as well as some storage space.
- The simple enclosed area and reduced roof assembly helps to minimize costs while creating potential in the large open space.

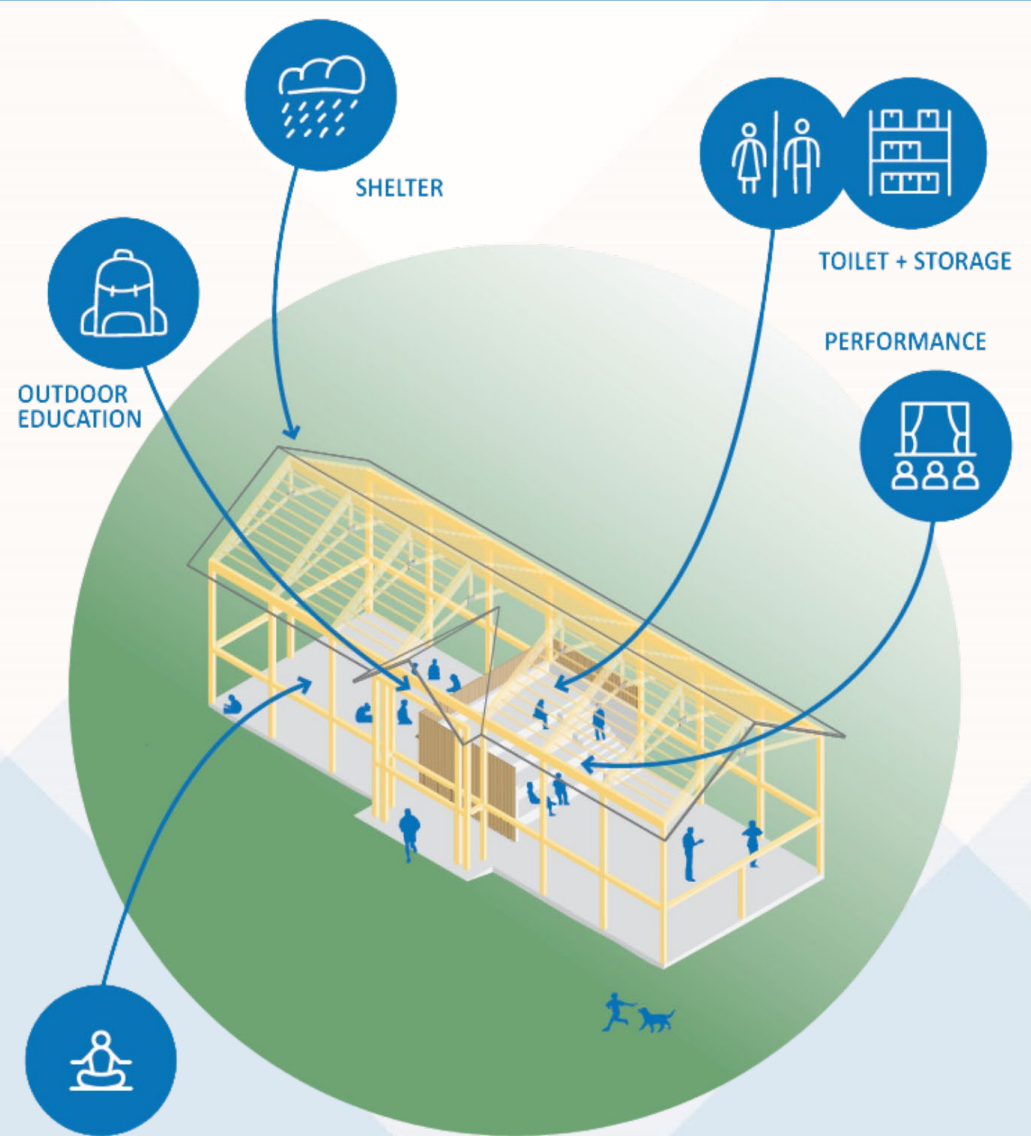




# Option 2

## Programming Opportunities

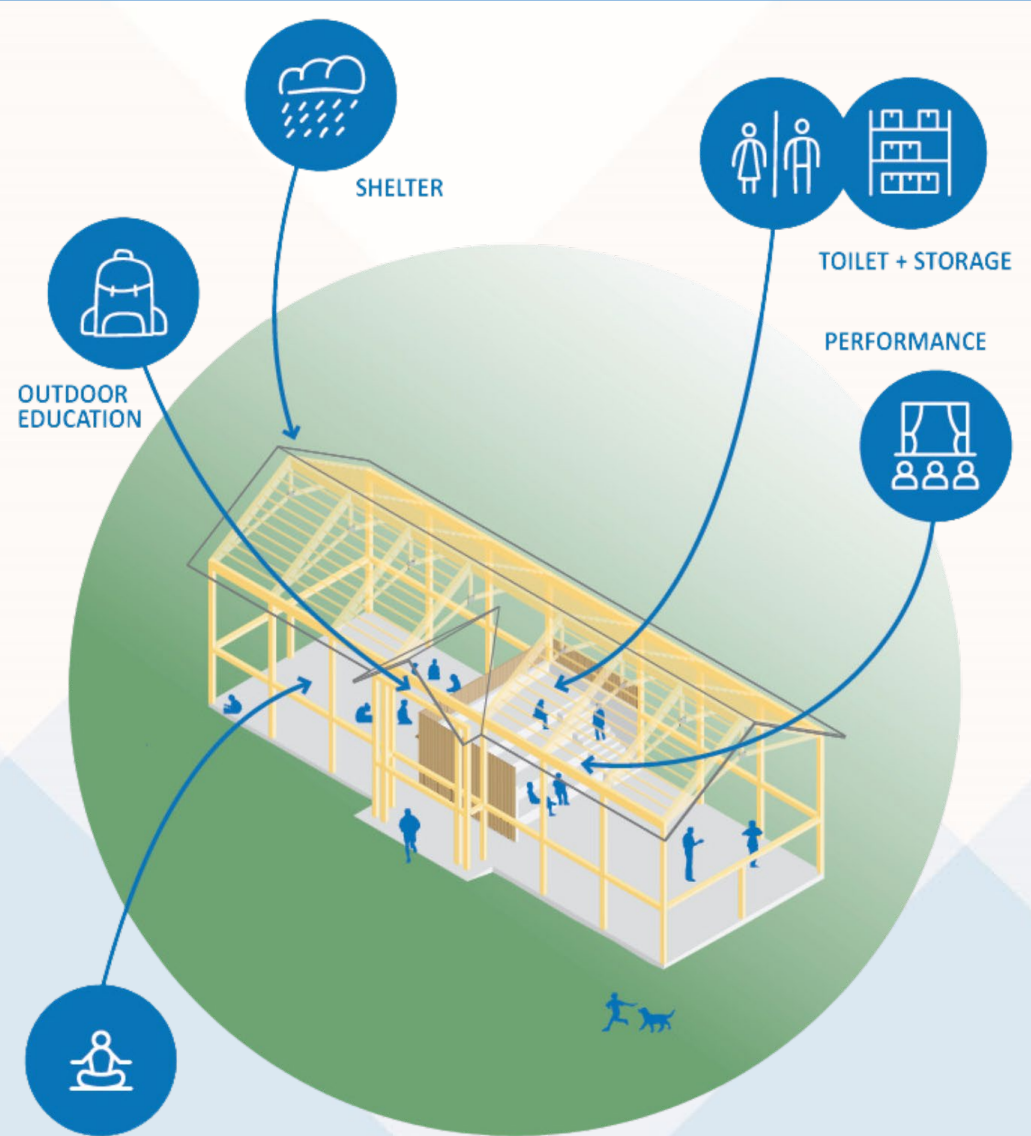
- Mainly open floor plan, divided into two sections by an enclosed structure that provides several programs.
- On one side, there is stepped seating which can be used for performance viewing or simply sitting and looking out at the surrounding views.
- On the opposite side, the structure opens up to storage and creates an outdoor education space.



# Option 2

## Community Opportunities

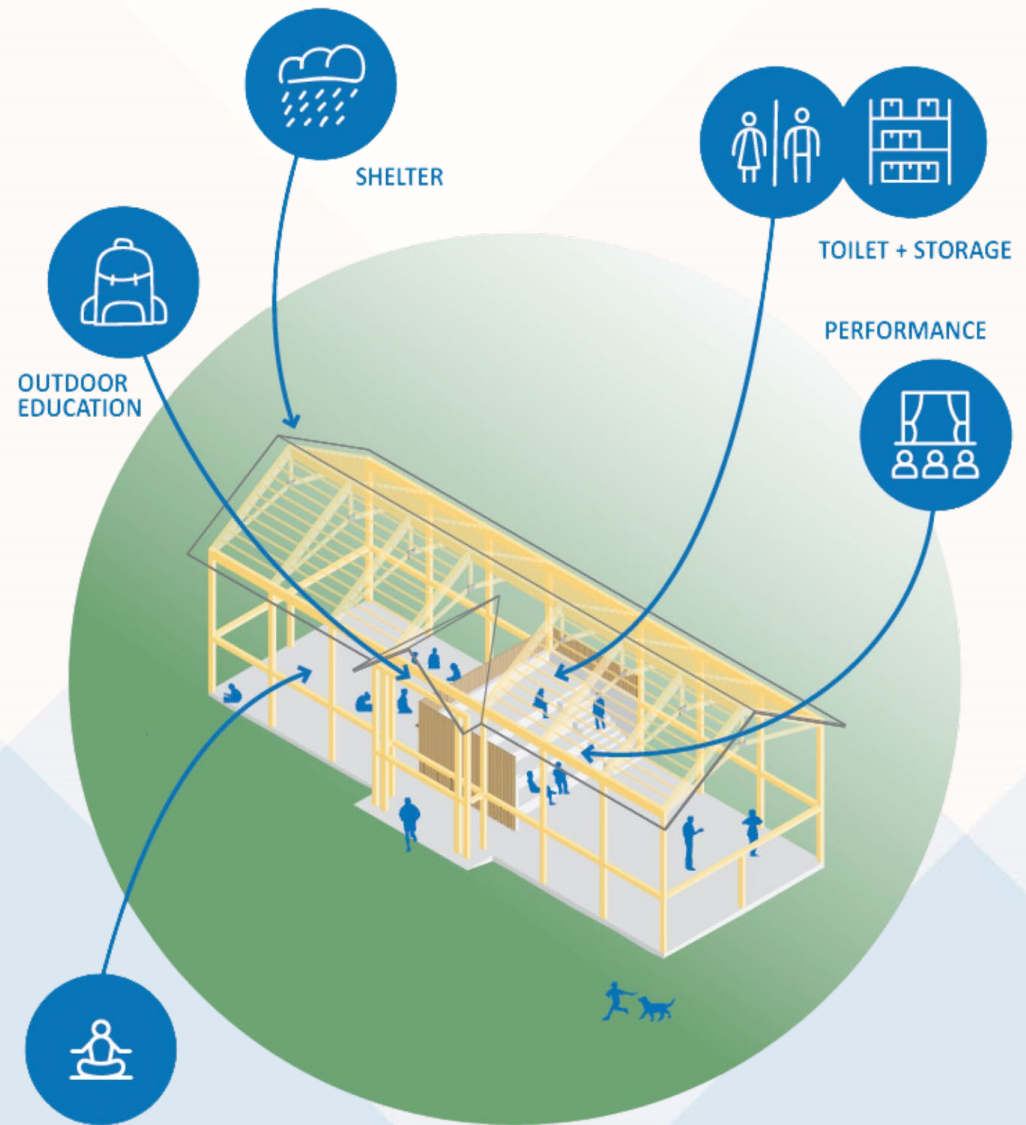
- The central structure provides some specific programming possibilities, but the space on both ends is left open and flexible.
- Exercise classes and events could be held here by the community, or sheltered space for play.
- This concept tries to pack in possibility, providing options and leaving opportunities open.



# Option 2

## Design Features

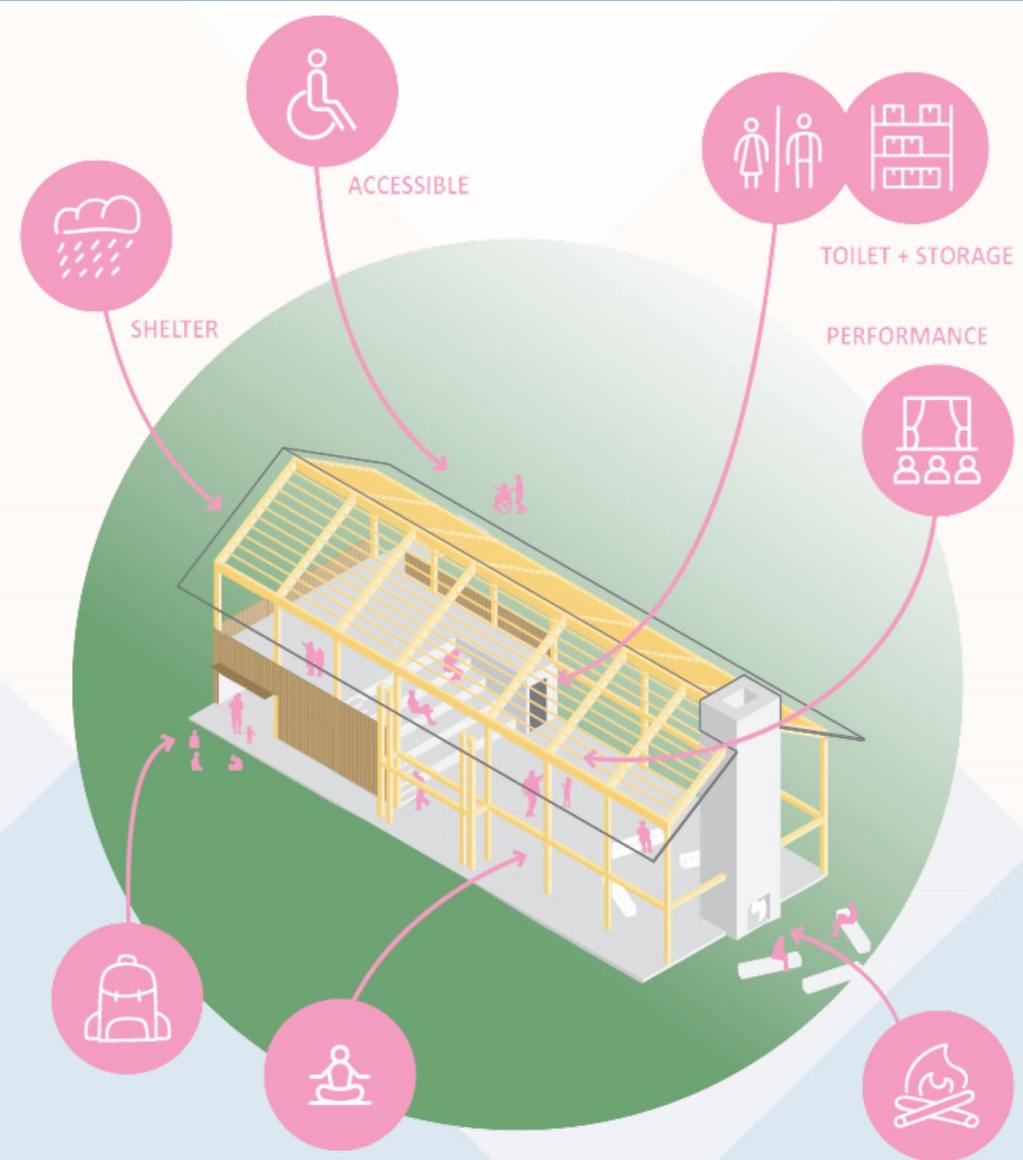
- This concept references the existing building facade and roof planes with the symmetrical front elevation and pitched roof, similar to the existing front entrance of the South Slokan Schoolhouse.
- The roof covers the entire floor plan as well as the central approach.
- The enclosed area in the center houses some storage as well as a universal washroom.



# Option 3

## Programming Opportunities

- Option three incorporates a large number of programs under one roof.
- There is fixed programming but also open space for flexibility.
- Stepped seating creates a place to watch performances, or just to lounge and take in the views.
- The elevated platform creates a space large enough for outdoor education or exercise classes above, and a large storage area below can open up for further use, or be used to house any items needed for use by the community.

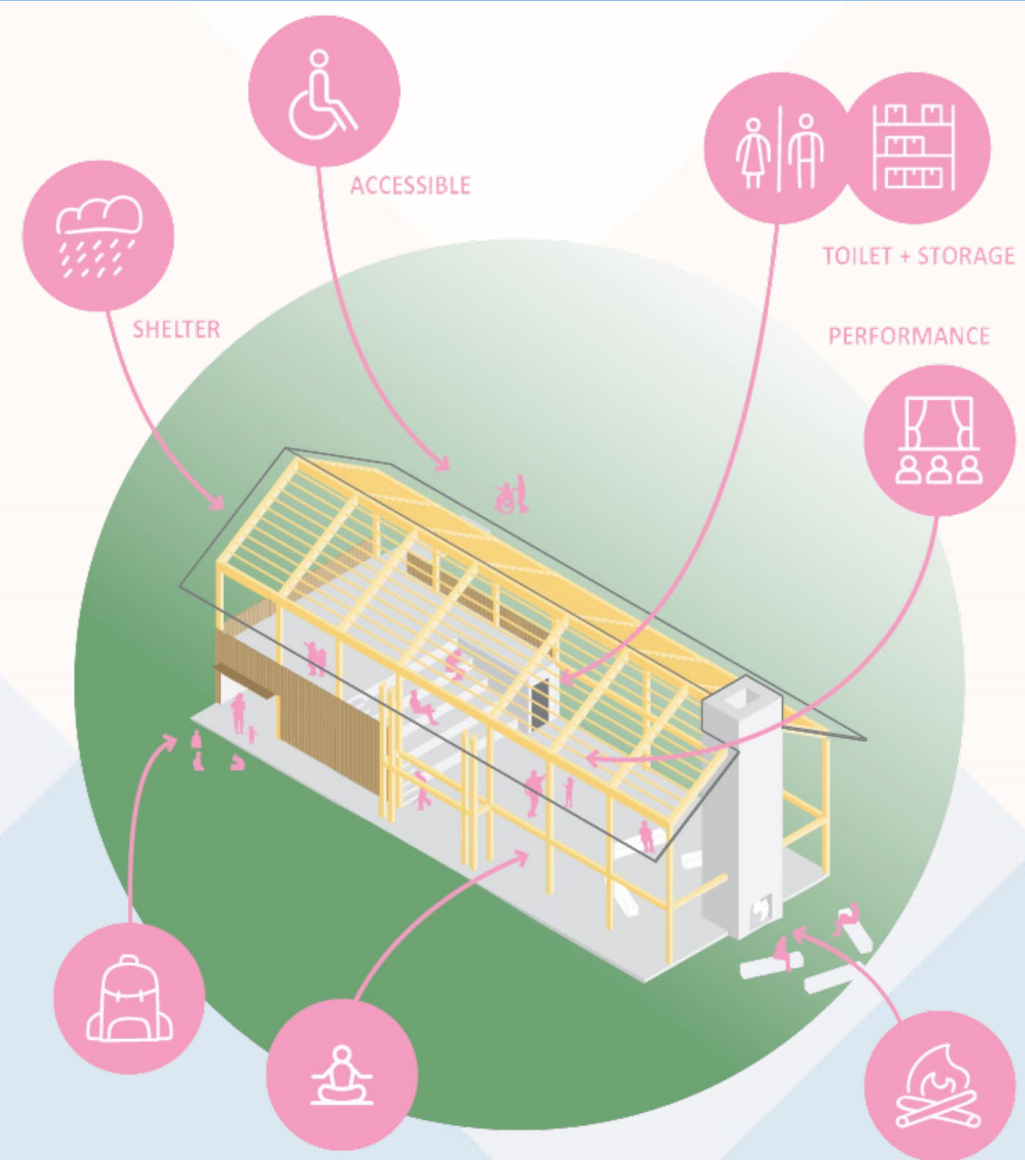




# Option 3

## Community Opportunities

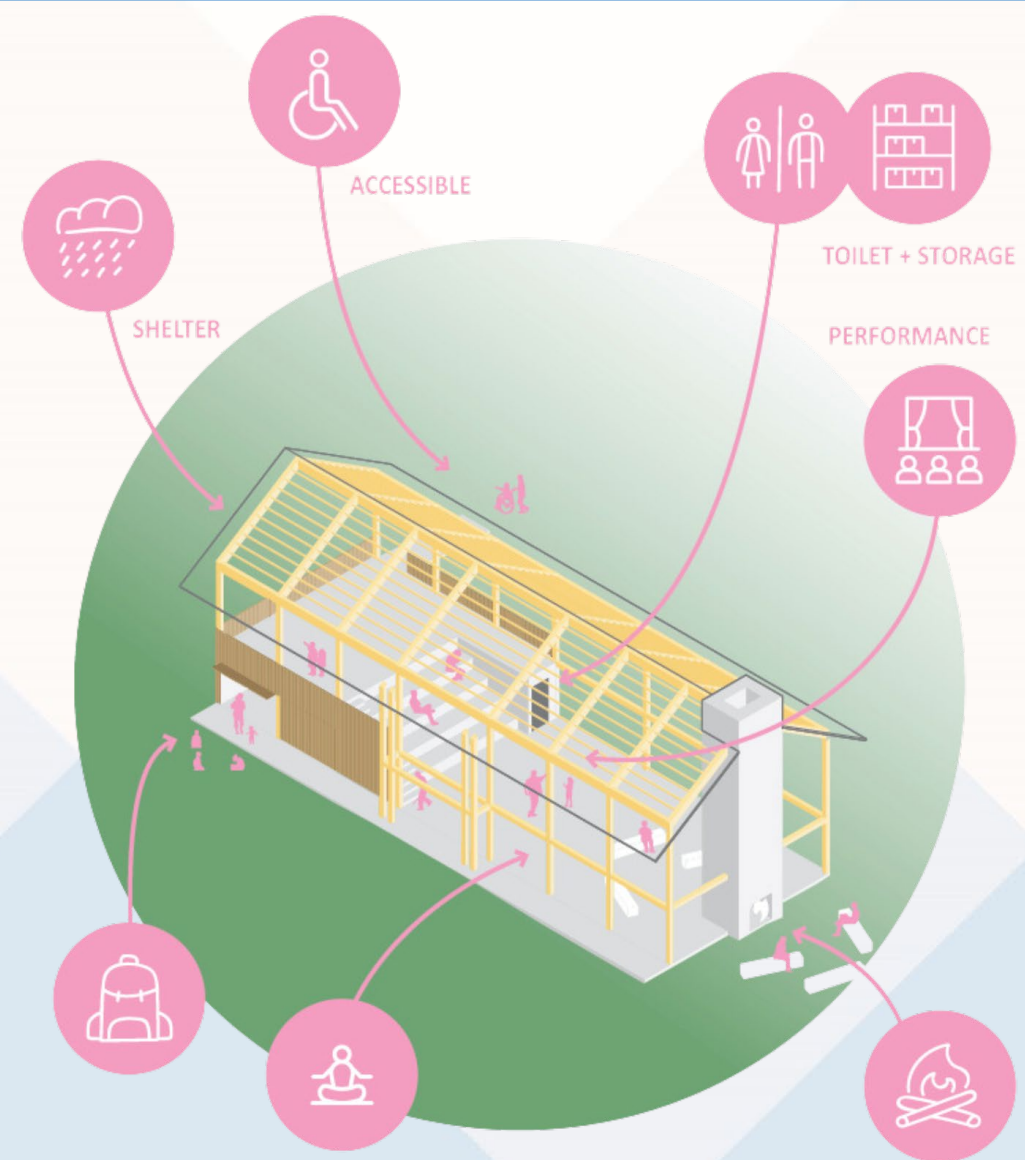
- One of the central features of this option is the two-sided fireplace for community gathering. Bench seating around it creates an intimate space to come together, or provides a backdrop in the larger open space and performance area.
- With the variation in programming, diverse community groups may use and share the space at once.



# Option 3

## Design Features

- This option includes a larger building area which encloses the west portion of the floor plan within the shell of the existing South Slocan Schoolhouse.
- The universal washroom and the elevated platform utilizes the existing site topography to connect a ramp to the back road, allowing both levels to be accessible.
- A deeper roof overhang provides a larger and fully covered space for a variety of community uses.
- **This option in 2022 was projected to cost \$1,000,000**





# Funding Available

- \$150,000 – Area H Community Works Funds
- \$60,442 – Reserve Funds
- \$26,455 – Remaining Growing Communities Funds – Must be used by end of 2025

**\$236,897**



# Next Steps

- Confirm Communities desire for property
- Facilitate Community Fundraising
- Regular maintenance of property – Funded through Recreation Commission #8

Comments/Questions/Volunteers