

West Hillhurst Community Association Board of Directors Meeting

April 12, 2021 @ 7PM

Attendees: Patrick Craddock, Jan Cerny, Jordan Stuart, Marc Rosso, Cher Jacobs, James Heater, Dale Voight, Michael Strilchuk, Christine Brown, Dave Best, Janice Paskey, Bryan Polack, Janice Paskey

By Invitation: Brenda Annala (City of Calgary), Karen Dahl (Planning Committee), Constable. Richard Marshall (CPS), Michael O'Reilly (Calgary Pickleball Association)

Regrets: Anar Ramji

1. External Report: Area #3 Community Resource Officer Update

- CPS staffing updates: inspector retired in February, new commander will be named after promotional process May/June, mountain bike unit reduced to when riding allows, plain clothes officers will be back in the district to help with investigations
- Since COVID crime has declined except for physical/social disorders
- Community warnings:
 - Catalytic converters are being stolen off vehicles (in particular Hyundai's and KIAs)
 - Poison cat food has been found at Confederation Park, but CPS is close to resolving this
- CPS has arrested the individual responsible for assaults on women in the area from earlier in the year
- Best practices:
 - Call the CPS non-emergency number for drug use in alleys/public areas
 - When locking bicycles use one lock per bike

2. External Report: Calgary Pickleball Association and Pickle Ball Foundation

- Pickleball foundation is seeking a dedicated pickle ball facility
- Calgary Pickleball met with the City for potential locations, the City suggested approaching WHCA. Calgary Pickleball sees the benefit of centrally located facility.
- Pickleball is expanding beyond just seniors (who typically fill unused daytime/afternoon times at the facility) and now evenings and weekends are needed for children and working adults to play
- Calgary Pickleball estimates revenues generated would justify a dedicated pickleball facility and members have contacts around the City to facilitate the build
- Question: How many WHCA members are also members of the Pickleball Association?
 - Action: Mike to check in to this and get back to WHCA
- Question: Can the floor be used for other sports?
 - The ideal for pickleball is an asphalt-type
- Question: Would WHCA be responsible to operate the facility?
 - Calgary Pickleball proposes a carry forward of the cost-sharing agreement
- Question: If the plan is for Calgary Pickleball to fund the build of the facility on WHCA land, what are the expectations for how it will be operated?
 - That it would be a dedicated pickleball facility, but the building would be designed with other spaces that could be used for other sports/activities.

- Ideally, Calgary Pickleball will be sole funder, looking at federal funding as well. However, they are not expecting WHCA to raise funds.
 - Estimated construction cost is \$5-6MM
 - From the City's perspective before any facility expansion can occur, WHCA must be up to date and 90% of funding must be in place.
 - A business plan including market, engagement, and financial plans is required, but first community support needs to be ensured.
3. Call to Order
- Meeting called to order: quorum
 - Minutes Jan motions to approve and pat seconds
4. City Update
- WHCA has secured COVID relief funding for Q4
 - Bike Park Location: Helicopter park – no confirmation on the optional amenity agreement or lease, so perhaps start planning assuming an agreement
 - CBC Location Art Project: Brenda wants clarity for roles and responsibilities as well as outcomes – she will follow up
 - Aspiring neighbourhoods funding: Brenda encourages to WHCA to brainstorm for ideas to apply
 - Pickleball Facility:
 - WHCA should be clear on options and make decision that is best for the community
 - A 50-year lease back arrangement could be an option
 - If WHCA decides to proceed, the existing facility needs to be fully maintained and substantial funds in the reserve
 - Can Pickleball proceed without the WHCA approval or attempt a lease with the City directly? If the community doesn't support the facility, the City will not proceed.
5. Committee Updates

Planning

- Met with K5 Design
 - no land use change submitted, and no detailed plans shared
 - potentially a two-storey bldg. with retail at grade (6-8 residential units)
 - concerns about height, privacy, traffic, and parking.
 - Also concerns the this is going forward before the Riley LAP has even started
- Bldg. on 14 st and 2nd ave
 - looking for feedback for what excess space can be used for,
 - asking for something creative and community engagement
- Riley Plan
 - no start date set for the local area plan and the guidebook is delayed to June
 - this will further delay Riley Area Plan
- Outdoor café proposed at Cho's Sushi
- Paved backyard off a home in Kensington – put in concerns about drainage
- Development on 15 th and 7 ave that the residents contested and won!

Health and Safety

- Reviewed H&S – everyone looks good operationally – no actions for the Board
- H&S meets quarterly
- With reduced staffing is there a lone worker check in? No lone workers, always two people at the facility, they check in with each other
- If needed Pat has info on a company (Blackline) that does lone worker check-ins.

HR

- Completed evaluations for Bryan – to discuss in camera

Community Events

- Drive Through Community Clean Up – planned for Apr 25 from 9 AM to 2PM
- **Decision:** Board approves spend of up to \$2K for clean up the neighbourhood event (Jan motions, Jordan seconds)
- If there are any overages for Community Clean Up reach out to Jordan
- Sporting equipment donation program under consideration, looking at how this would be impacted by COVID restriction
- Also working on a food truck fundraiser. Food trucks would donate 10% of revenue to WHCA – looking for a date where lots of events are planned to capture higher traffic.
- Next event is likely to be Neighbour Day – again this will depend mostly on COVID restrictions

Green

- Ideas for memorial for Dave Q. Zen garden, park bench, community gathering area, something at the rink? Board agrees that we want to make sure something is done timely.
- **Action:** Cher to connect with Janice for memorial ideas
- Potential to tie a memorial in with community beautification funding – Brenda is open to ideas. Always looking for inspiring community stories to share.
- Funding for up to 40% of solar project is available. Comparable installation to what WHCA is looking at would be \$70K with 12 year pay-back on the remaining 60%.
- **Action:** Cher to look into WHCA solar application

Bike Park

- Still looking at locations and what can be leased
- Bike Park committee has interest from community participants

6. General Manger Update

- Assumption that WHCA will not be back to full programming until Sept 2021
- Current plan is to shut down May/June 2022 for arena updates but this will be a challenge if we only get the ice back in Sept 2021.
- Alternatively, we can put the ice in July/Aug. 2021 and refurbish four cylinders for \$15K in 2021 and defer the capital arena update project for two years
- Cannot start HVAC update before 2022 without the funding. The City has reviewed 2022 HVAC update plans and is supportive.

- The only immediate capital projects that can be completed now are fixing several exterior doors and a few small other items – roughly \$22K total that WHCA would apply for CCG
- Exterior doors (front doors) are starting to lose their structure and automatic closures are starting to fail. The doors are 20-25 years old and would fall under CCG (WHCA reimbursed for 75% by July or August)
- To proceed a Board Motion is required for the City and to secure CCG
- **Decision:** Board approves \$22K in immediate capital projects (door updates) and the CCG application for reimbursement. (Patrick motions, Jordan seconds)
- **Financials:** About \$360 K in the bank, expecting to apply for City and Federal emergency funding for approx. \$260