



REGIONAL DISTRICT OF CENTRAL KOOTENAY

RIONDEL COMMISSION OPEN MEETING AGENDA

7:00 PM

Tuesday, August 5th, 2025

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:

Join Zoom Meeting

<https://rdck-bc-ca.zoom.us/j/99365439474?pwd=dt01B7UQVRpVgzCgb2t1woavUKcZ0w.1>

Meeting ID: 993 6543 9474

Passcode: 528084

Dial by your location

- +1 778 907 2071 Canada
- 833 955 1088 Canada Toll-free

In-Person Location: Riondel Community Centre, Commission Office, Room #6
1511 Eastman Avenue, Riondel, BC

COMMISSION MEMBERS

Commissioner G. Panio	Riondel	In-person
Commissioner N. Anderson	Riondel	In-person
Commissioner J. Donald	Riondel	In-person
Commissioner L. Cranna	Riondel	In-person
Commissioner S. Downing	Riondel	In-person
Commissioner M. Stevely	Riondel	In-person
Commissioner S. Horwood	Riondel	In-person
G. Jackman	Director – Electoral Area A	In-person

STAFF

Cheryl Wright	Meeting Coordinator
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1. CALL TO ORDER

Chair Panio called the meeting to order at ____ 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 August 5th, 2025, Riondel Commission meeting, be adopted as circulated.

Carried/Defeated/Referred

4. RECEIPT OF MINUTES

The Tuesday, July 8th, 2025, Riondel Commission, minutes have been received.

5. DELEGATE

There is not a Delegation scheduled for this Commission meeting.

6. PUBLIC TIME

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

7. OLD BUSINESS

7.1 Fibre Optics at the Riondel Community Centre

Commissioner Stevely to provide the Commission with a detailed overview of the Fibre Optics at the Riondel Community Centre.

7.2 Review of Structural Assessment for Riondel Community Centre

Chair Panio to lead the Commission in a discussion including the review of the long-term plan for the Community Centre with a focus on two (2) options:

- (1) major renovations to the entire building, with a high-cost factor and uncertain funding.
- (2) ongoing maintenance of the building, with small-scale improvements, and with the understanding that at some point need for major repairs or upgrades may mean end-of-life for the current building.

7.3 Waterline work on Ainsworth Avenue (alley)

Chair Panio to update the Commission on the waterline work to date.

7.4 Drainage work on Ainsworth

Chair Panio to update the Commission on the drainage work on Ainsworth Avenue.

7.5 Garden Waste Clean-up

Chair Panio to update the Commission on the garden waste work clean-up completed and the Youth Group's assistance with the task.

8. NEW BUSINESS

8.1 Riondel Community Centre Sign

Chair Panio to lead the Commission in a discussion regarding new signage on the Riondel Road South for the Community and new signage for the Riondel Community Centre.

8.2 Blinds for the Commission Office

Chair Panio to discuss the need for blinds for the Commission Office and review the estimate currently obtained for the purchase and installation of Cellular Blinds.

8.3 Riondel Daze

Chair Panio to provide the Commission with a detailed overview of how the event went overall and ask for suggestions if any for 2026 Riondel Daze.

8.4 New Benches for the Riondel Community Park

Chair Panio to lead the Commission in a discussion regarding the need for new benches for the park.

9. AREA DIRECTOR'S REPORT

Director Jackman to provide the Commission with a verbal update.

10. PUBLIC TIME

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

11. NEXT MEETING

The next Riondel Commission meeting is scheduled for September 2nd, 2025, at 7:00 p.m.

12. ADJOURNMENT

MOVED and seconded,
AND Resolved

The Riondel Commission meeting be adjourned at _____ p.m.

Carried



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Commissioner S. Downing	Riondel	In-person
Commissioner S. Horwood	Riondel	In-person
Commissioner M. Stevely	Riondel	In-person
G. Jackman	Director – Electoral Area A	In-person

STAFF

Cheryl Wright
Joe Chirico
Craig Stanley

Meeting Coordinator
General Manager of Community Services
Regional Manager – Operations & Asset Management

7 out of 7 voting Commission/Committee members were present – quorum was met.

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MOVED and seconded,
AND Resolved:

The Agenda for the July 8th, 2025 Riondel Commission meeting, be adopted as circulated with the addition of the following in New Business:

- 8.8 RDCK Board appointment of Mike Stevely to the RDCK Riondel Commission
- 8.9 Frisbee Golf
- 8.10 Volunteers needed

Carried

4. RECEIPT OF MINUTES

The June 3rd, 2025, Riondel Commission minutes, have been received.

5. DELEGATE

Gordon MacMahon, from South Kootenay Lake Community Services Society (SKLCSS) provided a brief presentation of the Kootenay Lake Geothermal Project to date, noting research has now been completed on in the Crawford Bay area. A new geophysical survey will be conducted July 14 – 18 2025 on the Riondel Road and behind Campbell Avenue.

6. PUBLIC TIME

The Chair called for questions from the public at 7:20 p.m.

Member of the public was concerned with the new waterline instillation costs on Ainsworth Avenue.

Director Jackman responded with an overview of watermain infrastructure and connection costs currently covered for Riondel. The properties in question have been paying the frontage tax for years, which is intended to cover the major infrastructure such as the watermains and hydrants, without actually consuming any water (which is billed through the annual water use bill) so they are entitled to access to the watermains. Note that any properties whose owners ask to be provided water but are not within the frontage tax area and who have not been contributing historically for the water system infrastructure would need to pay the fees as outlined in the bylaw to extend the water system beyond its current coverage area.

The question of septic system use in the new water line system was raised, Director Jackman advised Interior Health approves septic systems on properties with owners required to have an assessment completed and implemented.

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Chair Panio led the Commission in a discussion regarding a church group of seventy youth visiting the Riondel campsite will be volunteering along with a community member to clean up the area where garden waste has been dumped in Riondel.

7.2 Update of riondle.ca website

Chair Panio introduced Geoff Tremblay who is working on updating the riondle.ca website. Geoff discussed the current website updates will provide new content promoting the Riondel Community to the public as well as visitors to this website looking for information on Riondel.

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Chair Panio provided an update of the upkeep of the Community Orchard pruning / planting of new trees that will need to be done by volunteers or by donations to pay for a worker. RDCK Maintenance cutting the grass in the Orchard area.

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Chair Panio provided an update on the Speed Sign on loan for Ministry of Transportation and Transit (MoTT). The time frame for the loan of this sign has not been determined, Chair Panio has sent a letter of thanks to MoTT for the use of their sign and for their dust-control treatment on unpaved roads in the community.

7.5 Social Saturday update

Chair Panio provided an update on the continued success of the Riondel Community Association's Social Saturday events.

7.6 Unsightly properties and derelict vehicles

Commissioner Downing presented her research on a variety of scenarios where derelict vehicles, trailers, abandoned mobile home have been proven to exasperate fire risks, create toxicity due to burning plastic and biohazards to local water ways where leaching of chemicals can occur. Unsightly property concerns also could potentially diminish the value of neighbouring property and house sales.

Director Jackman explained the unsightly premises bylaw was expanded to include all of Area A as of the summer of 2023 and since then many investigations have been opened. Bylaw staff are working with various property owners to reach voluntary compliance with the bylaw. Individual details of these cases are not released publicly unless staff feel they cannot obtain voluntary compliance, in which case staff prepares a comprehensive report of the issues at the property and may recommend the RDCK seek a court injunction to force a site cleanup. This is very costly and generally takes a few years to work through all stages. Costs for the cleanup are initially paid through the RDCK and then recovered by placing the costs on the property tax bill. Please forward written complaints to both By-law Officers and copy to him.

8. NEW BUSINESS

ORDER OF AGENDA CHANGED The Order of Business was changed with item 8 (8.4) being moved ahead in this section of the agenda.

8.4 Structural Engineering Report

Joe Chirico, General Manager of Community Services and Craig Stanley, Regional Manager – Operations and Asset Management provided an overview, recommendations and summary of the attached Structural Engineering Report.

The Structural Report determined the Community Centre building to be structurally sound. There is some concern over the snow load capacity of the auditorium roof, and this will be examined more closely.

Please review the full attached Structural Assessment Report – Riondel Community Hall report and note the recommendations and summary.

ORDER OF AGENDA RESUMED Item 8 (8.1) Sound Baffles for Auditorium considered at this time.

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Chair Panio update the Commission on the auditorium baffle installation on the inside walls of the Auditorium. The installation will hopefully be completed within the next two weeks.

8.2 Youth Group visits

Chair Panio provided the Commission with an update on the two Latter Day Saints youth groups coming to Riondel. The first group of youth will be helping with weeding and site clean-up at different locations in Riondel under the direction of Riondel Community Association volunteers.

8.3 Review of Service Statements

Chair Panio reviewed the service statements with the Commission including the water line installation on Ainsworth Ave, the overall budget on contracted services costs, drainage costs, interest and the reserve funds.

8.5 Review of Property Tax increase

Chair Panio led the Commission in a general discussion on the significant increases in property assessments in the Riondel S209 service area, and corresponding significant increases in property tax.

Director Jackman is doing research into this matter and is open to adding individual non identifiable concerns into his report.

8.6 Review of Community Centre Rental Rates

Chair Panio reviewed with the Commission the updated Community Centre rental rates.

Moved and seconded,

AND Resolved that it be recommended to the board:

That the following chart of fees and charges be approved for the Riondel Recreation Facilities Specified Service Area (S209) to be effective January 1, 2025.

Carried

8.7 Nelson Credit Union Account changes needed

Chair Panio reviewed necessary name changes to the current chequing account and new signing authorities' additions needed.

Moved and seconded,
AND Resolved:

That the name on the Nelson Credit Union chequing account be changed from the Riondel Commission of Management – RECDIV to the Riondel Commission with the addition of Commissioner Susan A. Downing and Commissioner Sharman Horwood as signatories on the account.

Carried

8.8 New Riondel Commissioner

RE: Appointment to Riondel Commission

The Board of the Regional District of Central Kootenay, at its meeting held on June 19, 2025 adopted the following resolution:

329/25

That the Board appoint the following individuals to the following RDCK Commissions:
Riondel Commission for a term to end December 31, 2027: Mike Stevely

8.9 Frisbee Golf

Chair Panio addressed the Commission regarding this idea along with the donation of the frisbees being considered as a regular activity, to be held in the Regional Park. Further research into the cost of the poles will be conducted before approval is finalized.

8.10 Volunteers Needed

Chair Panio led the Commission in a discussion requesting volunteers to assist with weeding the playground area behind the Riondel Community Centre. This is to commence some time in the next 7-10 days. Interested volunteers will be contacted once a day and time is confirmed.

9. AREA DIRECTORS REPORT

Director Jackman provided the Commission with a verbal update on the ferry advisory committee reviewing the Kootenay Lake Ferry Services. Some suggestions are cost of impact and scheduling changes to be reviewed in August. Additionally, he will add any direct East Shore residents concerns noted in a survey and or emailed to him addressing the impact on local businesses', access to health and work. Summarizing the importance of scheduling, proper alignment of vehicles on ferries for safety entering and exiting ones vehicle. Director Jackman summarized that the RDCK has responded to this urgent matter and continuous pressure for a resolution is being applied.

10. PUBLIC TIME

The Chair did not call for questions from the public as no one was in attendance

11. NEXT MEETING

The next Riondel Commission meeting is scheduled for August 5th, 2025, at 7:00 p.m.

12. ADJOURNMENT

MOVED and seconded,
AND Resolved

The Riondel Commission meeting be adjourned at 9:00 p.m.

Carried

Digitally Approved

Chair Panio, Chair

RECOMMENDATION(S) TO THE BOARD OF DIRECTORS

1. *That the Board accept the resolution and attached chart of fees and charges approved by the Riondel Commission for the Recreation Facilities Specified Service Area (S209) to be effective January 1, 2025.*

THE FOLLOWING ITEMS ARE PROVIDED FOR CONVENIENCE ONLY AND WILL BE CONSIDERED AT ITS APPROPRIATE MEETING AS STATED.

Future Riondel Commission Meetings

1. *Commissioners will need to review the long-term planning for the Community Centre, with two options:*
 - (1) *major renovations to the entire building, with a high-cost factor and uncertain funding.*
 - (2) *ongoing maintenance of the building, with small-scale improvements, and with the understanding that at some point need for major repairs or upgrades may mean end-of-life for the current building.*
2. *Discussion of these options will be continued at the August Commission meeting.*



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[Name of Chair], Chair

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Structural Assessment Report – Riondel Community Hall

Date

May 30, 2025

Permit to Practice No.
1000102

Services Performed By:

MacLeod Nine Consultants
PO Box 1098
Rossland, BC V0G 1Y0
250-505-4380
alison@macleod9.ca

Services Performed For:

Regional District Central Kootenay
PO Box 590, 202 Lakeside Drive
Nelson, BC V1L 5R4
250-352-8191
aevenson@rdck.bc.ca

1. Background

The Regional District of Central Kootenay (Client) has retained Studio 9 Architecture + Planning Ltd. to prepare a multi-year plan for renovation, selective demolition, and reimagining the building for the community use and sustainability. MacLeod Nine Consultants Ltd. (MacLeod 9) has been retained by the Client to conduct a preliminary field review and structural assessment of the foundation and roof for increased insulation. Roth IAMS Ltd. completed a building condition assessment report of the Riondel Community Center on November 1, 2023. The Riondel Community Center is located at 1511 Eastman Avenue, in Riondel, BC.

2. Observations

Structural drawings were prepared in 1967 showing the addition of the activity room and administrative addition to the J.A. Cochrane elementary school. No building design loads were found specified on the drawings. Alison MacLeod of MacLeod 9 completed a field review of the existing structure on April 17, 2025. Access was provided to the entire building, except for the basement.



- The Roth Iams Ltd. report observed vertical and diagonal cracking of the northwest side of the

building and recommended a structural assessment. These cracks were observed from the exterior, and no lateral displacement or space within the cracks were found

- The Roth Iams Ltd. report found signs of water damaged wood in the crawl space. This area was not observed.
- There were various areas of moisture staining found on ceiling tiles.



- One roof joist was available for measurement over the classrooms, it was measured to be 1 15/16" wide x 13.5" deep.
- The existing drawings from 1967 specify 2" rigid insulation on top of the roof.
- The Studio 9 Architecture and Planning Ltd. drawings issued for tender on February 8, 2023 show an increase from 2" to 4" of rigid roof insulation.
- The structure was found to be in relatively good condition. No observations of structural failures were made.

3. Assessment

The structure was found to be in good condition. The Client would like to improve the energy efficiency of the building to reduce energy costs. Most older buildings lack the roof insulation required by today's energy efficiency requirements. Due to the lack of roof insulation, the snow was not able to accumulate to today's roof design snow loads. The existing roof and supporting structure was assessed for a ground snow load of 77 psf and a roof snow load of 63.7 psf.

1. The cracking of the northwest side of the foundation is not a structural concern at this time due to lack of displacement. Concrete is expected to crack due to its brittle nature, and it is common for cracking to occur around changes in stiffness such as windows.
2. The assumed rough-sawn 2x14 roof joists over classrooms spanning ~ 23' were found to be OK for a roof snow load of 63.7 psf, assuming a spacing of 16" o.c., an actual size of 1 3/4" x 13.5", and select structural grade.

3. The 2x8 and 2x10 roof joists spaced 16" o.c. with spans of less than 15' are OK for the roof snow load.
4. The capacity of 36" deep Truss Joists spaced 4' o.c. spanning 50' in the gymnasium is unknown. Inquiries have been made to Weyerhaeuser to confirm the design loading. Based on previous experience with buildings of this vintage, it is expected that the trusses were designed for a snow load of 50 psf, ~ 22% less than required.
5. The (2) 2x6 studs supporting the gymnasium trusses with a height of ~ 18' do not have the capacity to support the new roof snow load.

4. Recommendations

To improve the roof insulation, it is required to strengthen the structure for a design roof snow load of 63.7 psf. It is recommended to:

1. Remove the asbestos ceiling tiles to confirm the actual roof rafter size, spacing, and grade of lumber. It may be required to sister some of the existing rafters.
2. Review the exposed rafters and remove and replace any rafters with rot from previous roof leaks.
3. Obtain the design loading for the Truss Joists. If the design loading is not available, strengthen the existing trusses by reinforcing. A sealed design is required.
4. Reinforce the studs supporting the trusses to a 5-ply 2x6 within the wall.
5. Review and repair the water damaged members in the basement.

5. Closure

In summary, the existing structure is in good condition for current loading. An increase in insulation will increase the snow loading, resulting in required structural improvements. The review was based on visible components and assumed conditions based on existing drawings. This review does not address future changes to existing conditions.

6. Limit of Liability

This report was prepared by MacLeod 9 for the RDCK. The material in this report reflects MacLeod 9's best judgements and is in accordance with generally accepted evaluation principles and practice. No warranty, either expressed or implied, is made. Any use which a third party makes of this report, other than for the specific purpose stated in this report, or any reliance on or any decisions made based on it, are the responsibility of such third parties. MacLeod 9 accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

We trust the particulars of this document satisfies the requirements of the contract. Please do not hesitate to contact the undersigned with any questions or discussions.

Sincerely,

MacLeod Nine Consultants Ltd.

Alison MacLeod, M.Sc., P.Eng.

DRAFT



Riondel Structural Report

Presented by: Craig Stanley – Regional Manager – Operations and Asset Management
July 8, 2025

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Riondel Community Centre

Structural Report – Macleod 9

- The Roth Iams Ltd. report observed vertical and diagonal cracking of the northwest side of the building and recommended a structural assessment. These cracks were observed from the exterior, and no lateral displacement or space within the cracks were found
- The Roth Iams Ltd. report found signs of water damaged wood in the crawl space. This area was not observed.
- There were various areas of moisture staining found on ceiling tiles.
- One roof joist was available for measurement over the classrooms, it was measured to be 1 15/16" wide x 13.5" deep.
- The existing drawings from 1967 specify 2" rigid insulation on top of the roof.
- The Studio 9 Architecture and Planning Ltd. drawings issued for tender on February 8, 2023 show an increase from 2" to 4" of rigid roof insulation.
- The structure was found to be in relatively good condition. No observations of structural failures were made.



Riondel Community Centre

Structural Report – Macleod 9

1. The cracking of the northwest side of the foundation is not a structural concern at this time due to lack of displacement. Concrete is expected to crack due to its brittle nature, and it is common for cracking to occur around changes in stiffness such as windows.
2. The assumed rough-sawn 2x14 roof joists over classrooms spanning ~ 23' were found to be OK for a roof snow load of 63.7 psf, assuming a spacing of 16" o.c., an actual size of 1 ¾" x 13.5", and select structural grade.
3. The 2x8 and 2x10 roof joists spaced 16" o.c. with spans of less than 15' are OK for the roof snow load.
4. The capacity of 36" deep Truss Joists spaced 4' o.c. spanning 50' in the gymnasium is unknown. Inquiries have been made to Weyerhaeuser to confirm the design loading. **Based on previous experience with buildings of this vintage, it is expected that the trusses were designed for a snow load of 50 psf, ~ 22% less than required.**
5. The (2) 2x6 studs supporting the gymnasium trusses with a height of ~ 18' do not have the capacity to support the new roof snow load.



Riondel Community Centre Structural Report – Macleod 9

To improve the roof insulation, it is required to strengthen the structure for a design **roof snow load** of **63.7 psf**. it is recommended to:

1. Remove the **asbestos ceiling tiles** to confirm the actual roof rafter size, spacing, and grade of lumber. It may be required to sister some of the existing rafters.
2. Review the exposed rafters and remove and replace any rafters with rot from previous roof leaks.
3. Obtain the design loading for the Truss Joists. If the design loading is not available, strengthen the existing trusses by reinforcing. A sealed design is required.
4. Reinforce the studs supporting the trusses to a 5-ply 2x6 within the wall.
5. Review and repair the water damaged members in the basement.



Riondel Community Centre Structural Report – Macleod 9

Challenges presented by this:

Costs to renovate - roof structural improvements

Code compliance required for the rest of the building?

Old facility renovations inherently risky – asbestos and other hazardous materials



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RDCK Rental Rates for the Riondel Community Centre

Facility Rental as of January 2025

Pricing Schedules

1. Community Centre Auditorium

- \$300.00 per full day (May 1st to Sept. 30th)
- \$400.00 per full day (Oct. 1st to April 30th)
- \$150.00 per day for residents of the S209 Service Area (May 1st to Sept. 30th)
- \$200.00 per day for the residents of the S209 Service Area (Oct. 1st to April 30th)
- Funeral receptions \$150.00 (May- Sept.) or \$200.00 (Oct. – April)

2. Activity Room

- \$100.00 per day up to 3 hours or \$200.00 per full day.
- \$50.00 per day up to 3 hours per day for residents of the S209 Service Area
- \$100.00 per full day per day for residents of the S209 Service Area

3. Damage Deposit

- \$100.00

Note: damage deposits will be held in trust and will be fully refunded if the facility is left in a tidy condition and no damage has occurred.

4. Availability: Rentals will be allocated on a first come, first served basis and following the RDCK process for rentals.

Note:

- Any rental space usage requiring a liquor license and insurance will need to be applied for 40 days in advance of event.
- Resident organized functions for the community not subject to charge are:
- Annual Community Christmas Party
- Remembrance Day Ceremony

5. ANNUAL ROOM RENTAL (Yearly Fees)

- Riondel Art Club = \$1,760.00
- Community Association \$3,289.00
- Riondel Library & Historical Society \$4,169.00
- Many Bays Band \$1,760.00

6. MISCELLANEOUS RENTALS

- Tables- \$4.00 per day
- Chairs- \$1.00 per chair per day
- Dishes- \$30.0 per functions