



COUNCIL REPORT
Corporate Services
For the January 14, 2020 Council Meeting

DATE: November 14, 2019
TO: Paul Gipps, CAO
FROM: Kevin Bouchier, Recreation Supervisor
RE: Lease Agreement with West Kelowna Pickleball Club

RECOMMENDED MOTION:

THAT Council authorize the Mayor and Corporate Officer to execute the lease agreement with the West Kelowna Pickleball Club for use of the Mt Boucherie Pickleball courts for a 5-year term commencing March 1, 2020.

RATIONALE:

The partnership with the West Kelowna Pickleball Club has been an effective and efficient way to offer Pickleball opportunities for the community.

Under the current Pickleball Club lease agreement the Club pays a flat rate fee on an annual basis. The new lease will require the Club to pay an annual fee based on a per-member rate. This funding formula will allow rental revenues to grow along with the Club providing options to support the needs of the Mt Boucherie Pickleball Courts in the future. The per-member fee is the formula currently used by the City of Penticton and City of Kelowna in the lease agreements with their Pickleball Clubs.

A per-member rate of \$5.00 is proposed for the West Kelowna Pickleball Club. This fee reflects the court access provided and court use responsibilities of the Club under the lease agreement.

BACKGROUND:

Pickleball Club Fees

The 8-court Mt. Boucherie Pickleball facility was completed in July 2017 while the West Kelowna Pickleball Club became an official non-profit organization in November that same year. In 2018 the Club entered into a lease agreement with the City of West Kelowna to formalize their use of the Mt. Boucherie Pickleball Courts. The lease was for a two-year term at an annual fee of \$300 for the first year with a 3% increase in the second year.

The lease was set for a two-year term to permit the City to review the Mt Boucherie court use trends and to examine the various types of Pickleball Club lease agreements being implemented in the Okanagan Valley.

Pickleball Club Agreements in other Okanagan Communities

In Penticton and Kelowna, the Pickleball Clubs have primary access to the courts. The Penticton and Kelowna Clubs offer programs up to 7 days per week and 5 evenings per week. The general public is provided some court time around the Club's schedule.

Penticton and Kelowna currently charge a per-member fee of \$14.00. Both Municipalities started with a lower per-member fee and have incorporated fee increases as programming and facility needs have changed.

In Vernon, the Pickleball Club worked in partnership with the City to construct a 10 court facility. The City of Vernon has given the Club a 10 year lease to maintain and operate the facility. The Club is responsible for specific maintenance of the facility and provides pickleball opportunities for both Club members and the general public. There is no fee charged by the City under this agreement.

The Kamloops Pickleball Club employs a variety of methods for accessing courts in the City including:

- Paying hourly or daily court rental fees to the University and Tennis Club.
- Paying daily rates to the City for Tournaments
- Partnership with the City for use of indoor courts where the Club gets a 65% - 35% split on program revenues.
- At the premier City courts, the Pickleball Club contributed funds towards the construction of the facility and do not pay a fee for use of the courts.

Pickleball in West Kelowna

The City of West Kelowna provides opportunities for the community to play Pickleball at the Mt. Boucherie and Lakeview Heights Courts. Community members have access to the courts through:

- West Kelowna Pickleball Club
- General Public court access schedule
- School District 23 physical education programs offered through the Joint Use Agreement with the City of West Kelowna.

The City of West Kelowna limits the Club's access to the courts to meet the needs of School District 23 and the general public. As a result, the West Kelowna Club receives less court time than other Pickleball Clubs in the Okanagan Valley.

West Kelowna Pickleball Club

The West Kelowna Pickleball Club offers a variety of programs including: open play time, skill level play time, beginner lessons, skill development clinics, and tournaments for men, women and mixed doubles. The Club also hosts various social events for Club members and they are an active supporter of the West Kelowna KidSport program donating \$968.00 in 2019. In 2019 the Club had 316 registered members.

For the past two years the Club has hosted the Super Seniors Pickleball Tournament. This is a National tournament that attracts participants from the United States, Greater Vancouver, Alberta and the Okanagan Valley. In 2018 there were 269 participants and in 2019 there were 284 participants in the tournament.

FINANCIAL IMPLICATIONS:

- The agreement with the West Kelowna Pickleball Club will generate revenue through an annual court rental fee based on a per player rate of \$5.00. With a membership of 316 players in 2019 the expected revenue for 2020 is \$1580.00 with an annual increase of 3%.

ALTERNATE MOTIONS(S):

- THAT Council not support the Agreement with the West Kelowna Pickleball Club and request staff to return with further information.

REVIEWED AND APPROVED BY:

Bob Kusch, Recreation and Culture Manager
Tracey Batten, Deputy CAO/Corporate Officer
Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒