



Municipality of the District of Argyle

Item: Mariners Center Ice slab replacement

Date: November 10, 2025

Vision statement

Argyle is the community of choice to invest, live and play.

Mission statement

Argyle invests time & talent in growth opportunities in fishing, tourism, and renewable energy sectors.

Argyle provides affordable taxation while providing safe and healthy communities and strives to engage and inform our residents on decisions that affect them most.

Argyle provides high class, accessible recreational and cultural facilities and helps celebrate its unique heritage and culture and welcomes new residents to our region.

CAO's Recommendation:

The project was initially set at a budget of up to 2.6 million. Thankfully, the tenders were much lower than the estimates. According to our intermunicipal agreement, our funding proportion is set at 30.67%. Attachment one was prepared by our project manager on the job and is estimated at 1.672 million. This budget requires Mariners Center approval. Our proportion of which would be \$512,802.

That Council approve the replacement of rink one ice slab replacement, and that the Municipality finance their portion of the project, to a maximum of \$513,000, either through a direct contribution or loan guarantee.

Suggested motion:

Move that Council approve the financing of the Mariners Center Ice Slab Replacement project, at a maximum of \$513,000, and that the CAO be directed to negotiate financing options with the Town and Municipality of Yarmouth.

Background:

The project has been on the radar of the board and operators of the Mariners Center for some time. The financing of this project has been an ongoing challenge, with all that is happening around the MC expansion, there are currently many requests for funding from that organization.

While this is the case, we also see the greatest financial support that we have experienced ever. Argyle is investing slightly more than \$3 Million dollars in a 42-million-dollar investment. The community has surpassed 8 million in fund raising and we have 23 million in federal and provincial grants. This project is not a direct investment in expansion but has ramifications on the expansion. The commitment to expand with a brand-new facility comes with ensuring that the older building is supported and maintained.

Strategic Alignment:

Argyle provides accessible recreational and cultural facilities and helps celebrate its unique heritage and culture and welcomes new residents to our region.

This investment is aligned with our plan.

Required Engagement and Communication:

No direct engagement envisioned. MC shall be responsible for the effective advertising and communications with the public.

MGA considerations:

Section 65 A(1) municipality shall only spend money for municipal purposes if

- a) The expenditure is included in the municipality's operating or capital budget or is otherwise authorized by the municipality.

Through this motion, the municipality is authorizing the total project. Council has already approved the planning portion of these costs through approved contributions to the Mariners Center.

Risk factors to consider:

The project is at end of life and risks failure even before the project is contemplated. For this reason, the MC board has approved the project and the lowest tender, which was awarded to Garian Construction Limited. The project is contemplated in May of 2026 and could be done earlier if Junior A Yarmouth Mariners do not make the playoffs or is eliminated early in the playoffs.

Risk factors apply primarily to the MC, they must coordinate ice rental needs with building rental needs, all while losing one of the 2 surfaces (ice or no ice). Spring shows happen in May, as well as other events.

Financial considerations:

The \$513,000 can be funded in various ways. The simplest is simply via contribution from the capital reserve. The CAO's are contemplating debt for this project and other Mariners Center needs including the roof replacement. This option requires an amendment to the intermunicipal agreement to enable debt at the Mariners Center board level. This is the most likely option at

this time, which would require MODA to pay principal and interest over the course of time rather than right away. A contribution of \$513,000 has no interest cost but has opportunity cost for interest generation. Estimated annual interest lost would be \$14,000. The interest cost of debt would be about 6,500 higher.

Finally, any potential savings in the Mariners Center expansion project may be reallocated to this project, depending on preestablished funding conditions. This would result in a reduction in our \$513,000 investment. Estimated useful life would be 25-30 years, based on the age of the current ice slab and related equipment. Annual investment would therefore be \$17,000 to \$20,000 before any interest costs.

Alternatives to consider:

The ice slab is at end of life and has shown signs of failure. Failure of the ice slab would mean eliminating the rink one from operations. Junior A team would not be able to be hosted in Yarmouth if the slab fails. Delaying the project is no longer a viable option, as the operators have successfully delayed this project for years.

Attachments:

MCISR Rink #1	Budget
<u>Design</u>	
MRE/BPA Design	\$35,000
Colliers PM	\$14,000
RH Plant Peer Review	\$3,000
Kyle/Dave/Marc	\$0
<u>Tender</u>	
MRE/BPA Design	\$11,000
Colliers PM	\$8,000
Kyle/Dave/Marc	\$0
<u>Construction</u>	
Award Garian	\$1,377,000
Change Contingency 10%	\$138,000
MRE/BPA CPS	\$66,000
Design Contingency	\$10,000
Disbursements	\$10,000
Project Management	
Total Budget	\$1,672,000

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