

Ag Society Members Meeting
December 19, 2023

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Agenda

- ❑ This meeting is for transparency of information and decisions made by the Ag Society Board of Directors regarding the closure of the indoor riding arena.
- ❑ Discussion on a direction on how to proceed with the indoor arena.
- ❑ The floor will be open at the very end of the presentation after all the information has been presented. Please keep the discussion in a positive manner as the Board will not tolerate negative behavior.

Agenda

- 1) Ag Society Board decision making process, why inspection was completed, and why arena is closed
- 2) Remediation of the hall and indoor arena
- 3) Update of Ag Events Centre (new build)
- 4) AGM – January 10, 2024
- 5) Open to questions, comments and concerns
- 6) Tour of arena

Due to concerns raised by members and non-members about the air quality and unhealthy symptoms associated with riding in the arena, (such as but not limited to sore throats, coughing and respiratory infections) the board decided that it was in the best interests of its members to proceed with mold and asbestos testing. Enviro Focus was contacted and the mold and asbestos testing was completed on October 31, 2023. Furthermore, due to the physical signs of rot combined with constant water damage it was advised by AAAS that ignoring the issues that we were now aware of is a liability. Steps were then taken by the board and members to inspect the integrity of the building.

The Ag Society Board made the difficult decision to close the hall and arena on November 11, 2023 after they received the final report of the mold and asbestos inspection on November 9, 2023. The Board took this decision profoundly serious for the members and their animal's safety. It takes time to do the research on a situation of this magnitude and inquire on how to proceed in a safe manner. This is a situation that has never been dealt with by the Ag Society.

Remediation of the hall was the first step in opening the doors of the Jack Williamson Ag Plex. The Board decided to remediate the hall before the arena due to OH&S regulations. The Ag Society Board must provide their employees a safe place to work.

Much of the mold was thought to be associated with the organic matter in the arena footing. Removal of the arena dirt was a priority, which revealed the extent of water and drainage issues as well as rot of the post frame and boards.

Copies are available for members to peruse.

Summary of kitchen, hall and arena actions completed and not yet completed with the cost and projected cost.

Actions Recommended to maintain use of Kitchen

- ☐ Full Cleaning Vertical/horizontal surfaces
- ☐ Run HEPA Air Filtration Device

Actions Completed

- ☐ Walls/ceilings, floors washed down
- ☐ EnviroFocus Air scrubber used daily for 14 days

Further Actions to be undertaken

- ☐ Regular Cleaning of vertical & horizontal surfaces

Actions Recommended to maintain use of Hall

- ☐ Isolate Hall/kitchen from arena
- ☐ Full cleaning of vertical & horizontal surface
 - ☐ Run HEPA Air Filtration Device
 - ☐ Full cleaning of HVAC System

Actions Completed

- ☐ Poly Barrier installed over door to arena and storage/bar room
- ☐ Surfaces vacuumed, flat surfaces, washed/ sound barrier panels removed/ stippled ceiling & wall painted
- ☐ EnviroFocus air scrubber used daily for 14 days
- ☐ R & R Hydro has been contracted to clean HVAC system Dec 18th

Further actions to be undertaken or considered

- ☐ Maintain barriers until arena remediated.
- ☐ Regular cleaning of vertical & horizontal surfaces
 - ☐ Annual cleaning of HVAC system

Actions recommended for arena from inspection report

- ☐ Remove & replace impacted materials at base of walls around the arena (entire north wall & parts or east & south walls)
- ☐ Remove OSB laying on soil in NW corner area
 - ☐ Remove & replace top soil
 - ☐ Seal off arena from hall
- ☐ Isolate lower north wall from rest of property by installing 6 mil poly
 - ☐ Install a HEP AFD device in work areas
- ☐ Remove OSB 1 past any visual water damage
- ☐ Check insulation behind walls when exterior walls opened
 - ☐ Dimensional framing removal
- ☐ Full cleaning HEPA vacuuming/ wet wiping vertical/ horizontal surfaces
- ☐ Post cleaning - Visual inspection & air sampling

Actions started/completed

- ☐ Top soil removal started December 11 2023
- ☐ Poly barrier installed over doors/opening

Further actions to be undertaken

- ☐ Level base, replace topsoil
- ☐ Maintain barriers until area remediated

· Further Actions being considered to enhance/maintain remediation to extend building use until new arena build

- ☐ Remove potential moisture traps in roof
- ☐ Prevent moisture entering arena from roof
 - ☐ Ensure structural integrity of building
- ☐ Prevent moisture entering arena from base of arena
 - ☐ Improve ventilation and air flow
 - ☐ Upgrade water lines to code

Actions Required

- ☐ Repair, remove or replace vapour barrier and insulation
 - ☐ Remove & replace roofing screws with sealed screws
- ☐ Reinforce structural posts/foundation of building where needed
 - ☐ Bank up around arena to allow for proper run off
 - ☐ Install exhaust fans
- ☐ Remove & replace poly-b water lines in janitor room

Projected Timeline/urgency

- ☐ Required to pass insurance inspection

Building Inspection Report

Friday November 17, 2023

Several members and I did some exploration into the mould and rot situation in the riding arena. We exposed the post on the North/East corner of the building. What we found is significant rotting on the post base. It was approximately 2-3" deep until you hit good wood.

We also exposed a post on the North wall. The same amount of rot was observed. There were a lot of mouse droppings present as well. Some mould on the back side of the insulation. Surprisingly the bottom of the 2x6 pony wall was not in bad shape. The vapour barrier is not sealed.

Inside the building we removed three ceiling panels exposing the underside of the insulation, which is very wet and a lot of black mould is observed. Vapour barrier is present but not sealed off around the perimeter or at the seams where the plastic meets.

Based on what we saw, I believe the worst mould contamination is coming from the ceiling. Vapour barrier is not sealed. The truss material is wet, but we didn't open the vapour barrier to check for rot. This can be done when we install some new OSB on the ceiling. The ceiling on the south wall has the most indications of water damage.

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Based on inspection, extent of damages and costs of remediation, further work has been put on hold. The remediation company will only consider completing the work if paid by the hour. The company would then track the mold and follow it until it stops being present, which could be endless. The recommendation is to encapsulate and temporarily fix everything visibly seen, but there is no assurance that the building will pass another mold inspection after all the money has been spent and the work has been done.

Valleyview Agricultural Society

Arena Maintenance Estimate

Summary

	QTY	Cost
3/8" Plywood	60	\$1,980.00
1 1/4" screws	2000	\$ 100.00
6ml Poly	500'	\$ 60.00
Stain Blocker mildew resistant paint	20 gallons	\$1,120.00
Spray Foam Kit	2	\$2,000.00
Exhaust Fans 36"	2	\$2,590.00
Acousti-seal	25	\$ 225.00
Air scrubber rent		
Misc painting supplies		
R 28 24" Insulation	2	\$ 208.00
Tuck Tape	20	\$ 240.00
Mould Re test		\$2,000.00
Sand & Trucking (sand \$1500.00, trucking \$3150.00)		\$4,650.00
Gas meter upgrade (required by town)		\$1,700.00
Roof repairs, replace screws (Heritage Roofing est)		\$18,470.00
Cat work		\$1,500.00
Clay		
Labour		
8x8x16 Timber (replace rotten timber arena man door)		
Total costs		\$36,843.00

Revenue			
Gov of AB Grants	40,586.00		
MD Grant (2022 & 2023)	44,000.00		
Casino	36,726.40		
Donations	2,069.00	123,381.00	
Facility Income			
Hall	13,449.19		
Indoor arena	6,923.32		
Red barn, outdoor arena etc.	4,350.09	24,722.60	
Memberships	8,906.94	8,906.94	
Event income			
Horse show	5,592.25		
Rodeo	44,687.41		
Fair	15,055.35		
Ranch Horse	2,650.00		
Farmers Market	3,640.32		
Community Gard	1,474.00		
GB Concert	11,834.70		
Clinics	3,547.25	88,481.28	
GST refund	7,529.23	7,529.23	253,021.00
<i>Summary is estimated - not approved by accountant</i>			

Please note this summary is NOT APPROVED by the accountant

Expenses			
Fundraising- Casino	4,500.00	4,500.00	
Facility			
Hall	5,311.67		
Arena	9,374.82	mandoor repair key fobs	
Grounds	5,317.51		
Tractor including fuel	1,680.32		
Equipment purchases	722.35		
Office	6,619.14	29,025.81	
Utilities			
water, power, gas	19,956.64		
phone/internet	1,311.46	21,268.10	
Payroll			
Office admin, grounds/ custodian, market manager	57,066.20	57,066.20	
Administrative Expenses			
Accountant	8,190.00		
Final pymnt Feasibility Stdy	14,871.50		
Insurance	17,961.72		
Dues/subscriptions	2,675.03		
Memberships/licences	502.16		
Property tax	1,062.90		
Scholarship	500.00		
Advertising/promotion	3,011.46		
Banking fees	404.40		
Training members	9,213.27		
Travel/accom	5,369.87		
GST Payable	5,000.00	68,762.31	
Event Expenses			
Horse Show	2,667.30		
Rodeo	39,601.28		
Fair	18,228.01		
Ranch Horse	2,199.50		
Farmers Market	495.71		
Community Gardenn	490.63		
GB Concert	8,120.97		
Clinics	2,942.66		
Volunteer appreciation	135.53	74881.59	255,504.01

*Estimate only - not approved by accountant

Currently \$5000 from the Red Cross grant has been allocated towards remediation of the kitchen and hall expenses.

There is an ASIRP grant available in April 2024 that the Ag Society could put 20% of their own money down with \$10000 minimum and \$100000 maximum to apply for.

A focus of the Ag Society is for a new Ag Events Centre. The proposed arena will be a size to allow events such as dressage, barrel racing, cattle shows, penning/sorting, stock dog, sniff club, youth educational programs, various clinics and concerts to be held.

A presentation to the MD of Greenview at a Committee of the Whole meeting in Grovedale was made this past summer. Clay Dyer with Alberta Council has been invaluable in applying for grants and helping in the process of this large task. A raffle for a side by side that will be drawn at the rodeo is going on. We need members to help support this raffle and sell tickets. Please reach out to your MD councilor and voice your opinion on how valuable a new facility would be to the community.

Ag Societies across the province are finding themselves in tight financial situations. Applying for grants, companies and even our local MD require a business plan when proposing to begin projects. Hiring Community Futures Grande Prairie and Region to research, facilitate and prepare a business plan would cost \$12000.00. A motion to proceed with this task is required.

The AGM is scheduled for January 10, 2024. The Ag Society Board is reaching out to its members and possible new members to be present at this meeting. There are some particularly important projects happening and being an active, involved member, and providing support is encouraged.

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It has been a revelation to the Board and to the members who have stepped up during this difficult situation of dealing with mold spores. It is very clear that a larger maintenance budget is needed, a plan for yearly maintenance for the arena, and to execute on those plans is priority.

Thank you to the volunteers who invested time and energy into the remediation, inspecting the building, scrubbing surfaces, getting quotes, removing all the items out of the arena, and using skid steer to remove the dirt. Thank you to Hollingworth Construction for offering a deal on trucking and sand for the arena. A huge thank you to the Valleyview and District 4-H Council who offered donating toward the purchase of the sand.

The floor is open. Please stand, state your name, and proceed.

There will be a time limit of 3 minutes. Please remember to keep the discussion in a positive manner as the Board will not tolerate negative behavior or you will be asked to sit down.