



## ASSET MANAGEMENT COMMITTEE AGENDA

DATE: 2024.07.08

LOCATION: Council Chambers – City Hall

TIME: 3:30 p.m.

413 Fourth Street, Kaslo

### 1. Call to Order

*We respect and recognize the First Nations within whose unceded lands the Village of Kaslo is situated, including the Ktunaxa, Sinixt, and Sylix People, and the Indigenous and Metis Residents of our community.*

### 2. Adoption of the Agenda

2.1 Adoption of the Agenda for the 2024.07.08 Asset Management Committee Meeting

RECOMMENDATION:

***THAT the agenda for the 2024.07.08 Asset Management Committee Meeting be adopted as presented.***

### 3. Adoption of the Minutes

3.1 Adoption of the Minutes for the 2023.12.06 Asset Management Committee Meeting

RECOMMENDATION:

***THAT the minutes of the 2023.12.06 Asset Management Committee Meeting be adopted as presented.***

### 4. Information Items

4.1 Committee Terms of Reference

4.2 Member Reports

4.3 Correspondence

### 5. Question Period

*An opportunity for members of the public to ask questions or make comments relating to items on the agenda.*

### 6. Business

6.1 **Kemball Memorial Building Data Centre Proposal**

*To consider a proposal from ComXpertise regarding a data centre in the basement of the Kemball Building*

### 7. Late Items

### 8. Next Meeting

*Unless otherwise specified the next meeting will be held at the call of the Chair.*

### 9. Adjournment



## ASSET MANAGEMENT COMMITTEE AGENDA with recommendations

DATE: 2024.12.06

LOCATION: Council Chambers – City Hall

TIME: 3:30 p.m.

413 Fourth Street, Kaslo

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PRESENT:	Chair	Mayor Hewat
	Members	Councillor Lang, Derek Apple, Nathan Thomson, Chris Temple, Paul Van Deursen
	Staff	CAO Dunlop, CO Allaway
	Public	Nil

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### 1. Call to Order

*We respect and recognize the First Nations within whose unceded lands the Village of Kaslo is situated, including the Ktunaxa, Sinixt, and Syilx People, and the Indigenous and Metis Residents of our community.*

*The meeting was called to order at 3:30 p.m. As Councillor Lang is participating remotely Mayor Hewat assumed the role of Chair.*

### 2. Adoption of the Agenda

2.1 Adoption of the Agenda for the 2023.12.06 Asset Management Committee Meeting  
Moved, seconded and CARRIED

***THAT the agenda for the 2023.12.06 Asset Management Committee Meeting be adopted as presented.***

### 3. Adoption of the Minutes

3.1 Adoption of the Minutes of the 2023.06.19 Asset Management Committee Meeting  
Moved, seconded and CARRIED

***THAT the minutes for the 2023.06.19 Asset Management Committee meeting be adopted as presented.***

### 4. Information Items – Nil

### 5. Question Period – Nil

### 6. Business

6.1 **The State of Asset Management in Kaslo**

*CAO Dunlop provided an update on the Asset Management project and demonstrated the MyCivitas application.*

### 7. Next Meeting

*The next meeting will be held at the call of the Chair.*

### 8. Adjournment

*The meeting was adjourned at 4:47 p.m.*

CERTIFIED CORRECT:

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Chair

DRAFT





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### ASSET MANAGEMENT COMMITTEE

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EFFECTIVE DATE: January 10, 2023

RESOLUTION #: 11/2023

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**PURPOSE:** The committee is a Select Committee, established by Council resolution to consider or inquire into any matter and to report its findings and opinion to the council. (CC s.141)

#### Mandate

The committee provides leadership and engagement activities to ensure public assets are managed in a proactive and sustainable manner for current and future generations. The committee will make recommendations to Council regarding municipal infrastructure, including the water and sewer utilities, buildings, Aerodrome and other physical and natural assets. The Asset Management Committee will also function as a Utilities Coordination Committee, advising Council on broadband connectivity matters, including fibre optic infrastructure installation along Village rights-of-way.

#### Reporting

The committee will report to Council at least annually.

#### Schedule

Meetings shall be held at the call of the Chair.

**MEMBERSHIP:** All appointments to voting positions must be made by resolution of Council.

#### Term

Appointments shall be for a 4 year term. Appointments may be rescinded at any time by Council and vacancies may be filled by Council resolution.

#### Composition

The voting members of the Committee shall be:

- The Mayor of Kaslo
- 1 additional member of Council
- up to 5 members of the public

Staff may attend meetings at the discretion of the CAO, to provide procedural or subject matter advice, but will not have voting rights.

#### Quorum

Quorum shall be 4 voting members (one must be a member of Council) of the Committee.

#### **RESOURCING:**

The Corporate Officer or their designate will ensure that meeting notices are posted, agenda packages are distributed, minutes are recorded, and meeting materials are available for public inspection.

**PROCEDURE:**

Council may refer specific matters to the Committee at any time.

The provisions in the Council Procedures Bylaw regarding Committees will apply.

# Kemball Data Center Proposal

The Kaslo and Area D community has because of the efforts made by the Village of Kaslo and Kaslo infoNet Society, become one of the most pervasively connected rural areas in North America. This started from the initial fibre PoP site in the Kemball Center in 2014, and has led to this site being the hub of all connectivity for the north arm of Kootenay Lake.

As I write this in 2024 the community connectivity project in the region is close to serving every physical property and achieving route redundancy with the rest of the RDCK located CBBC backbones. For any connected premises whether residential, commercial, or community related this is a significant benefit.

What has not been addressed however is locally accessible storage and IT compute capacity in a distributed fashion for high reliability and security.

Over the last few years, I have built out a platform for achieving these goals, and with the specific goal of making these sorts of services accessible to all in our community and the local Area D region.

The objectives are to provide secure, capable, and accessible storage and data processing capacity in a secured and geographically distributed fashion. These are the standards and practices in the larger regional data centers. Unfortunately, these sorts of services are seldom if ever available in rural areas, and are profoundly limited by distances, backbone capacity, and traffic latency timing.

We can however within our region accomplish these goals and retain security and control of our community compute and data storage requirements.

## **Locations:**

Site One – the Kemball Center Basement

Site Two – the Balfour CBBC site

## **Security:**

### **Role Based Access Control**

Logged and monitored digital lock access for users with a role that requires physical access, with Access Credentials and with monitored Entry and Exit and Video logged time on premises.

A distributed Cluster Management system based on the Proxmox PVE 8.1 Data System.

<https://www.proxmox.com/en/> This free and open source data center cluster capacity is used globally at many levels of scale and support virtualized compute capacity to fit any application and scalable to any circumstances.

### **Rack Space Agreements**

Rack Facilities space available for premises participants. These are defined as entities with a signed agreement for a 42U rack location and power support.

### **The rack specification**

<https://www.fs.com/products/73579.html> 42U GR800 High Security Rack fitted with

1 or more Alpha FXM 650 – 1100 - 2000 UPS Charger and Inverters

2 or 4 Bolt BX-12-100 Lead Silicate Phosphate Batteries or equivalent. These must be fully sealed batteries without flammable contents and gas or fume venting requirements

This specification allows for remote monitoring of power supply, power loading, switch contact status to determine security of the doors on the rack by way of the Ethernet interface on the Alpha Power system.

### **Initial Power Provisioning**

1 100 Amp 120VAC Single phase sub panel with 5, 20 Amp circuits with breakers to support up to an Alpha FXM 2000 UPS

### **Interconnection Cabinet**

2 Secured Fiber Entrance cabinets. The first where in all backbone fibre serving the region of Kaslo and Area D will be present and accessible to the assigned Systems Security agents of each fibre owner or delegated Lessor. This Cabinet will be under monitored lock and key.

The second as an entry cabinet for Kemball premises user fibre

These assemblies <https://www.fs.com/products/50550.html> are wall mounted and have provision for 48 fibres in LC connectors and managed fibre slack and are securely lockable. Should these cabinets be filled a more can be easily added. This is the basic provision for a secure fibre interconnection facility to support and interconnect fibre provisioning.

## **Preliminary Fiber Owner and Users List**

Columbia Basin Broadband Corporation <https://ourtrust.org/high-speed-connectivity/>

Kaslo infoNet Society <https://kin.bc.ca/>

The Village of Kaslo <https://kaslo.ca/>

ComXpertise

Kootenay Lake Innovation Center

Kootenay Light Web

## **Preliminary Rack Host units**

At my expense, I have capitalized 4 GR800 42U rack sets and two Alpha FXM HP 2000 UPS systems with 48V 100AH Bolt Battery Arrays.

**Rack 1**            The Village of Kaslo IT Facility for Village use exclusively

**Rack 2**            ComXpertise and colocation clients

The site will be provisioned for up to 5 GR800 42U racks for future expansion. At the present time ComXpertise has an on-hand inventory of;

4 GR800 42U racks

2 Alpha FXM 2000 UPS Supplies

2 Waystream MS 7000 and 8000 24 Port 10G Fibre Switches

1 Waystream ASR 8000 24 Port 10G Fibre Router

A full set of fibre maintenance tools, OTDR, Fibre Splicer, and circuit performance test gear

## **HVAC Considerations**

A typical 42U Rack depending on the equipment provisioned may use 15 to 30 Amps of 120VAC Power that will likely see much of that power consumption dispersed as heat.

The Kemball HVAC refit should be provisioned to take advantage of that as waste heat for building heating in winter and take advantage of exhaust ventilation in summer.

## **Site Renovations Recommended**

These photographs were taken on 12-04-2022. This room is transited by the main cooling and heating lines for the building, and it is physically adjacent on a common wall to the Building HVAC, Heat Pump, and utility service entrance and in close proximity to the existing KiN PoP site, and Emergency power generation system.





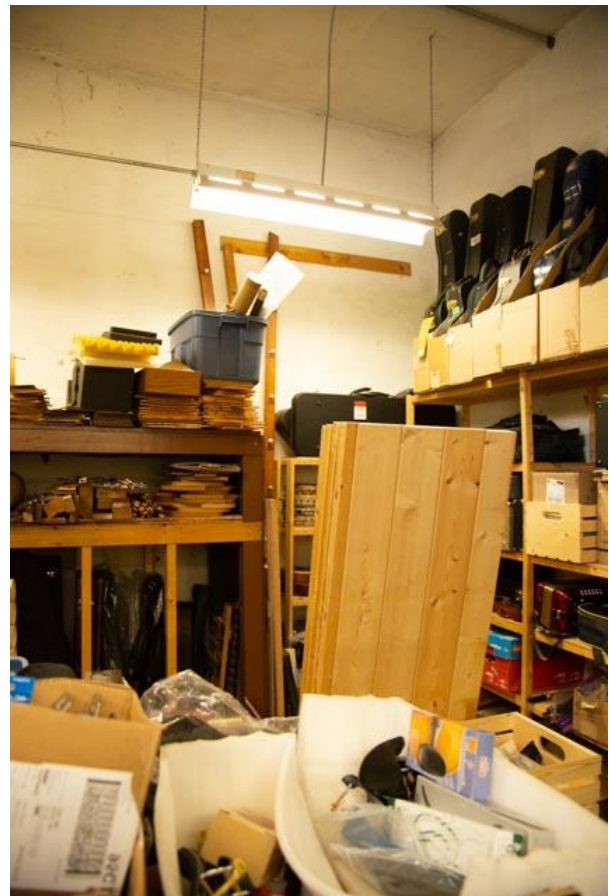
This is the common wall space and the single external window that might provide a capability for exhaust air ventilation for summer operation, with winter conditions provisioned for a heat pump recovery application.

This sequence of images is illustrative of the relatively simple cleanup and renovation process for conversion to IT and Data Center requirements. The high ceiling and current lighting are exactly what is required and no changes are necessary other than removal of the bulk of the existing shelving, the power and fibre entrances, and a repaint and sealing of the existing walls.



There is a single door entrance that is substantially secure and will require only the addition of the digital security systems and locks.

The lack of all but one window and basement location make this building space of limited utility or lease value, but an ideal location for the Kaslo Data Center Utility



and services supporting additional value to the rest of the premises.

The ventilation, power support, and refinishing to suppress dust are minor renovation expenses. The fibre cable additions, splicing and additional cabinets are to be covered by ComXpertise for the benefit of the community.

### **The Second Site**

I have had a preliminary discussion with Donovan Dias the COO at CBBC for a second rack site to be located in secured and powered space in a CBBC PoP site in Balfour with dedicated use of a single dark fiber between the Kemball PoP site and the Balfour PoP site. This fibre with a Bidirectional dedicated 10G link would allow the second site to be operated as a geographically separated secured component of this dedicated IT facility.

This would also provide the beginning of distributed capabilities on a Regional basis with backbone linkages to the Kootenay Light Web facilities in Nelson and support their goal in Kaslo as well.

There are always a lot of details to be dealt with. Can we begin this discussion as soon as possible.

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