

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA A/TOWN OF GOLDEN AQUATIC CENTRE FEASIBILITY STUDY ADVISORY COMMITTEE WORKSHOP

Minutes of the workshop held on Wednesday June 24, 2020
electronically via Zoom Meeting software

Note: The following minutes are subject to correction and are draft until adopted by the Feasibility Study Advisory Committee at the next meeting.

PRESENT

Advisory Committee Members

Darcy Mooney (Chair)	Manager, Operations Management, CSRD
Stephanie Chomiak	Kat Coatesworth
Irene Gray	Brian Gustafson
Spencer Lainchbury	Scott Weir
Justin Telfer	
Karen Cathcart	Director, Electoral Area A
Ron Oszust	Mayor, Town of Golden
Jordan Petrovics	Manager of Recreation Services, Town of Golden

Staff

Phaedra Turner	Team Leader, Administrative Services, CSRD
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Project Consultants

Paul Fast	Partner in Charge, HCMA
Darin Harding	Project Lead, HCMA
Isabel Cullather	Engagement Coordinator, HCMA

The meeting commenced at 2:05 PM MDT

CALL TO ORDER AND WELCOME

The Chair called the meeting to order at 2:05 PM and confirmed all attendees who were signed on to the meeting electronically.

ADOPTION OF AGENDA/MINUTES FROM PREVIOUS MEETINGS

K. Coatesworth/S. Weir THAT:

- The agenda be approved as presented.

CARRIED

- The minutes from May 13, 2020 be approved as presented.

It was noted the minutes require a correction to include Justin Telfer in attendance at May 13, 2020 meeting and to correct the spelling of the word Golden.

CARRIED

UPDATE ON HCMA SCOPE CHANGE PROPOSAL

HCMA Partner in Charge, Paul Fast discussed the additional items added to the scope of the project. New items include:

➤ Operating Cost Estimate

HCMA will provide a high level operational cost assessment of the facility based on the program and concept developed.

➤ Review of Facility Condition Assessments

The CSRD and the Town of Golden are currently undertaking facility condition assessments of key civic facilities. HCMA will review the results of the surveys of the Mt. 7 Rec Plex, the arena and curling rink to provide recommendations on how these results may impact the feasibility study.

- Additional Engagement Requirements
As a result of the COVID-19 pandemic, some adjustments to the engagement strategy are required. An additional online survey has been developed that will be implemented in early July as a check in with the community. A more robust survey platform will be implemented as part of an enhanced digital engagement strategy along with increased communications for the fall.
- Additional Meetings with the Town of Golden Council
Two additional in-person meetings will be scheduled with Town of Golden Council as the project continues to provide fulsome conversation and clarity to the process.

The Committee members discussed and concurred that providing an operational budget is a very important and requested piece to the study. A question was raised regarding asset management. The Chair reiterated that the CSRD has a full time asset management coordinator on staff who is dedicated to the program and that asset management is part of the CSRD's strategic plan and there should be no concern that asset management planning will not be part of this process.

OVERVIEW OF DESIGN OPTIONS

HCMA Project Lead Darin Harding, provided an analysis and review of the existing site and highlighted some of its unique characteristics such as where the view to the mountains is best and where the sun rises and sets as part of the consideration of where to locate a new facility. Two concept design options with a two tank indoor pool building were presented. The plans both consider the potential future needs for the site including a future gymnasium building. Option 1 provides a future gymnasium building adjacent to the curling rink building, Option 2 provides a future gymnasium building to the south of the proposed new pool building. Both options allow for the existing outdoor pool to remain in place and operational during construction of a new facility.

Questions were raised about adequate parking spaces with Option 1. It was suggested the old horseshoe pitch property across the street from the existing pool could possibly be acquired from the Town of Golden to alleviate additional overflow parking needs for the complex. Another question posed was whether the existing spray park would be able to stay; it was confirmed there would not be enough space to keep it in its current location. Some additional feedback about parking considerations were made and both options could requiring traffic management considerations with the adjacent school and its current drop off and pick up areas. It was suggested that a traffic management plan be considered to find solutions to these issues.

OVERVIEW OF COST ESTIMATE

Paul Fast presented the Class D Estimate for Option 1 and Option 2 of the concept plan. A Class D estimate has an accuracy of +/- 25%. The total Class D estimated project costs, including all options identified as important by the community is 39 million dollars. Committee members expressed concerns with costs of that magnitude. Questions were raised regarding what the numbers would look like with grant opportunities and what would the approximate cost per household be on average. Additionally, what would the approximate cost be to add the gymnasium? A comment was made that the operational costs also need to be part of the component, as they need to be considered as well when making an informed decision. It was agreed HCMA will do work over the next month to do a parking analysis, to provide costing for the gym and the CSRD will undertake financial analysis and draft a budget utilizing the Class D Estimate numbers and incorporating the operational costs once they are provided.

**PRIORITIZATION OF
OPTIONS**

Discussion regarding the prioritization of the options based on the Class D Estimate. The community needs to decide what pieces they want in the facility and what should be removed and what are they comfortable with spending. Having the operational costs and financial analysis complete to present to the community is key, as community members want to know how it will impact their taxes. This information is absolutely critical to provide to the community in the next round of engagement.

**PUBLIC ENGAGEMENT
APPROACH UPDATE**

HCMA Engagement Coordinator Isabel Cullather reviewed the next steps for community engagement. The check-in survey questions were reviewed with the Committee. Questions were raised about an option for a mail out for the check-in survey. A plan to have hardcopies available for pick up by community members will be made available.

Two electronic platforms for round 2 engagement were presented and discussed. It was agreed that HCMA would do additional legwork to determine what platform will work the best for the next round and will provide information to the committee at the next meeting.

NEXT STEPS

Next steps include a meeting in early August 2020 for the Committee to review the check-in survey results. HCMA will work to address the parking issues with a traffic control scheme, which will consider utilizing the suggested horseshoe pitch property in the plan. HCMA will also work to provide the operating costs estimate for the concept facility and the CSRD will work on the financial component to determine the taxation impact.

NEXT MEETING

The next meeting will occur in early August, after the check-in survey has closed. An exact date will be determined and presented to the Committee at a later date.

The meeting was adjourned at 4:23 PM MDT