

COLUMBIA SHUSWAP REGIONAL DISTRICT

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

Minutes of the workshop held on Thursday, September 24, 2020
at the Town of Golden Southeast Admin Centre

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	Spencer Lainchbury
Justin Telfer*	Irene Gray
Kat Coatesworth	Brian Gustafson
Scott Weir	
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*

*Attended electronically over Zoom.

The meeting commenced at 7:01 PM MDT

CALL TO ORDER AND WELCOME

The Chair called the meeting to order at 7:01 PM and confirmed all attendees who were signed on to the meeting electronically.

ADOPTION OF AGENDA/MINUTES FROM PREVIOUS MEETINGS

B. Gustafson/S. Lainchbury THAT:

- The agenda be approved as presented.

CARRIED

I. Gray/S. Chomiak THAT:

- The minutes from August 18, 2020 be approved as presented.

INTRODUCTION

HCMA Partner in Charge Paul Fast provided an introduction regarding the feasibility study process and the draft engagement survey. The draft survey will be presented to the Committee in detail later in the meeting.

FAQ'S

Project Lead Darin Harding reviewed the additional frequently asked questions and drafted answers with the Committee. These questions and answers will be posted on the goldenondeck website. The question was raised to Committee members if there were any further FAQ's that should be considered and added to the website. Suggestions were made to:

- Provide explanation as to why the contribution level from Electoral Area A taxation would increase from the current 20% to 48% if the project were to move forward.

- Provide further review and explanation of the taxation rates so residents understand completely. A couple of examples should be included to provide further explanation.

A couple of edits to the existing FAQ's were suggested. The LEED Gold standard FAQ should be revised to clarify the usage of the LEED term at this stage of the project. The FAQ for the construction start date used to determine the costs should be amended to identify Q1 of 2022, rather than Q3.

OPERATING COSTS REPORT

Paul Fast reviewed the process to estimate operating costs and revenues for a potential new year-round indoor facility. The report identifies there would be an overall net increase to the operating costs over and above the existing outdoor pool of approximately \$220,000. Committee members were reminded this document compares an indoor facility operating year-round vs a seasonal outdoor facility operating for approximately four months per year. Comparisons within the report were used from the City of Revelstoke, the City of Vernon, and the City of Trail to help project revenues and expenses. Staffing costs are the highest cost of such a facility. The final Operating Costs Report will be sent out to the Committee members and posted on the website.

DRAFT SURVEY QUESTIONS

Engagement Coordinator Isabel Cullather presented the draft engagement survey within the Ethello software and walked the Committee through each section. Positive comments from Committee members on the software and its capabilities to collect information from the user. Some items suggested for improvement include:

- Can the software complete the tax calculation once the user gets to the end of the survey?
- Can sub-areas of the Electoral area be added to the survey?
- Can information be added re how much are the costs to rebuild the existing pool facility?
- Add in a description of the pool tanks.
- Can a disclaimer be added that the pictures used are just for rendering purposes only?
- Can a short user tutorial video be attached to the beginning of the survey to help guide users?

HCMA will investigate incorporating these suggestions and edits with the software developer. The timelines for the survey release and closing dates were discussed. It was agreed the survey requires some more fine tuning and will be vetted again through the Committee before the final dates are set. The target is for the survey to run for at least four weeks and start in early to mid-October at the latest. Postcards will be mailed to every household to ensure all residents are aware of the survey and encourage them to provide input.

TAXATION IMPACTS

The taxation impacts were reviewed and discussed with the Committee. It is the consensus that in the absence of substantial grant funding and contributions, the taxation impact is far too high to be viable for the community.

NEXT STEPS

Committee Chair Darcy Mooney reiterated there are more steps necessary to be addressed after this next round of public engagement with the electronic survey closes and a possible preferred option is determined by the public. The CSRD will be working with HCMA to cost additional scope items after the initial project scope is complete. The survey phase may lead to a possible preferred option. From there the projected project costs will be refined again to provide a more accurate amount and for the committee to determine additional steps such as a capital contribution campaign, grant opportunities. This will then be brought forward to the CSRD Board of Directors to determine if there is a path forward to go to referendum.

NEXT MEETING

The next meeting will be held after the survey is complete and captured information is tabulated by HCMA, likely mid to late November 2020. An exact date will be determined and presented to the Committee.

The meeting was adjourned at 9:20 PM MDT