

MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW19-16 of the council of the City of Dawson called for 7:00 PM on Wednesday, June 12, 2019 in the City of Dawson Council Chambers.

PRESENT:	Mayor Councillor Councillor Councillor	Wayne Potoroka Stephen Johnson Bill Kendrick Molly Shore
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REGRETS:	Councillor	Natasha Ayoub
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ALSO PRESENT:	CAO Recreation Manager	Cory Bellmore Marta Selassie
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Agenda Item: Call to Order

The Chair, Wayne Potoroka called the meeting to order at 7:00 p.m.

Agenda Item: Agenda

CW19-16-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for special committee of the whole meeting #CW19-16 be accepted as presented. Carried 4-0

Agenda Item: Stantec RE Recreation Facility Planning

Lesley Cabott and John Berg, Stantec led the discussion. A power point presentation was used to focus the discussion.

Q: What do you like about the rec center?

A:

- Location
- Open / accessible / community space in winter
- Functional – good ice, quality of surfaces is good
- Change rooms are good
- Well-staffed – good staff
- Affordable for users and town
- 80 to 95% subsidized, this is good.
- Flexible social space – curling rink
- Rentable kitchen
- Location – arena provides meeting space (ex: Gold show in summer)
- Warm viewing area on the curling side
- Curling rink – not all wonky like arena side – lesson
- Usually enough parking (lots on street)
- Enough viewing for hockey – minus the posts
- Kitchen and restaurant (winter)
- Well-liked and well-used space. People like it.
- Shared parking area (ex: Gerties parking area gets used)

Item: Discussion

Possible Future Sites: (items to consider size, synergies)

- o Dawson – owns the city, owns the land
- o Bottom of Dome Rd
- o Gold Rush Campground
- o Current
- o Wastewater treatment plant
 - ☐ Education reserve
 - ☐ Second school
 - ☐ Library
- o Old courthouse

Q: What do you NOT like about the current Rec center?

A:

- Not a recreation center, just curling rink / arena
- Missing:
 - o 2nd floor to be useable space
 - o Gymnasium inside
 - o Fitness room
 - o Radio station
- Underperformed – it was not what community expected
- Chopping of capital costs and facilities
- “Frankenstein”
- Inefficient
- Ugly lighting - dark
- Layout (ex: sun orientation / exposure)
- Not accessible design
- Designed without HAC (ex: windowless, single streetscape)
- Improperly sized (ex: bathroom is very large)
- Two different projects did not speak to each other
- Sinking
- Big cracks in the drywall
- Water doesn’t drain
- No local knowledge (ex: creek bed underneath)
- Need to talk to the rec center maintenance people
- Foundation
- Not a center that people can come together

Item: Discussion

- Design – power requirements
 - o Electrical – can’t isolate systems
- Pool is not attached
- Running 3 building is not efficient – not consolidated
- Leasing the upstairs
- Wasting taxpayer’s money
- Ugly aesthetics
- No natural light
- Narrow spaces – hallways
- Cold – viewing
- No comfortable common space
- Ceiling panels

- Lighting
- Inefficient
- Cold, dark, damp building (like a basement)
- Cold in summer – uncomfortable for Gold Show
- Rooms are not well utilized (ex: Zamboni, first aide, etc.)
- Lack of storage
- Not accessible, showers not accessible
- No running track
- Viewing of the hockey
- Change rooms right to the arena – hallways. It's okay.
- Changerooms – bathroom / restrooms included.
- The architects, engineers, and contractors got away with a crappy building
- Lack of understanding that went on
- Incompetence of the professionals
- Rec department does not have own space in facility. (programming, storage)
- Hockey boards are not level
- Public perception
- Trust – community did not get what they wanted
- Northern boondoggle
- Plan and deliver good infrastructure projects in Dawson
- Mistakes upon mistakes

Item: Discussion

Q: Rec centers that you REALLY like?

A:

- Haines Junction
- Watson Lake
- Whitehorse -big scale, elements sitting orientation
- Mayo
- Rental space (ex: tenant space for physio)
- Hillcrest Centre – Vancouver
- Dauphin, Manitoba
- Wellness center – Germany, Scandinavian

Q: What are some principles/vision elements?

A:

- Structurally sound
- Energy efficient
- Natural light
- Solar panels
- LEED – but no need to apply
- Socially acceptable
- Minimum 50-100 years
- Durable
- Win – simple building that is affordable –includes as many elements as possible that we can afford.

Q: What could be some “Wins” for this building?

A:

- Simple to operate
- We can afford it
- Sustainable
- Think about the future
 - o Hockey rink
 - o Two sleet curling rinks
 - o Community space
 - Multi-use space

Item: Discussion

- o Library – if \$
- o Social accessible
- o Economic accessible – no “Taj Mahal”

Q: What are the Guiding Principles / Vision Elements

A:

- Learn from ‘lessons learned’
- Don’t want to be surprised by the dollars in the end
- Stand alone
- Strategic vision (ex: sustainable multi-use spaces)
- Flexibility
- Orientation / passive
 - o siting
- Community gathering space
- Completed project inside and out
- Bike parking
- Operationally affordable
 - o Proven technologies
 - o Funded
 - o Does not require a lot of training to operate
 - o Synergies/integrated with other aspects of the community(e.g. library)
- Project clarity – deliverables
- See Committee Night consultation results
- Recreation board
- Club + info night
- External factors
 - o The school – less space
- Potential loss of community / public library
- Rink:
 - o All gender rooms
 - o Dressing room
 - o Curling rink
- Complex – with multiuser spaces

Item: Discussion

Q: Desired Schedule - Plan?

A:

- Site – Timeline Construction 2020
- Funding opportunities + constraint
 - o Funding models
 - ☐Partners
 - ☐TH
 - ☐Corporations (ex: mining companies)
 - ☐Leverage
- Consideration of use of existing facility during construction – don't want to lose the use of it
- Disposing of existing lots / buildings
- Lessons learned from past
- Talk to maintenance people / staff

Q: What types of programs/activities?

A:

- Running / walking track
- Senior space
- We have the worst gym
- Indoor playground (needs to stay put)
- Flexible design
- All age groups accessible
- 0 to 5 years
- Community hub
- Safe
- Wi-Fi
- Weight room in building
- Rooms for gatherings (ex: birthday party room)
- Billiards / pool Sauna, warm water, cold bath
- Shower facilities well used by those being off grid
- Reception area / welcoming desk
- Nowhere to do laundry in town

Item: Discussion

Additional Comments/ Notes

- Other items/questions
 - o Site evaluation - drillers?
 - o Education reserve - Waste Water Treatment Site -
 - o Recreation Centre staff meeting?
 - o Need to Look at Dauphin Manitoba and Hillcrest Community Centre
 - o Need to speak with libraries branch at YG
 - o Synergies - site, parking, youth, library, TH
 - o Conference Gold Show space
 - o Disposition of existing buildings and land
 - o Case for consolidation
 - o Demographic and statistical information needed
- Meeting with maintenance team
- Good statistical information
- Post-demographics

Projects that have gone well in Dawson (lessons learned)

- KDO – apartments
- Paving of Front Street
- Water treatment facility
- Piped – water + sewer

Stantec to provide list of rooms but not sizes, list of similar Rec Center project costs, and Class D estimate (?).

Agenda Item: Adjournment

CW19-16-02 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole meeting CW19-16 be adjourned at 9:00 p.m. with the next regular meeting of committee of the whole being June 17, 2019. Carried 4-0

THE MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW19-16 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW19-23-02 AT COMMITTEE OF WHOLE MEETING CW19-02 OF AUGUST 26, 2019.

Original signed by:
Wayne Potoroka, Chair

Cory Bellmore, CAO