



**TOWN OF SAINT ANDREWS  
SPECIAL COUNCIL MEETING  
PUBLIC CONSULTATION SESSION  
MARKET WHARF DESIGN  
MINUTES**

January 20, 2021, 6:00 p.m.  
Electronic Meeting

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**A. RECORDING OF ATTENDANCE**

*A Special Meeting of the Town of Saint Andrews Council was held on Wednesday, January 20, 2021, at 6:00 P.M. with the following members present:*

*Mayor Doug Naish, Deputy Mayor Brad Henderson, Councillor Kate Akagi, Edie Bishop, Guy Groulx, Kurt Gumushel, Andrew Harrison.*

*Staff: Chris Spear, CAO/Treasurer, Paul Nopper, Clerk - Senior Administrator.*

**B. APPROVAL OF AGENDA**

**Motion: Motion: 010 - 01/21**

**Moved by** Councillor Bishop

**Seconded by** Deputy Mayor Henderson

*That the Agenda be approved as presented.*

6 – 0

**Carried**

**C. DISCLOSURE OF CONFLICT OF INTEREST**

**D. PRESENTATIONS**

**E. INTRODUCTION, CONSIDERATION AND PASSING OF BY-LAWS AND MOTIONS**

**1. PED201201 Market Wharf Design Concepts**

*CAO Spear provided an overview presentation of the three Market Wharf design, infill, wood, and concrete, concepts to Council. The presentation highlighted the main construction design and costs, life-cycle costs over 60 years, the Pros and Cons of each design-build, comparative analysis across the three designs, and the environmental impact study that needed to be completed before funding is provided to the Town.*

*Councillor Bishop - I would say the infill with the armour stone would be the best approach based on the long-term costs. I am not really thinking of the visual but the cost over the long haul. We still have not figured out the tidal implications as of yet.*

*Councillor Groulx - Just want to point out for the public benefit when looking at the options, we are not comparing apples to apples. The infill option is 3 times wider and higher in comparison to the other options and takes into account the climate change adaptation. The other options provided would be a higher cost to deal with the climate change adaptation.*

*Councillor Harrison - To follow up on Councillor Groulx, is climate change adaptation constructed into with the infill option. Do we need to add additional stones? Would adding more rock reduce the size?*

CAO Spear - The infill has met the climate change adaptation for the first 50 years. Additional stone may be needed to meet sea level rise. I will follow up with the engineers on how much width would be lost. Might be able to raise straight up and not lose space.

Councillor Harrison - For the other two options, are they the exact same height of the current wharf or would we have to build in an additional 1.5 metres?

CAO Spear - The concrete style has 0.5 metres built into it. So the first 50 years of the lifecycle would meet the climate change adaptation plan. The wooden structures do not. We are waiting for a cost from the engineers but it will be more than \$3.4 million. I will ask for a cost on the equivalent.

Councillor Harrison - Do we know what it would cost if we had to remove the infill option?

CAO Spear - probably \$200,000 to \$300,000 to remove and then the cost of one of the other options. This is a ballpark.

Deputy Mayor Henderson - We have received a number of letters on spending funds on the Wharf versus other services. We are only a few years away from limiting no vehicles on the Wharf. This is not an optional project and understands the large numbers, it is a lot of money for a community. Over 60 years, \$1.6 million works out to be \$26,000 per year. We also need to look at the physical feel and look and how it fits into the community.

## **2. Questions and Comments from the Public on the Market Wharf Design**

### **Zoom Questions**

Allan Fiander - Is this information available in PDF format?

CAO Spear - We will prepare and put it on the website for review.

Allan Fiander - One general comment on the physical appearance. The aesthetic appearance of the rock is contradictory to downtown Saint Andrews. The concrete version focuses on Market Square and fits in better rather than widening the approach which I do not understand the rationale for. The cross-section on the armour stone is like the Trans-Canada highway. The justification for the extra width and costs, besides the negative impact, is hard to understand.

Joanne Carney - I do think it is important to secure the longevity of the Wharf. I support the cheaper and longer-lasting aspect of the rock infill. We could improve the historic look by changing the look to fit within the town like the use of red granite, could we get a quote and drawing on that? Can we make it a boardwalk around the upper edge? This could be an area for booths with cedar shakes and give a more heritage feel. I would be interested to see the larger width and cost for the concrete version if the rocks fail the environmental assessment. Might be good to have the additional costs for tourism and narrow width. With a better walkway and benches, it can give a park feel. I support bringing the breakwater rocks across the whole property in front of the ticketing booths to protect the shoreline to the corner. I am interested to see the environmental impact assessment on the tides and silt. There is another way we can offset costs with rentals of booths on a wider Wharf.

J Edward Hurley - To clarify the key objective, is it to replace an aging wharf and an attempt to meet climate change, or are we replacing the wharf based on climate change? There is a difference in the approach to this. Do any of these options include the needed elevation changes based on the sea-level rise? To what extent are we accommodation change due to climate?

CAO Spear - It is kind of a chicken and egg style. When looking at the Wharf replacement, the wood structure needs replacement, and the funds that we are going for are under climate change. So by default, it has become one

of the primary purposes and must be in the design or funding can be rejected. A 0.53 metre rise in the first 50 years will meet the current sea-level rise issues. In 50 years, another elevation will have to take place to raise to 0.5 metres. With the infill, you can add rock and is most economically reasonable. The other two options in 50 years would be a rebuild.

Vic Miller - How long does it take to complete the project? Would the Wharf be closed off during winters or for a two-year span?

CAO Spear - The construction would only take place in the winter to not interfere with seasonal use. Aquaculture and fisheries would be moved during construction.

Vic Miller - So the summer season would be open?

CAO Spear - Yes, we would be open for the tourism season.

TC Awebie - Just to add a third thing, making the Wharf even more useful for the tourists to enjoy the water. Nice to think it could be developed with more seating and picnic area. More ways to access the area for tourism and enhancing the downtown.

### **Email Questions**

Joe Harrison - As rock jetties have not been built for many years along the US east coast because of adverse outcomes with respect to tidal flows causing shallowing and navigation problems. A rock jetty in Leonardville that has been problematic is this way too. Before a decision is made to proceed with the rock jetty, will a formal assessment be done by an engineering firm with coastal engineering experience, to assess the effect of a tidal flow causing silting and erosion? This is important because of the cost involved in dredging the harbour over the proposed 60 years could be significant. The last dredging cost about \$250,000 for only a portion of the dock area. This may need to be done soon again. If a change in tidal flow causes increased silting, the need for dredging will increase. Even every ten years would be an added cost of \$1.5 million. Will the coastal engineering study be undertaken?

Mayor Naish - My understanding of the tentative approval from the Federal Government includes an Environmental Assessment based on any choice selected. It is part of the funding process tentatively based on the EA. This addresses one of the previous comments on why we are doing this. We want the Wharf to withstand the future for the community and combat climate change, including sea-level rise and storm surge. Anything would have to pass the EA before we move forward. 70% of funds will be paid by the Federal Government.

CAO Spear - To correct, there is an upper limit of funding the Federal Government will provide. The upper contribution is \$3.5 million. The work being done on the approach is not the full work needed. Work on the pierhead is needed.

Cindy Kohler - The presentation was incredibly biased. Just because it is less expensive does not mean it is better. Did the Town consider the tourism value? Have other options for wood been considered? Wood technology has come a long way. Armour stone is a safety concern as well, has that been considered?

Katy MacDonald - Are the business operators (whale watchers, fisherman) who use the wharf being consulted in the process on how each option might affect their operations? In regards to the buildings that would need to be moved at the entrance of the wharf and market square, how would that work for the business owners? Thank you.

CAO Spear - In regards to business owners, we are having a public consultation. In this format, we do not approach individual businesses as

*they have an opportunity to present their point of view. People can reach out from other businesses and let us know. This is the public process.*

*Jimmy Craig - Shouldn't it have to fit with the historic main core of town? If anyone else were building anything, they would be held to that. I don't think a less appealing option should even be considered.*

*Vicki Hogarth - I am wondering if there are other communities that have recently updated their wharves that you looked at to inspire these designs. If so, which towns/wharves were they?*

*Mayor Naish - There are only two non-federally owned Wharves in New Brunswick. This is the only Municipally owned Wharf in the province. Many of the Federal wharves that have been recently been constructed have been with the rock.*

*CAO Spear - Correct, in Blacks Harbour they expanded using a rock jetty.*

*Mayor Naish - Improvements in wood construction have made gains but if there is an example of a structure that can withstand the upcoming climate change, we would be open to this.*

*CAO Spear - Please note that staff did not come up with these options, our engineers CBCL came up with them. We hope they are reviewing other information on wharf designs.*

*Katy MacDonald - Could you have Chris elaborate on what would need to take place to find out what the effect of option two would be on the environment and any implications for the bay? Will this study be done soon?*

*CAO Spear - Environmental Assessments can range between \$75,000 and \$200,000 for each design. This has been incorporated into the cost for the design. We will do the EA based on the design Council selects.*

*Councillor Groulx - These EA studies are expensive and would be cost-prohibitive to do a study on all three options. The EA is part of the process for going through the project.*

*Councillor Harrison - Will we be doing the study on the tidal flows, etc. There have been comments on issues of seaweed and such. I think we need to commit to the public that we will do an EA with or without the need.*

*CAO Spear - Once we find out what the Federal partners want, we will bring it back to Council for further discussion.*

*Siobhan Neil - I strongly feel that maintaining the cultural heritage look and feel of the town is vastly more important than whatever benefit you think you'll gain from having a wider wharf. I'm happy to see that you've also explored the concrete option to maintain the look and feel. I believe there is more inherent value in maintaining the cultural heritage of the town compared to the minimal differences in life cycle costs for the concrete or wood options. Is Council aware that the DFO is rebuilding a large timber wharf at the biological station? And they are raising it in response to climate change, which is what I thought the goal of this project was. In terms of the three options, the infill option seems to have a greater environmental impact as well as cultural heritage impact than the other two. That's a significant difference that will become evident in an environmental assessment.*

*Kalen Mawer - I am so glad that Council has given the change for the public to express their opinions on this. Thank you all. Will the EIA be completed, or even begun, (particularly on the infill option) before the second public consultation? I know that a rock jetty like that which is being proposed has the potential to drastically change currents and the ecology of the area, and so I find it difficult to understand how we can make a decision without that information being accessible. Does the infill option have rock underneath the entire structure? Would it still allow people to walk underneath the wharf at low tide? That's something that I know tourists like to experience when they come here. Has Council considered a hybrid option that might include*

wood to enhance the look but not for the structure? Would this be possible with the concrete and/or the infill options? I see the boat ramp is gone. It is probably important to include an accessible option to allow beach access for people who don't do well with stairs. Thanks.

Mayor Naish - There will be no assessment done between now and February 17th.

Joe Harrison - What is the option for the dry dock that Chris alluded to?

CAO Spear - looking close to the Wharfinger Shack on the other side of the Wharf. This has been an internal discussion and the area is shallow that might be able to work.

Pat Fitzgerald - Has anyone considered with the infill option, the loss of the Wharf face? This area is used to load and unload aquaculture areas. I am speaking for the Huntsman on this as well, and we use this several times a year. The further to ground out the boat the less it will be used. Armour stone is a way of life but to put it out onto the mudflat, it begins to look like a rock quarry. I am concerned about the usability of the Wharf and the loss of the aesthetics and Wharf face. This looks like an industrial port and not keeping with the town look.

Lillian Michael - My question is if there are different timelines for each option to build. I am curious, is one long and you have referred to construction in the winter months, can you be more specific?

CAO Spear - Winter months would be after Halloween to May. This has been put to the engineers. We have talked in general terms 2 to 3 seasons to complete. This is a large project for Saint Andrews but not large for construction companies. I will get information back on that.

Lillian Michael - Has there been any consideration if delays are anticipated and what would happen if the timeline was extended? I am considering the users of the Wharf and the closure period.

Mayor Naish - What happens if it drags into June and July? We cannot have that happen as this is a hub from the community and cannot hinder business operations. We will make sure this is part of the contract for start and finish.

Rob Carney - As Joanne said I think it would be most helpful to see drawings of the wharf in the wider format which would show it with ticket and info booths as well as a boardwalk with benches, etc. Also, look to best guess at what revenue could be gathered from this and what impact that extra money would have on the project. As present any wider format regardless of how it is built tends to look industrial while the finished look would be very different. I hope that the new wharf will be more like a park and less like a parking lot. Perhaps the stone fill will fail because of tidal issues or lack of public support. How about more info on building the wider version with the concrete pilings? I could imagine the town collecting say ten thousand to twenty thousand dollars per year from booth space rental which could be \$600,000 to \$1.2 million over 60 years.

Joe Harrison - Will the rock jetty solve the anticipated truck traffic problem?

Councillor Harrison - Can we preserve the Facebook Comments for this process? It seems civil and would like to have a copy, it may be helpful.

Clerk Nopper - A report will be created based on feedback from email, Zoom, and Facebook. Please note we will be hosting a second Public Consultation Session on the Wharf Design on February 17th, hopefully at the W.C. O'Neill Arena if not it will be via Zoom.

**F. NEW BUSINESS**

**G. QUESTION PERIOD**

H. COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS

I. MAYOR'S COMMENTS

J. CLOSED SESSION

K. ADJOURNMENT

**Motion: Motion: 011 - 01/21**

**Moved by Councillor Akagi**

**Seconded by Councillor Bishop**

*At 7:09 p.m. that the meeting be adjourned.*

6 – 0

**Carried**



Doug Naish, Mayor

Paul Nopper, Clerk