



**TOWN OF SAINT ANDREWS
SPECIAL COUNCIL MEETING
MINUTES**

**November 14, 2022, 6:45 p.m.
W.C. O'Neill Arena**

A. RECORDING OF ATTENDANCE

A Regular Meeting of the Town of Saint Andrews Council was held on Monday, November 14, 2022, at 6:45 p.m. with the following members present:

Mayor Brad Henderson, Deputy Mayor Kate Akagi, Councillor Kurt Gumushel, Lee Heenan, Jamie Hirtle, Steve Neil.

Councillor Marc Blanchard - Electronic Attendance

Chris Spear, CAO/Treasurer, Paul Nopper, Clerk - Senior Administrator

B. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION

C. APPROVAL OF AGENDA

Motion: 428 - 11/22

Moved by Councillor Neil

Seconded by Councillor Heenan

That the Agenda be approved as presented.

6 – 0

Carried

D. DISCLOSURE OF CONFLICT OF INTEREST

E. PRESENTATIONS

F. INTRODUCTION, CONSIDERATION AND PASSING OF BY-LAWS AND MOTIONS

1. Discussion on Market Square and Market Wharf Project, PW221113

CAO Spear provided an overview of the staff report on the Wharf and Market Square. In 2021, the Town was given a grant from the Federal Government for climate change adaptations for the Wharf and Market Square. Project costs were \$5 million with \$3.7 million coming from other levels of government and \$1.3 million from the Town. This was for the armour stone infill option. Due to the pandemic, costs escalated beyond the scope of the project funds. For example, the armour stone infill option is \$6.1 million, timber crib \$7.5 million, concrete crib \$7.9 million, and steel cribs \$8.2 million, Council preferred option. As discussed, a month ago, we could do repairs to the Wharf at \$5.3 million but would only give us an additional lifecycle of 10 - 12 years. We are short of funding and the \$1.3 million from the Town was a stretch. In these projects, any overages are born by the Town. A 5 - 10% increase can be managed but a 30% increase cannot. This is a problem across the country and there are no additional funding options to be added to the project. Funding is being managed by the Regional Development Corporation of the Province of New Brunswick, through bilateral funding agreements. In speaking with the funding patterns, there are three options:

1. Go through the project as is with the overages. RDC can contribute only an additional \$500,000 in overages. We are talking millions, and this is out

of our capacity to do so. If we chose a higher-end option, our debt payments could reach a couple hundred thousand a year, which is significant.

2. Can amend the scope of the work, figure out what we can afford, pull the project back, complete the work, and they will likely support it. We have to send in a scope amendment for review but likely in favour of supporting this option. From the Town's perspective, the Town would raise the Market Square and wrap the steel piles at the end of the Wharf. This change would add 50 years of life to the Wharf and not interfere with the operations of the Wharf users. The project would be at \$2.5 million to \$3 million. We would have to not do the approach and reapply for funding for the approach to the Wharf.

3. We can abandon the funds we currently have and apply for new funding at a higher cost for the total project scope. This would mean no work is done until we see if funding is approved. This could take a couple of years in the process.

Staff would recommend that an inspection report is done on the Wharf to give us a clearer idea of the condition of the Wharf at this point for the safety of the public.

Time is running out on the grant funding with the project supposed to be completed by 2025. Staff needs direction for Council on how to proceed. Once the Wharf is under construction, it can take 9 months to 1 year to complete the work. One of the options that were presented by CBCL Ltd. was to build a secondary approach to allow for continued functionality during construction. It is practical and in another phase of the Wharf, can make it wider. We need to let our funding partners know and start the planning processes based on the decision moving forward.

Mayor Henderson thanked the staff for the report. It was noted that we do have funding for the second phase of Market Square. From the report, if we do not do the front of Market Square, phase 2 would not go forward. Mayor Henderson asked if Market Square does need work.

CAO Spear referred to the April 2020 Easter Storm that caused damage to the Katy's Cove Tressel. We are seeing more frequent storms with water filling Market Square. We are also seeing undermining of the Market which can lead to additional damages. It is highly recommended Market Square get repaired. The work can secure the Square for at least another 100 years.

Mayor Henderson noted that it is hard to say no to the funding but has to look at the significant increases in cost for the entire project. My reaction, we should do Option 2 and apply for new funding for the Wharf approach due to the lack of funds to do the project and look at widening the Wharf. If they approved the project once, there is merit in the project, and we are not the only ones struggling with funding and projects. We should not turn our backs on additional phase 2 funding for Market Square. I do like the idea of not shutting down the Wharf for the summer season and like the option of potential expansion of business opportunities with a wider Wharf approach.

Council noted that the Wharf project has been a long conversation. Council wanted to know what the public sense of this project is, what the safety concerns are, and what is the public take on the whole project. CAO Spear noted that everyone wants to be safe and does not want to lose the Wharf. The design was the biggest hurdle which is why this project has taken so long. The Council thought maybe the armour stone was a good option, but the public did not think so based on its heritage look and feel. The Users are concerned with safety, and they used to have their vessels filled from larger Irving trucks. Now many of them have smaller tanks on the back of trucks to do multiple fillings a day to take the weight off the Wharf. Everyone is trying to do their part the best they can. If we lost the Wharf, like what happened a few years ago, no vehicles were allowed on the Wharf. This

caused issues. The proposed work could happen to the Wharf before the season opens and would not interfere with operational accesses. We will conduct the safety inspection to determine the next steps in safety protection. Council asked if we are at the point of concern on liability for the Wharf. CAO Spear noted that our protection is the safety inspection and the Town doing due diligence for safety and liability. Council asked if there were additional repairs noted in the safety report and if we could use some of the funding received could go to those safety repairs. CAO Spear said we might be able to use those funds, but it would have to go back to the funding partner for approval. Council noted that they would like to see a total revamp of Market Square and then see the inspection report on the Wharf and see if we can access funds to help repair and maintain the Wharf. Council indicated that they would like to keep the viability of Market Square going and like Option 2 for staff to review. If any larger issues are identified, staff can bring them back to Council.

G. NEW BUSINESS

H. QUESTION PERIOD

I. COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS

J. MAYOR'S COMMENTS

K. CLOSED SESSION

Motion: 429 - 11/22

Moved by Councillor Hirtle

Seconded by Deputy Mayor Akagi

At 7:06 p.m. Council move into Closed Session per the Local Governance Act, Section 68(1)(j) labour and employment matters, including the negotiation of collective agreements.

6 – 0

Carried

Motion: 430 - 11/22

Moved by Councillor Neil

Seconded by Councillor Heenan

At 7:52 p.m. that Council returns to open session.

6 – 0

Carried

L. ADJOURNMENT

Motion: 431 - 11/22

Moved by Deputy Mayor Akagi

Seconded by Councillor Gumushel

At 7:53 p.m. that the meeting be adjourned.

6 – 0

Carried



Brad Henderson, Mayor



Paul Nopper, Clerk – Senior Administrator

