



QUISPAMIS TOWN COUNCIL

SPECIAL MEETING

MINUTES

January 7, 2020, 5:00 pm

Meenan's Cove Beach House - Quispamsis

Members Present: Deputy Mayor Libby O'Hara, Presided
Councillor Sean Luck
Councillor Lisa Loughery
Councillor Kirk Miller
Councillor Emil T. Olsen
Councillor Pierre Rioux
Councillor Beth Thompson

Members Absent: Mayor Gary Clark (work commitment)

Staff Present Deuille, Susan; CAO
Brandon, Krista; Town Treasurer
Kennedy, Aaron; Communications Manager
Losier, Gary; Director of Engineering & Works
Purton Dickson, Dana; Director of Community Services
Snow, Catherine; Town Clerk

1. Approval of Agenda

Moved by Councillor Miller

Seconded by Councillor Luck

The agenda be approved as prepared.

Motion Carried

2. Proposed Meenan's Cove Beach House Renovation Project - Design Presentation

Deputy Mayor O'Hara called the meeting to order, noting Mayor Clark is unavailable, and acknowledged the one topic on the agenda is the Proposed Meenan's Cove Park/Beach House Renovation Project. She referenced the recently constructed berm situated

between the Beach House and the Kennebecasis River to protect the building from the spring freshet flooding.

Deputy Mayor O'Hara further acknowledged the robust discussion on the proposed design of the Meenan's Cove Beach House renovation during budget deliberations, noting while not unanimous, it was Council's decision to allocate funding to proceed with the building upgrade in 2020. The purpose of this evening's meeting, she said, is to provide members with additional information in order to finalize the design phase and move forward to the tendering phase of the building renovation.

Meenan's Cove Beach House and Park Improvement Plan Presentation by Town Staff

CAO Deuille provided background information to those in attendance. She noted several years ago, the need to replace the current Fire Station 2, (bottom floor of the Civic Centre), was recognized, along with the need for an expanded Utility Department building, (originally planned for the Civic Centre location), the need to keep an emergency comfort center currently located in the upstairs of the Civic Centre, and the need to replace the public rental space currently provided in the upstairs of the Civic Centre.

Through much discussion and negotiation, the final plan was -

- To sell the Civic Centre to the KV Fire Department Inc. with the Board renovating the facility to a three (3) bay facility;
- Build a new Utility Building near the Works Garage;
- Renovate the Meenan's Cove Beach House and install back up power to be a comfort center in case of an emergency and to replace the Civic Centre rental space.

This plan, she noted, is similar in costs to building a brand new Fire Station and renovating the Civic Centre for the Utility Department, however it has the additional benefit of investing in Meenan's Cove Park and Beach House.

Building Inspector, Trevor Murray, presented the differences between a Building Classification Part 9 and Part 3 under the National Building Code of Canada. The Beach House renovation falls under the Part 3 Classification, he stated, as it is considered an Assembly Occupancy building. Examples provided under the Part 9 category included the KV Food Bank, various accessory structures, along with professional commercial buildings such as doctor's offices and residential homes. Examples of the Part 3 category, besides the Beach House, included the Town Hall, qplex, QMA and defined places of Assembly, Treatment, Care, Detention, High Hazard Industrial and buildings over 600 m². The Part 3 classification provides for a higher level of performance that includes in addition to protection against loss of life, protection of property.

The Director of Community Services, Dana Purton Dickson, highlighted the proposed improvements to the Meenan's Cove Beach House and Park Improvement Project that was initiated as part of the decision to sell the Civic Centre to the KVFD Inc. A quote from Murdock and Boyd Architects in 2018 had identified a professional consultant team as well as proposed a conceptual design and public consultation process for \$38,000. The public consultation process included a survey, (555 responses), and an open house held June 24. Murdock & Boyd presented to Council on June 18th a preliminary Development Master Plan of the Meenan's Cove Park upgrade. One of the items agreed to included the flood mitigation berm that was completed in December 2019, expansion of the beach house building to replace the community space at the Civic Centre, and the ballfield outfield fencing to be heightened to stop balls from going over which will be completed in February 2020 with the help of provincial funding.

Ms. Purton Dickson stated, at the December 17, 2019 meeting, a third revised design and cost estimate were submitted to Council as part of the final approval of the 2020 budget. The design, she said, has a reduced expansion size, eliminates the elevator, (includes a roughed in area for future elevator installation), partially finished basement, with storage and washrooms being moved upstairs. The proposed approximate 2000 square foot expansion to the upper floor will double the current seating from 56 to approximately 104. The existing commercial kitchen equipment from the Civic Centre will be moved to the renovated Beach House kitchen, with the design also incorporating a lobby area, a bar and gender-neutral washrooms.

Ms. Purton Dickson informed Council the total estimate of probable cost for the Meenan's Cove Beach House renovation is \$1,314,295 and includes \$110,000 for contingency; and \$150,000 for the generator. Other costs of \$581,207 include connecting the beach house and ballfield building to municipal sewer, redesigning the parking area and the playground as well as consulting fees for a total estimated costs for the entire project of \$1,895,502.

In closing, Ms. Purton Dickson stated Staff is seeking Council's approval on a final design to proceed to the tender process with the project as presented with an estimated probable costs of \$1,895,502 for the entire project. The tender will include the playground upgrade, beach house and ballfield building connection to municipal sewer, decommissioning existing septic system, installing generator, realigning parking, and major renovations to upstairs of beach house, and minor renovations to the downstairs. The tender process would be completed by April 30 and construction to begin would be in May and completed by year end, 2020.

Council Members asked various questions including what the cost comparison would be to install a new septic field system vs connecting to the municipal sewer from Sunny Lane. Mr. Losier stated a septic system would require a lift station and the septic field would place restrictions on the ability to expand parking. Further, it was noted the gender-neutral washrooms would consist of floor to ceiling walls, with a common sink area.

Architect, Malcolm Boyd, was in attendance and spoke to the square footage cost of the Meenan's Cove Beach House renovation, noting based on average costs for this type of building, the upper floor will cost \$250 per square foot and the lower floor, \$150 per square foot. He described the various construction materials required under the building code for this type of facility.

Moved By Councillor Thompson

Seconded By Councillor Olsen

Council approve final design and proceed with tender process for project as presented this evening,

Against (1): Councillor Luck

Motion Carried

3. Adjournment


Moved By Councillor Olsen

Seconded By Councillor Thompson

Meeting adjourn.

Motion Carried

Meeting adjourned at 5:59 pm

X 
Elizabeth O'Hara
Deputy Mayor

X 
Catherine Snow
Town Clerk

