



Staff Report

Report Title: Point Clark Harbour Wall

Prepared By: Mike Fair

Department: Community Services

Date: Sep. 21, 2020

**Report Number: CS-2020-09-39
Clark Harbour**

File Number: 600 Facilities Point

Attachments:

Recommendation:

That the Township of Huron-Kinloss Council hereby approves Report Number CS2020-09-39 prepared by Mike Fair, Director of Community Services AND approves the Harbour Wall Remediation Plan as presented AND FURTHER authorizes and exemption from the purchasing and procurement policy and grants pre-budget approval of up to \$450,000.00 plus applicable taxes to proceed with the Harbour Wall Armour Stone installation including water flow pipe and final finishing recommendations for the harbour wall.

Background:

Council authorized staff to proceed with the installation of Armour Stone wall system (\$95,850.00) in report CS2020-01-1. The initial proposal to complete the work in March 2020 was derailed due to pandemic. Staff and the Contractor agree that a frozen shoreline is the time to complete the works and avoid wave action, and higher lake levels.

Since that time, the Township has received the permit from the Ministry of Natural Resources and Forestry (MNRF), and the Saugeen Valley Conservation Authority (SVCA) however the approval allows for the Armour stone wall in-water installation from July to end of September. Staff has since contacted the MNRF, and Saugeen Ojibway Nation (SON) to provide a permit for in water work during the months of January and February to work in anticipated frozen lakeshore. The Department of Oceans and Fisheries will also be required to review the application. This process is still under review.

The Point Clark Boat Club has also been working with the MNRF, SVCA, and application to the DFO for Harbour wall repairs review as well.

Discussion:

The Harbour Wall rate of deterioration has increased dramatically over the last year. The Harbour wall is being eroded, and the top of the Harbour wall flat area has also begun to erode due the high lake levels and wave action. The increased erosion has become alarming, and the Boat Club members have been working on solutions but with limited funding the solutions would only be temporary in nature. The temporary solutions costs for the Boat Club are estimated in the \$30-40 thousand up to \$100 thousand dollar range, which would exhaust their funding.

The Boat club has requested that the municipality partner and complete the entire wall project.

Option 1: The total amount of Armour Stone wall to construct is 740 feet, of which the Township of Huron-Kinloss has already committed to 107 feet of new Armour stone \$58,850.00, in addition to existing Harbour wall rehabilitation along south side of parking lot for \$38,000.00.

The installation of new Armour Stone on the entire remaining Harbour wall is an estimated \$310,000.00.

The materials used in the temporary works being completed by the Boat Club could be re-used during a complete Armour Stone wall installation.

There are two other items to be considered and will need to be consulted with engineers. First there is a 3-4-foot diameter pipe that permits water flow from the interior harbour to the lake. The condition should be assessed and suggest cost estimates to replace or if even required. Secondly the top of Harbour wall inside condition should be assessed to determine options for finishing in either natural landscape, stone, or cement. These costs for consideration could exceed and estimated \$10,000.00 but staff recommends that they should be evaluated and consider part of the project.

Total new funds required are minimum \$310,000.00 up to \$450,000.00 which would include water flow pipe, and finishing recommendations. Most costs would be incurred in 2021.

Option 2: Do Nothing. The Point Clark Boat club finds a way to repair the wall.

Option 3: The Point Clark Boat club cannot find a way to complete repairs and the wall crumbles. If the wall crumbles the Township would be then required to install a new Armour Wall system along the west side of parking lot to protect the existing infrastructure. The estimated cost to the municipality for 250 ft of Armour Stone wall is \$140,000.00

Staff recommends Option 1 and in so doing would work with the Point Clark Boat Club to complete the project, coordinate all permits from the DFO, MNRF, SON,

SVCA, consult as required with BM Ross, and to negotiate with and supervise Kempton Construction in the supply and installation of the remaining Harbour wall. Staff would provide monthly updates to permits, costs, and progress of the project.

Financial Impacts:

There are a couple of recently announced funding programs that we will look at as possible options, but there are not enough details available at this time to determine whether this project will meet the criteria or the timelines will be sufficient to get the necessary work done.

We have almost \$100,000 in the 2020 budget for the work we approved to protect the parking lot area. We expect to have some other savings through capital projects or not having to clean algae from the lakeshore that can be applied to the project.

We are proposing to include the same amount in the 2021 budget, including expected savings from algae harvesting and fund the remaining balance from the Community Well Being Reserve Fund.

Strategic Alignment / Link:

We are a prosperous community that continues to grow in a sustainable manner by growing a diversity of tourism opportunities and investing in infrastructure;

We are a vibrant community that values our uniqueness and creativity by creating places where people want to be, celebrating what makes us unique and preserving and protecting our history and heritage;

We are an accessible community that offers opportunities for everyone by having amenities and services nearby and being open and transparent; and

We are an environmentally conscious community that are good stewards of our natural environment by using our resources wisely and being aware and taking responsibility.

Respectfully Submitted By:

Mike Fair, Director of Community Services

Approved By:

Mary Rose Walden, Chief Administrative Officer