



# JOINT BOARD OF MANAGEMENT

Wednesday, March 17, 2021

9:00 AM

Virtually in Zoom

## MINUTES

**Members Present:** Mayor MacDonald (Vice-chair); Deputy Mayor Verbeke, Councillors Dunn, Hammond, Jones, Tiessen - Leamington  
Mayor Nelson Santos (Chair); Deputy Mayor Queen, Councillors DeYong, Neufeld, Patterson - Kingsville  
Councillor Walstedt - Lakeshore

**Members Absent:** Councillor Vander Doelen

**Also in Attendance:** Rodney Bouchard, Union Water Supply System Manager  
Khristine Johnson, Recording Secretary

### Municipal

**Staff Present:** Laura Rauch, Shannon Belleau, Nelson Carvalho - Leamington  
John Norton, Andrew Plancke, Shaun Martinho, Ryan McLeod-Kingsville  
Andy Graf, Kevin Girard - Essex  
Nelson Cavacas, Albert Dionne - Lakeshore

**OCWA Staff Present:** Susan Budden  
Dale Dillen, Ken Penney

**Call to Order:** 9:04 am

**Disclosures of Pecuniary Interest:** none

**Adoption of Board Minutes:**

**No. UW-20-21**

**Moved by:** Deputy Mayor Queen

**Seconded by:** Councillor Jones

That Minutes of the UWSS Joint Board of Management meeting of Wednesday, February 17, 2021 is received.

Carried

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**Business Arising Out of the Minutes:**

There was none.

**Report UW/15/21 dated March 12, 2021 re: Status Update of the UWSS Operations & Maintenance Activities and Capital Works to March 12, 2021**

The Manager reviews his report with members of the Board. He confirms that Clarifier #3 was taken offline on March 8<sup>th</sup> to allow for the installation of a new flow meter. This new flow meter will allow for more accuracy. He further confirms that Clarifier #3 is back online as of the date of this meeting.

He updates members on the rehabilitation of Filters #2 and #4. He explains that the filter media and underdrains have been removed by Continental Carbon Group. The crew from JDCMI is in the process of rehabilitating the filters and their work is expected to be completed sometime during the week of March 22<sup>nd</sup>. He states that this project is moving along nicely.

The Kingsville Water Tower (KWT) rehabilitation project is also moving along nicely with the scaffolding portion of the project still underway. The Manager anticipates that the KWT will be fully enclosed during the first work of April. He explains that the antennas at the top of the tower will have to be removed during the rehabilitation.

Initial testing of KWT isolation commenced on March 11<sup>th</sup>. UWSS has heard of no water pressure complaints and confirms that pressure data loggers have been installed throughout Kingsville to monitor pressure during the rehabilitation project.

The Manager then explains to members of the Board that the decommissioning of the chloramination system is still ongoing. The former chloramination building will be retrofitted to be used for the maintenance staff. The ammonia storage tanks have been removed.

The new lab construction project has started back up again with construction of the walls almost complete. A new heating/cooling unit will be installed so this new lab area will have its own environmental controls.

JDCMI is currently painting the metal ceiling above Filters #6 and #8, to address some corrosion issues. Since JDCMI was already present at the WTP working on Filters #2 and #4 this allowed for significant cost savings.

A new soft start was installed on High Lift Pump #9. The pump is back in service as this work was completed around March 8-9<sup>th</sup>.

The Manager notes that Associated Engineering (AE) is currently preparing a pre-qualification document to pre-qualify contractors for the DAF tendering process. AE is also preparing a draft document to identify options for new reservoir.

The Manager explains that the flows are again significantly higher than in the past years. He notes it is very manageable at this time, his main concern is the summer time peaks.

Councillor Patterson asks the Manager is de-commissioning the chloramination system is wise, as he speculates whether it will ever be necessary to implement again. The Manager notes that the current system under Free Chlorine is working well and the best option for the UWSS and at this point this is a permanent decision as he doesn't anticipate going back to chloramination.

#### **No. UW-21-21**

Moved by: Councillor Dunn

Seconded by: Councillor Neufeld

That report UW/15/21 dated March 12, 2021 re: Status Update of the UWSS Operations & Maintenance Activities and Capital Works to March 12, 2021 is received.

Carried (UW/15/21)

#### **Report UW/16/21 dated March 11, 2021 re: Moratorium on Applications for UWSS Treated Water Allocations**

The Manager reminds members of the UWSS Board of his report presented in January as well as last October. He notes that the UWSS currently has approximately 2 million gallons of water capacity remaining and it was decided in December 2020 that UWSS would allocate the remaining capacity on an interim basis to owner municipalities based on ownership shares. He further reminds members that at the January 2021 UWSS Board meeting the Board directed the Manager to create a working group to determine how best to move forward with allocation in the future.

The Manager notes that the working group met on February 24, 2021 to review the capacity issue facing UWSS. It was agreed that a moratorium be placed on any large application and also have a look at all of the older applications to determine if there is some allocations that are not currently being used. The moratorium time frame will allow the UWSS to continue to work on making the WTP more efficient and potentially re-rated to allow for more capacity. He notes that large applications are those deemed to be over 50,000 l/day and does not include residential developments. His goal is to have a report back to the board by October 31, 2021.

Councillor Tiessen asked the Manager who comprised the working group. The Manager explains that the four (4) local municipalities' senior staff, as well as planners and in total 11 members comprise the group.

Mayor MacDonald thinks the decision is a sound one, which will allow time to ensure that the growth within the area is appropriate. Councillor Walstedt concurs with the mayor.

Councillor DeYong believes this is a good way to allow the working group to come up with some solutions. She asks the Manager how many acres is 50,000 l/day. The Manager indicates it is approximately 1-2 acres.

Councillor Neufeld asks if the 12 month timeline is enough to try and figure things out for the working group. The Manager feels that this is a good starting point to work with. Councillor Neufeld follows up with a question regarding allocation and if there are any

out there that are prepaid. The Manager explains that there are no allocations which are paid for. Councillor Neufeld's final question asks whether there is any ability to just push raw water. The Manager indicates that there is not as that would require an entirely new set of watermains.

The Manager then explains that the moratorium allows for an opportunity to work with the greenhouse industry and municipalities as well. This also allows for a better allocation process to be developed. The summer daily peaks are the concern because last summer some daily peaks that were hit are cause to start considering expansion. This moratorium will allow for some breathing room.

Councillor Hammond notes that he feels the industry is going to keep growing and this issue needs to be addressed in order to see any continued growth in a way that is proper for all within the UWSS boundaries.

Councillor Patterson thanks the Manager for the recommendation as he believes this is something that the residents have been asking for.

Deputy Mayor Verbeke would like to see the amount of water per plant per acre per day for each of the species grown within the greenhouses, as some crops certainly may take more water than others. Cannabis being one that might take more water.

The Manager then suggests that the new AMI system in Leamington will hopefully provide some clearer data on how much water greenhouses are using for various crops.

Deputy Mayor Queen

#### **No. UW-22-21**

Moved by: Deputy Mayor Queen

Seconded by: Councillor Walstedt

That the Union Water Supply Joint Board of Management (UWSS Board) implements a moratorium to take effect immediately on new requests for treated water allocations from new or existing entities that use more than 50,000 litres per day;

And further, that the moratorium would not apply to any type of residential development;

And further, that the moratorium will be in effect for up to 12 months;

And further, that the UWSS Board directs the UWSS General Manager, with support from the UWSS-Municipal Treatment Capacity Allocation Working Group (Working Group), to undertake an evaluation of all approved treated water allocations to identify any discrepancies between approved allocations versus actual water usage;

And further, that the UWSS Board directs the UWSS General Manager to deliver a report to the UWSS Board by October 31<sup>st</sup>, 2021 that provides the Working Group's conclusions and recommendations in regards to the evaluation of approved treated water allocations.

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Carried (UW/16/21)

**Report UW/17/21 dated March 12, 2021 re: Payments from February to March 11, 2021**

**No. UW-23-21**

Moved by: Councillor Patterson

Seconded by: Mayor MacDonald

That report UW/17/21 dated March 12, 2021 re: Payments from February 11<sup>th</sup> to March 11<sup>th</sup>, 2021 is received.

Carried (UW/17/21)

### **New Business**

There was none.

### **Adjournment:**

**No. UW-19-21**

Moved by: Councillor Hammond

Seconded by: Councillor Dunn

That the meeting adjourn at 9:42

Carried

**Date of Next Meeting:** Wednesday, April 21, 2021, virtually in Zoom.

/kmj