



JOINT BOARD OF MANAGEMENT

Wednesday, May 19, 2021

9:00 AM

Virtually in Zoom

MINUTES

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

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

Municipal Staff

Present: Andy Graf - Town of Essex
Andrew Plancke, Shaun Martinho - Town of Kingsville
Albert Dionne - Municipality of Lakeshore
Laura Rauch, Shannon Belleau - Municipality of Leamington

OCWA Staff
Present: Dale Dillen
Dave Jubenville

Call to Order: 9:01 am

Disclosure of Pecuniary Interest: none

Adoption of Board Minutes:

No. UW-32-21

Moved by: Deputy Mayor Verbeke

Seconded by: Councillor Walstedt

That the Minutes of the UWSS Joint Board of Management meeting of Wednesday, May 19, 2021 is received.

Carried

Business Arising out of Minutes:

There was none

Report UW/18/21 dated May 10, 2021 re: Status Update of the UWSS Operations and Maintenance Activities and Capital Words to May 10, 2021

The Manager explains that the last month has been quite busy at the WTP and with operations and ongoing projects.

The Manager reminds members that Filters #2 and #4 are still being rehabilitated. There was a delay in receiving the underdrains however, Continental Carbon is scheduled to be on site the following week to install them. Unfortunately, the delay in this project is coming at an inopportune time with flows being quite a bit higher than normal. The completion of the project should take about three (3) weeks.

The Kingsville Water Tower (KWT) rehabilitation project is moving forward quite nicely. The interior coating has started and the crew has discovered some additional work that will be necessary to repair. The KWT project is scheduled to be completed near the end of August or early September. The Manager notes that there have been a few noise complaints. He further explains that the sandblasting and vacuuming, which is the noisiest part, has been completed. The painting will still have some noise, but should be much better.

Low Lift pump #6 is expected to be installed today after it has been refurbished by Enmor Mechanical Inc. High Lift pump #4 was put back into service yesterday after being refurbished by DTM Consulting Services. It is now working properly.

The Essex Water Tower (EWT) had been taken out of service on April 23rd, 2021, so that warranty work and inspections could be completed. This caused four (4) watermain breaks within the Town of Essex. Therefore, the EWT was returned to service to avoid further watermain breaks and disruption of service. An investigation resulted in discovering that the transmission control valve failed during the initial shutdown. Repairs were made to this valve.

The EWT was then taken out of service on May 3rd, 2021 in order to complete the warranty repairs and install a new cathodic protection system. Currently the EWT is refilled and just waiting on the disinfection process to be completed so it can be returned to full service. This is anticipated within the next few days.

The north settling pond has been taken out of service so that it can dewater and then the sediment can be excavated. This is occurring more and more as water demand has been increasing. It is anticipated that the excavation will occur at the end of July 2021.

The new laboratory is almost complete. UWSS operations staff is expecting to have the new epoxy floor installed this week. The decommissioning of the chloramination system is still ongoing in order to convert the area to a maintenance area.

The detailed engineering design for the DAF project pre-qualification process has been completed. The Manager notes that this was posted in Merx and was thus available to all contractors. We are going through a pre-qualifying process to short list them and tender this towards the end of May. The Manager will be reporting back to the board once the tender process is complete. The work should commence in the fall on this project.

The infrastructure review is still ongoing with Associated Engineering and C3 as well as the study with UWSS and Windsor Utilities Commission (WUC). Preliminary testing scenarios have taken place.

The Manager notes that at the last meeting the board directed him to work with the CAOs regarding the restructuring. The initial meeting took place on May 12th. He notes that a report will be forthcoming to the board.

The Manager also updates the board of the Water Allocation Working Group. He notes that a second meeting took place on May 14th to discuss the moratorium, lawn watering and next steps.

The Manager notes that the water flows are quite high for this time of year. It is a bit concerning to him internally and will be working with OVGv to discuss where the demand is and why it is happening. He is hoping to have a report soon from OVGv. Some of the demand does not fit the profile that have been given. He is interested in looking at the type II cannabis growers.

Councillor Hammond wants to know the timeline for the water allocation working group. The Manager is hoping to have another meeting within the next two (2) or three (3) weeks.

Councillor Patterson commends the Manager and staff for handling some of the community phone calls that have come in quickly and efficiently over the last few weeks. He follows up with a question regarding the control valve at EWT and whether the same issues could potentially occur when starting up the KWT. The Manager notes that the system is all new and redone and does not anticipate any issues.

There is a discussion regarding tier II cannabis greenhouses and whether there is any control over the amount of water they take. Shannon Belleau from Municipality of Leamington spoke briefly noting that Leamington passed a bylaw in 2019 moving the greenhouse growers down to 6,000 l/gpd and generally there is flow control in place.

The Chair notes that typically the tier II are not the new builds and therefore older infrastructure. He is hoping that a list of tier II can be created and to determine if they are taking additional water.

Councillor DeYong comments on the lawn watering bylaws and wonders if this is still feasible with so many people growing their own food now. She realizes every other day is not unreasonable but wonders if there should be an update. The Manager hopes to review the bylaws at some point and doesn't want to put all the burden on residents.

Councillor VanderDoelen asks the Manager who is responsible for paying for the watermain breaks in Essex and how much the invoices were for those damages. The Manager explains that the UWSS will be incurring those expenses, however no invoices have been received as of yet. He further confirms that Essex staff would have made the repairs. As a follow up question Councillor VanderDoelen asks what kind of defects were found with the EWT inspection. The Manager explains that there were only minor defects and he relies on the operations staff to ensure that the inspections went well as he did not

attend the site himself. He notes that the same thing will happen with the KWT in two (2) years, during the warranty inspection a corrosion system will also be installed.

There is a brief discussion on the cannabis crops potentially using more water. The Manager notes that pressure monitors are being installed throughout the system to see if UWSS can possibly trace the increase

No. UW-34-21

Moved by: Councillor Hammond

Seconded by: Councillor Jones

That Report dated May 10, 2021 re: Status Update of the UWSS Operations and Maintenance Activities and Capital Words to May 10, 2021 is received.

Carried

Correspondence dated May 6, 2021 from Golden Acre Farms (GAF) re: Five Star Farms (913 Road 3 East, Kingsville, Ontario)

The Manager explains that this application was submitted back in March 2020 and had been analyzed by Stantec Consulting and put through their engineering model of the system. The application was approved in September 2020 and our correspondence was sent out.

GAF contacted the Town of Kingsville (Kingsville) in early May 2021 noting that they were ready to proceed, however, that had not been completed within the six (6) month window. GAF had been working in the background to move forward and in turn sent correspondence to Kingsville asking for a six (6) month extension. The Water Allocation Working Group is aware of this possible extension and is satisfied with moving forward as the application came prior to the moratorium.

The Manager felt it best to bring this situation before the UWSS Board to determine if the greenhouse could proceed.

Councillor VanderDoelen is concerned other application might be out there and pop up. The Manager explains there could be others, however, if they are past the window of time, they will lapse.

Deputy Mayor Queen appreciates the Manager bringing this to the Board as this is done without precedent. However, Deputy Mayor Queen also states that he doesn't want the Board to become a rubber stamp in regards to such requests.

No. UW-35-21

Moved by: Councillor DeYong

Seconded by: Councillor Dunn

That Golden Acre Farms regarding Five Star Farms located at 913 Road 3 East, Kingsville, Ontario is approved to have a six (6) month extension regarding their greenhouse application for 16.1 acres.

Carried

Report UW/21/21 dated May 10, 2021 re: Payments from May to June, 2021

No. UW-36-21

Moved by: Councillor Patterson

Seconded by: Councillor Tiessen

That report UW/21/21 dated May 10, 2021 re: Payments from May to June 2021 is received.

Carried

New Business: none

Adjournment:

No. UW-37-21

Moved by: Councillor DeYong

Seconded by: Councillor Hammond

Time: 9:40 am

Date of Next Meeting: June 16th, 2021, virtually in zoom.

/kmj