



JOINT BOARD OF MANAGEMENT

Wednesday, October 20, 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
Mayor Bain (alternate) - Lakeshore

Members Absent: Councillor Walstedt - Lakeshore

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

Municipal Staff Present: Kevin Girard, Andy Graf - Town of Essex
Andrew Plancke, Shaun Martinho - Town of Kingsville
Krystal Kalbol - Municipality of Lakeshore
Laura Rauch, Shannon Belleau - Municipality of Leamington

OCWA Staff Present: Dale Dillen
Ken Penney

Consultants Present: Vincent LaPlante - Associated Engineering
Samantha Cauley - Associated Engineering

Call to Order: 9:01 am

Disclosure of Pecuniary Interest: none

Adoption of Board Minutes:

No. UW-57-21

Moved by: Councillor Hammond

Seconded by: Deputy Mayor Queen

That the Minutes of the UWSS Joint Board of Management meeting of Wednesday, September 22, 2021 is received.

Carried

Business Arising out of Minutes:

There was none

Report UW/33/21 dated October 15, 2021 re: Status Update of the UWSS Operations and Maintenance Activities and Capital Words to October 15, 2021

The Manager reviews his report with members of the Board. He explains that the DAF project is underway. He notes that the dome from Clarifier #2 has been removed and the basin is being prepared for rehabilitation. Further, the excavation for the auxiliary DAF equipment building and blow off chamber is complete and concrete has been poured. The next four (4) weeks will focus on foundations and rehabilitation of the Clarifier basin.

The next part of the stress test is scheduled now that tomato season has finished. The Manager reminds members that the filter capacity will be tested during this portion of the testing. This will allow team members to identify maximum output of individual filters total filtration capacity.

The Manager confirms that a new Total Residual Chlorine analyzer has been installed on a trial basis. This piece of equipment will monitor chlorine levels from the settling pond discharge and will measure more accurately in order to compliance.

The Lakeshore Distribution System supplied by UWSS has received its Annual Inspection report. The Manager reports that the inspection did not identify any areas of concern. The MOECP no longer provides a rating in the form of percentage, rather just Non-compliance/non-conformance issues.

OCWA staff will be out in the system exercising common asset watermain valves and will continue through November 2021.

Finally, flows are up over last year's average and the four (4) year average.

No. UW-58-21

Moved by: Councillor Patterson

Seconded by: Mayor Bain

That Report dated October 15, 2021 re: Status Update of the UWSS Operations and Maintenance Activities and Capital Words to October 15, 2021 is received.

Carried

Report UW/34/21 dated October 14, 2021 re: UWSS Infrastructure Review and Needs Study - Presentation of Preliminary Results to UWSS Board

The Manager reviews his report with the Board. He notes that one year ago the Board approved a budget for a study, which ties into the review of our Masterplan every five (5) year.

This particular portion of the study focuses on the treatment and transmission of storage. He further explains that the team of Associated Engineering (AE) and C3 Water (C3) collaborated to bring forth their finding.

Rodney then shares the screen with members of the Board and introduces Vincent LaPlante and Samantha McCauley, both of AE to review their presentation. Vincent notes that the presentation will focus on existing system review, growth areas within each municipality, future demands, storage requirements, and distribution system design criteria.

He then reviews the map of the four (4) pressure zones within the UWSS and explains about the existing storage capacity totalling 37.4 ML. He notes that the existing capacity had a bottleneck at the Clarifiers. This is why the DAF project will assist UWSS in this area.

Samantha then takes over to review the existing demands and how the information within the presentation was gathered. She notes that she gathered information from the UWSS SCADA system and billing data from the municipalities. She highlights the fact that demands have been increasing significantly over the last several years.

She then reviews the future growth of the UWSS, with data provided by the various planning departments, this included greenhouse growth expectations and population growth. She notes that for the purposes of the study all future greenhouse and industrial was broken down and put into the study as a population figure.

Samantha further remarks that the greenhouse industry is less affected by environmental factors and the Town of Essex just adopted a policy to allow for second dwelling units, which could have some impact on numbers.

The consultants both note that the take away from this study is that currently there is a deficit in water storage capacity. It is further noted that based on projected year over year municipal growth projection, storage capacity will need to be increased to meet projected 5 year demands and treatment capacity will need to be increased to meet 10 year projected demands.

Rodney then notes that going forward UWSS should address the storage issue by considering the new reservoir.

Councillor Verbeke asks if the UWSS is considering carrying the moratorium during this 5-10 year possible expansion in order to address some of the issues mentioned during the presentation. The Manager is hoping that after DAF Phase I is complete in the Spring of 2022, treatment capacity will be re-evaluated. However the reality is that the moratorium will most likely linger past March of 2022.

Deputy Mayor Queen wants to know if Watson & Associates needs to come back in to prepare an updated report regarding rates, which may be needed to accommodate the predicted growth. The Manager notes that this really depends on the restructuring aspect of the UWSS. The Price Waterhouse Cooper proposal includes a new reservoir and plant expansion without rate “shock” to the end users. Also, an incorporated UWSS would be

eligible for provincial/federal grant funding. However, if restructuring does not happen then the UWSS will have to go back to the municipal owners to cover the debt, then yes, rates will increase.

Councillor DeYong asks then the last major plant expansion took place. Rodney notes that with the addition of Clarifier #4, as part of the last plant expansion, took place in 2004.

There is further discussions regarding where future growth might be in Essex and Lakeshore. Mayor Bain notes that greenhouses are looking to the northern end of the UWSS system to expand, which falls in the Lakeshore zone. Many feel that the issue of where greenhouse growth might be will be an ongoing issue for the foreseeable future.

The Chair thanks the consultants for their time and reviewing their presentation.

No. UW-59-21

Moved by: Councillor Dunn

Seconded by: Councillor DeYong

That report UW/34/21 dated October 14, 2021 re: UWSS Infrastructure Review and Needs Study - Presentation of Preliminary Results to the UWSS Board is received.

Carried

Report UW/35/21 dated October 15, 2021 re: Payments for September 2021

No. UW-60-21

Moved by: Councillor Tiessen

Seconded by: Councillor Patterson

That report UW/35/21 dated October 15, 2021 re: Payments for September 2021 is received.

Carried

Time: 9:45

The Union Water Supply System Joint Board of Management then moved into an in-camera session:

No. C-UW-10-21

Moved by: Councillor Jones

Seconded by: Councillor DeYong

That the UWSS Joint Board of Management moved into a closed session for the verbal discussion under Municipal Act Section 239 (2)(c) regarding a proposed or pending

acquisition or disposition of land by the Union Water Supply System Joint Board of Management.

And further to consider:

Confidential Report Confidential Report C-UW03-21 dated October 14, 2021 Under Municipal Act Section 239 (2):

The security of the property of the municipality or local board.

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board

Carried

Disclosure of Pecuniary Interest and General Nature Thereof

There was none.

The Manager provides a verbal update on the land purchased by the UWSS. The board provides verbal direction to the Manager.

The Manager then reviews his report C-UW03-21 dated October 14, 2021 with the Board and the presentation contained within said report.

No. C-UW-11-21

Moved by: Councillor DeYoung

Seconded by: Councillor Jones

That the Manager is provided direction with regarding C-UW03-21 report.

No. C-UW-12-21

Moved by: Deputy Mayor Queen

Seconded by: Councillor Dunn

That the UWSS Joint Board of Management move out of closed session and return to the regular meeting

Carried

Out of in camera at 10:50 am

Report on Closed Session

The Chair provides the report on the closed session. He explains that the Manager provided a verbal update on the purchase of lands at 1529 Union Avenue and the

possibility of leasing the operation to a greenhouse grower over the next one (1) to two (2) years.

The Chair called for a motion on this matter:

No. UW-61-21

Moved by: Deputy Mayor Queen

Seconded by: Councillor Hammond

That the UWSS Joint Board of Management authorize the Manager to move forward to execute the necessary lease agreements pertaining the property located at 1529 Union Avenue.

Carried

The Chair continues his report on the closed session. He notes there was a presentation of emergency services between the UWSS and the Windsor Utilities Commission (WUC). The Board also gave direction to the Manager to meet with the WUC and UWSS executives to continue with the study.

New Business:

Councillor DeYong explains that she has received some complaints from residents regarding the light on the newly refurbished Kingsville Water Tower. She notes that with the dark sky compliance by-law perhaps the lights could be placed on a timer. The Manager explains that he will ask operations to switch the lights over to a timer system.

Adjournment:

No. UW-62-21

Moved by: Deputy Mayor Verbeke

Seconded by: Councillor Vander Doelen

Time: 10:56 am

Date of Next Meeting: November 17, 2021, via Zoom

/kmj