

**REGULAR MONTHLY MEETING
NEW MINAS WATER & SEWER COMMISSION**

**WEDNESDAY, JANUARY 22, 2003
7:00 P.M.**

In Attendance:

Chairman Marvin Messom
Ted Nicholson
James Redmond
Rod MacInnis
Bob Horne

Peter Pothier, Systems Operator
Gerard Hamilton, Assistant Systems Operator

Doug Seamone, P. Eng.
Hiltz & Seamone Company Limited

Members of the Public:

Laurie Arenburg
Gary Randall

Absent:

H. Heidi Foshay Kimball, Solicitor

Call to Order:

Chairman Messom called the meeting to order at 7:00 p.m.

Approval of Minutes:

- Regular Monthly Meeting November 27, 2002

**ON MOTION OF TED NICHOLSON AND JAMES REDMOND
MINUTES OF SUBJECT MEETING BE APPROVED AS
CIRCULATED. MOTION CARRIED.**

BUSINESS ARISING FROM THE MINUTES:

Installation of Meters - G & M Project Management

Peter Pothier reported that G & M Project Management has started replacing meters and they changed about 30 yesterday. There are about 115 to be replaced and they hope to have them all done by the end of January.

Gerard Hamilton - Evaluation

It was agreed to discuss this item at an In Camera meeting following the regular monthly meeting.

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Richard Himmelman - Sewer Back-Up

The Chairman reported that he had been talking to Mr. Himmelman and told him that our Solicitor had advised that the damage to his property was not our responsibility. The Chairman promised that he would bring it up again at tonight's meeting just to confirm this. James Redmond said that our insurance company has been consulted and they have also come to the same conclusion.

OTHER BUSINESS:

**Correspondence Nova Scotia Department of
Environment & Labour - Water Strategy Guidelines**

The Engineer advised that representatives from the Department of the Environment have been visiting all the utilities in the Province and he had met with them on behalf of the Village. What has to be done initially is that the Village of New Minas has to make out an application to operate a water system. This involves providing a fair amount of information, including a map of the system indicating the locations of all the wells, reservoirs, etc., as well as copies of deeds showing the properties owned by the water utility. The Engineer said he had been collecting this information and that it was to be submitted before the end of January. In another year's time, they want a comprehensive study covering all the components of the utility and a maintenance plan. He added that the Department of the Environment is going to license wellfields instead of individual wells as had been done before. An application must be made to extract water from the two aquifers. Any well that's affected by surface water has to have a study done on it to see if there's any biological influence from the surface water. The sand and gravel wells in the Village might come under this category and if so, they would have to have treatment plants put on them.

Mr. Nicholson asked about the drawdown. The Engineer replied that the Province says they own the water and they will give a utility the right to extract so much water. The management report submitted to the Department of the Environment says there's a certain amount of water in the "water budget" and the Department will probably give the utility 50% of that total and that would be the extraction rate.

The Chairman confirmed that the Engineer will submit the required information by the due date of January 31. He noted that the target date to finish the whole process is 2008. The Engineer said that any improvements that have to be done must be completed by that date.

Correspondence Service Nova Scotia re Taxation of Water Utility Property

The Engineer explained that the Province is putting the responsibility for assessment and taxation on, for example, the County of Kings for the New Minas Water Utility. The Utility has to submit a letter requesting to be exempt from taxation.

ON MOTION OF JAMES REDMOND, SECONDED BY TED NICHOLSON, THAT THE SECRETARY-TREASURER BE INSTRUCTED TO WRITE A LETTER TO THE MUNICIPALITY OF THE COUNTY OF KINGS, REQUESTING THAT THE LANDS OF THE NEW MINAS WATER UTILITY BE EXEMPT FROM TAXATION. MOTION CARRIED.

Water/Sewer System Operator's Report

Mr. Pothier reported that there had been some problems with the pitless adapter at the Towers Well last fall and that it has now been replaced. It was also discovered that the check valve was open and water from the system was running back full force into the aquifer. The check valve and gate valve were replaced. When the weather gets better, Austin Brown is going to rewire the well pump and it will be put back in operation.

Also concerning the Towers Well, Mr. Pothier advised that he had been in touch with Mike Gale of the Department of the Environment about the oil barrels in back of Mark's Work Wearhouse. Mr. Gale said that the Department couldn't do anything until the barrels started leaking. Mr. Pothier contacted the owner of Mark's and he said he would advise Mr. Pothier of how soon they would be replaced. Mr. Pothier has not heard from him yet and will contact him again if he does not hear by the end of January.

Mr. Pothier advised that there had been several calls concerning the dumping of snow from the Wal-Mart parking lot on Jones Road near Archie's Welding. He contacted the Department of the Environment and asked them to check it out. They investigated the situation and reported that they were not concerned about it. Mr. Pothier asked to have this in writing and a copy of their response is appended to Mr. Pothier's report.

Reporting on sand and fat traps, Mr. Pothier noted that more locations had been added to the list and that they were being inspected as time permits.

As mentioned earlier, a number of meters are being replaced by G & M Project Management.

There are two service leaks, one on Highbury Road and the other by the golf course.

There was a problem with the radio signal at the Bonavista Pumping Station and over the holidays Mr. Pothier received about 40 calls over the holidays. He contacted Surfline who changed the radio and there hasn't been a problem since.

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There was a problem last week down by Lawrence McKinley's auto body shop, where about 600 feet of 8" sewer was plugged up with sand. Obviously sand is infiltrating the line somewhere. Kentville tried to clear it with their machine but there was too much sand and it was too heavy, so Atlantic Industrial Cleaners were called in from Halifax. They got 80% of it cleaned but the truck was freezing up and they had to quit. The sewer is running quite well now and it will be all right until spring when further investigation can be done with a camera into the source of the sand.

Mrs. Yvonne Bezanson, who lives on the corner of Aalders Avenue and Jones Road, has had sewer problems. Her sewer lateral comes out of her house and goes right out onto Jones Road where it connects to the main and it has dropped down and is plugged. It will have to be dug up in the spring, but it has been cleaned out so that it is operating again. Mrs. Bezanson went for about a week being unable to use the sewer. A camera showed that the problem is in the main, so it's the Village's responsibility.

Mr. Pothier advised that at the Woodvale Tank, all the walls and the floor of the building have been painted and the electric panel inside the building should be replaced. Austin Brown is going to give Mr. Pothier an estimate of the cost, which he will bring to the next meeting.

Sewer Flows

Mr. Pothier reported that both he and Gerard Hamilton had recently attended courses in confined space entry and they have both had an update and refresher on WHIMS.

The Engineer said that he had had a call from the Municipality advising him that all the sewer flows in the Kings Regional Sewer System are increasing and it was thought that car washes might be a contributing factor. The Engineer said he told the County there should be a meeting on this item, as the increased flow will be reflected in the charges that the Village pays. The County will be getting in touch with the Engineer regarding the meeting.

Pitless Adapter – Towers Well

Mr. MacInnis asked about the invoice from W & R Drilling Company Limited relating to the pitless adapter at the Towers Well. The Engineer advised that Mr. Robar had constructed a pitless adapter and if one had been bought, it would have cost in the vicinity of \$7,000.00 as a single item. The invoice from Mr. Robar was \$6,180.00 plus HST, for a total of \$7,167.00, which includes work on the existing pitless adapter, seals and labour, so the Engineer said it was a reasonable invoice.

Invoice for Chemicals

The Engineer mentioned another invoice from W & R Drilling Company for chemicals. He explained that this company had redeveloped two screened wells (Towers and Jones Road East) and some of the chemical material had been left over. The Engineer told Mr. Robar that the Village might be interested in buying it for future use. He asked Mr. Robar to tell him what the chemicals cost because he didn't want to pay a mark-up. The Engineer said that he certainly hadn't made any deal that the Village would buy it and he wasn't sure that the price quoted was the price Mr. Robar paid for it. It was decided to tell Mr. Robar to return the material to the supplier because of concerns about storage.

ACCOUNTS PAYABLE:

**ON MOTION OF JAMES REDMOND AND TED NICHOLSON
ACCOUNTS PAYABLE UP TO AND INCLUDING DECEMBER 20,
2002 IN THE AMOUNT OF \$37,816.56 AND UP TO AND INCLUDING
JANUARY 22, 2003 IN THE AMOUNT OF \$28,469.43 BE APPROVED.
MOTION CARRIED.**

Mr. MacInnis questioned the item on the January payable list regarding payment of \$1,322.02 to Greg Messom for three weeks' work. He asked Mr. Pothier if Greg had been with him for three weeks. Mr. Pothier said he believed so, but he would check into it.

Date of Next Regular Monthly Meeting

Wednesday, February 27, 2003 at 7:00 p.m.

Adjournment

The meeting adjourned at 7:30 p.m. to an In Camera meeting.

APPROVED

CHAIRMAN

ACTING SECRETARY