

**NORTH RENFREW WASTE MANAGEMENT BOARD**

c/o Town of Laurentian Hills  
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**North Renfrew Waste Management Board Meeting**

**Minutes of Meeting**

**Date:** September 23, 2002  
**Time:** 7:30 P.M.  
**Location:** Point Alexander Meeting Room

<b>Chair</b>	<b>Fred Adams</b>	<b>Town of Laurentian Hills</b>	<b>Present</b>
<b>Vice Chair</b>	<b>Denise Walker</b>	<b>Town of Deep River</b>	<b>Present</b>
<b>Councillor</b>	<b>Jim Boulanger</b>	<b>Town of Laurentian Hills</b>	<b>Present</b>
<b>Councillor</b>	<b>Mike Gasmann</b>	<b>Town of Deep River</b>	<b>Present</b>
	<b>Ron Peori</b>	<b>Site Liaison Committee Chairperson</b>	<b>Present</b>
	<b>James Leon</b>	<b>Coordinator</b>	<b>Present</b>

**Members of the public:**

**Earl Gust**  
**Brian Gust**

1. Call to order.

The Chair called the meeting to order at 7:30 pm.

2. Declarations of Interest.

None.

3. Delegations

None.

4. Adoption of the agenda for the current meeting.

Moved by: Jim Boulanger  
Seconded by: Denise Walker

That the agenda for the current meeting be adopted as distributed.

Carried.

5. Review and Acceptance of Minutes of Meeting of August 26, 2002.

Chair Adams noted that the name “Tracy”, was spelled incorrectly in some sections of the minutes and James Leon was asked to make the corrections.

Moved by: Jim Boulanger  
Seconded by: Denise Walker

That the minutes of the August 26<sup>th</sup>, 2002 meeting be accepted.

Carried.

6. Business Arising from previous meetings that is not dealt with elsewhere in the agenda.

None.

7. Correspondence

a. Verbal Correspondence at AECL with Dan Broome re fireproof locking file cabinets.

James Leon stated that he had gone to meet Dan Broome at AECL to select a cabinet. There were three cabinets but the only one that was accessible in the storage area was not fireproof. Dan informed James that he would try to free up the space required to view the two fireproof file cabinets. James was asked to inform the Board by email when the cabinet was selected.

b. Discussion with MO Natural Resources’ Jeremy Inglis about bear problem, quote for electric fence and MWIN email seeking suggestions and replies.

James Leon stated that he had arranged a visit from Jeremy Inglis and Brent Frederick at the site earlier that day. The two MNR people were guided around the site to show them the damage that the bears were doing to the landfill area and some of the locations that the bears had dug to gain entry under the fence. James was given a report on electric fencing around landfill sites in B.C. Jeremy informed James that the only acceptable solution to the MNR was for electric fencing to be installed around the landfill site.

Information was obtained by email from MWIN members and it was discussed. A 6000-volt system is suitable for longhaired black bears and proper signage would be required. A reply was received from Monty Pinder, Manager of Refuse and Landfill in Sault Ste Marie. Monty said that they had hired a person that is licensed to live trap and relocate bears. Monty added that communities in BC are successfully using electric fences to keep bears away and he suggested that 2 or 3 strands of wire be used that are set at different heights. James was asked to obtain more information from Monty about licensed trappers and bear relocation. James was also requested to contact Jeremy Inglis with this information and obtain the numbers of the regulations that Jeremy had informed James of earlier. Jim Boulanger asked what the distance would be that a bear would travel in a given area.

James Leon stated that proper grounding for the bottom of the proposed electrified bear fence could be obtained by using a wire apron mesh and/or calcium chloride if the ground is very dry. The information from B.C. states that electric fencing is best for bear control for landfill sites.

Jim Boulanger mentioned the four hundred meter distance from a landfill site for legal bear trapping and he wondered if this included trapping for the fur trade. The fence itself should be multiple strands of wire at different heights. Denise Walker suggested that the Board wait until the next meeting to make a decision on the purchasing of an electric fence.

Vice-Chair Walker reviewed monthly site reports as presented to the board by James Leon and stated that the target ratio of garbage to top cover is 10% top cover and we are currently using about 20%. Chair Adams suggested that likely too large a face is being used daily. The Board discussed the face size and it was noted that our operations information states that it should be 7 metres by 7 metres with 6 inches of daily cover and the cell sections should be squared off. James Leon was asked to speak with Tracy Lance as soon as possible about this issue and review the landfill sections of the Operations Manual with him. James was asked to have Tracy speak with his employees at the site about these sections in the manual and ensure that the smallest possible areas are used to try to get a 10:1 ratio and minimize the fill volume.

c. Discussion with Vice Chair Denise Walker re Deep River's decision on recycling and looking into pick-up at the site, trying to push for an Operation Agreement with the two towns, creating a fee for accepting appliances containing refrigerant, C&D waste going to the Millers Road site and Site Attenuation Zone agreement with AECL.

Denise Walker informed the Board that recycling in Deep River would be changed to include pick-up at the site. Mike Gasman informed the Board that David Van Beek of Eganville might pick up the cardboard and James Leon was requested to get in touch with David and to call other recyclers for pick-up information.

Denise Walker stated that the Operation Agreement is still in a stalled state and that the Board is waiting for the lawyers of the towns to draw up the agreement. Chair Adams noted that this issue seems to be being ignored to death, but he realizes how busy the lawyers are.

Creating a fee for accepting appliances that contain refrigerant was discussed and currently there is no charge for accepting these appliances. James Leon stated that Ken Couling has been at the site and on some occasions he has removed the refrigerant from several refrigeration units and is capable of doing 8 to 10 at a time. James Leon was asked to contact Ken for information on charging for refrigerant removal. Denise Walker suggested that people that are bringing an appliance with refrigerant that does not have a label stating that the refrigerant has been removed by a qualified technician should have to pay the cost of removal. James was also asked to contact Bee-Line Disposal and try to negotiate a lower cost for refrigerant removal. It was noted in discussion that we do not want to create a situation where residents abandon the refrigerators within the towns rather than paying a fee to drop them at the site. Also there is the question of whether it is reasonable to pay a fee for certification, or to charge a fee to a resident, when the compression system of a refrigerant-containing device is obviously drained by virtue of a missing compressor or a severed coolant line. We do not wish to have residents cutting the coolant lines to avoid a fee since this would release the coolant into the atmosphere.

With regard to C&D Waste going to the Millers Road site, Denise Walker stated that the Deep River Physical Environment Committee will review this issue and James was asked to write to the MOE's Andrew Polley to obtain verification that he has suggested that both towns send their C&D

waste to the Millers Road site when it reopens. Mike Gasman noted that sending C&D waste to the Millers Road site is an integral part of the strategy for this site. Chair Adams stated that railway ties that are being stored in Rolphton have been approved for disposal by the MOE at the Buchanan site. Neil Smith has spoken to Robertson Consultants about the C&D waste from both towns going to the Millers Road site and Denise said that this is good news for the Baggs Road site.

Denise Walker stated that she had requested James to find information about the Attenuation Zone agreement with AECL for the Baggs Road site and that this information has been given to Board members. This will be helpful for the Millers Road attenuation zone negotiations with AECL.

d. Verbal correspondence with MOE's Andrew Polley re using tub-ground roofing shingles to mix with daily top cover.

James Leon stated that he had phoned Andrew Polley about this issue and Andrew informed James that this would have to be a change incorporated into the Design and Operations Report, as a change in top cover material composition. The MOE would then have to approve this change. James was requested to obtain information about having a change made to top cover material so that it would be as generic a material as possible. Jim Boulanger suggested that James check with other landfill sites to see what they use to mix in with their cover material.

e. Discussion with Mike du Manoir and Tracy Lance re diesel fuel sales, suggestions and quote for hand pump for fuel.

James Leon stated that Mike had come to the office to discuss diesel fuel sales and other items pertaining to this issue. Tracy Lance had later informed James that he had spoken to Mike and this issue is now in Tracy's hands since the provision of diesel fuel is Tracy's responsibility under the existing contract.

f. Quote from Bruce Boucher to install two culverts on Baggs Rd.

The quote from Bruce was discussed and Jim Boulanger stated that if the Board had culverts installed, it would be inviting trespassers onto the Blimkie's land and a proper release would be required so that the Blimkies do not request gates and fences in the future because of the installation of the culverts. Jim added that we should proceed with extra caution and be sure that we get a signed release.

Denise Walker stated that the deep ditch was installed along Baggs Road during its construction because of a request from Sid Blimkie to not have any accesses to his land.

Ron Peori stated that he had spoken to Wayne Blimkie and said that the Blimkies are very confused about what is happening regarding landowners issues including culverts, gates, fences, lawyers fees and compensation. Chair Adams informed Ron that the Board is only allowed to offer to buy lands in the five hundred meter impact zone and noted that the impact zone of the Blimkie dump was surrounding their complete one hundred acre lot that is adjacent to the new site.

Denise Walker stated that Rivington did the Board's appraisals and that they used a standard formula that might have bumped up the price per acre of the land. Ron Peori said that he had gone through the compensation policy and he thought that it was very clear. Ron's understanding was that compensation would be paid for the difference in the value of the land before and after the site

was opened. Denise informed Ron that the initial land value would be appraised for the day before the day that the application was filed to the MOE. Chair Adams added that the land is now accessible by a paved road and this might actually increase the value. Ron stated that the Blimkies should go ahead and get an appraisal and that the Board would pay for it. The original appraisal made allowance for compensation at 60% and Rivington used a formula to determine the before and after market value. Denise Walker stated that we can offer to pay the difference plus 10% after a second appraisal is complete and the landowners have applied for compensation.

Chair Adams brought up the subject of the letters that the Blimkies had sent to The Town of Laurentian Hills and the fact that these letters have not been sent through Mr. Huckabone. Mike Gasman informed Ron Peori that as Chairperson of the SLC, he should inform the Blimkies that they should write to the Board to obtain a clear black and white reply to their questions. It was noted by Chair Adams that Ron Peori, the Chairperson of the SLC, appeared to be acting as an agent for an adjacent landowner but that the MOE suggests that the SLC be made up of members that include adjacent landowners and Chair Adams noted that this was a circle. Chair Adams stated that Ron has looked at the compensation policy and understands it and that the Blimkies had had it explained to them and their lawyer at the February 25<sup>th</sup>, 2002 meeting of the Board, the solicitors and the landowners. Chair Adams added that a recent tax sale for a large acreage in the Wylie Road area had seen land sell for \$90 an acre and that this land is in Laurentian Hills. The Board was obliged to make an offer to purchase and the offer resulting from the meeting of February 25<sup>th</sup> was for a much greater amount per acre. Denise Walker informed Ron that the next thing that the landowners should do is to have an appraisal done and apply for property loss in value. Chair Adams noted that if the Board was taken to court by the Blimkies the maximum amount that they can get would be based on how much loss of value they have suffered and would still hinge on the appraisals. The appraisal must be conducted by an Appraisal Institute of Canada certified appraiser and James Leon was asked to ensure that the appraiser was certified.

With regard to the culverts, Denise noted that although she had agreed to support the installation of two culverts at the last meeting she had done this reluctantly and was not very happy about agreeing to these installations. Chair Adams suggested that the culverts not be installed at this time, and when and if they are installed they should be a part and parcel of a complete compensation settlement.

8. Financial Report.

James Leon distributed a financial report to Board members. Chair Adams noted that the report included a Trial Balance Sheet but did not include a Balance Sheet. James Leon was requested to inform Steve of this so that the next financial report would include a balance sheet. James informed the Board that Steve was still working on creating a budget column for the Financial Report but had not been able to complete it for this meeting. James was asked to have this completed by Steve as soon as possible.

Denise Walker stated that in the budget for 2003 the Board could add the costs involved for the installation of electric fencing and noted that the site office would be completed in 2002 using the 2002 budget. If there are funds for compensation in the 2002 budget, they should be held in reserve. Chair Adams added that the Board does not want to assume a pre-determined amount for compensation payments. With regard to applying for the last two quarterly payments by the towns to the Board, James was asked to not forget to include the adjustments for 2001 and to go ahead and make the applications.

9. Update from Site Liaison Committee

a. Information from Ron Peori re recycler to pick up appliances.

Ron Peori informed the Board that AECL had KIMKO, a metal-recycler from Kingston, pick-up their scrap once a week. Ron will obtain information from them about metal pick-up at the site and amounts the Board would be paid per ton. James Leon stated that B-Line had promised the Board \$30 a ton for metal and that he would phone them about the payments that are owed.

James stated that there were no replies from the ads for SLC membership. Denise Walker suggested that James phone Bruce Bigham about becoming an SLC member again.

10. Update on HHW Depot

Mike Gasman informed James that Total Battery would pick-up our waste automotive batteries and pay the Board a small fee for each battery. The contact is David Giroux at 735-8860. This company also provides a service for pick-up of alkaline batteries, but there would be a charge.

Ron Peori informed the Board that Jeff Bennett and other key employees had left LeCombe Waste. Currently LeCombe is being investigated by the MOE for fourteen possible charges. AECL has gone out on tender for a hazardous-waste recycler and one tender specification is that the company must be ISO certified. Ron noted that it is the generator that is responsible for the waste. Perhaps the Board should tour the facilities of potential waste recyclers before deciding on a company. Chair Adams asked James to be sure that HHW paint is recycled as much as possible. Ron Peori left the meeting at 9:25 pm.

Chair Adams noted that waste automotive batteries might be stored in the winter months but we should continue storing them in a container with lime for neutralization in the event of leakage. Mike Gasman noted that modern batteries have far less tendency to leak when frozen. The Board

discussed closing the HHW for the winter months, but a date of closure, if any, has not been decided.

The offer from LaCombe waste to pick-up waste oil at the site for 42 cents a gallon was discussed. Mike Gasman requested that James prepare a spreadsheet including waste oil, paint, etc with pick-up costs and spaces to include volumes. Mike added that he would speak to Quaker State about having some of our waste oil removed by their truck when they are passing by.

c. Status of garage door operation.

James Leon informed the Board that the garage door had been adjusted and repaired about 2 weeks ago by Cana-Door Services. The repair had taken about 3 hours and the door has operated flawlessly since then. The technician had informed James that the door had not been installed, adjusted, or repaired properly. James reported to the Board that A&S Valley Services had performed most of the previous work.

James Leon was asked to collect the bills paid to A&S Valley Services and to send them back to A&S in the form of an invoice. James presented the offer of a maintenance contract with Cana-Door for a once-a-year lubrication and tune-up for about \$60, and the Board decided that this contract would be accepted.

#### 11. Outstanding Tasks

a. Details of new roof for site office and suggestion to insulate during construction.

James Leon reported that Darryl Cochrane was informed that his offer to install the roof was accepted. The metal roofing that Darryl has ordered will be red and 26 gauge. James suggested that it would be inexpensive to insulate the roof with fiberglass insulation once the trusses are in place and the Board told James to have the roof insulated.

With regard to WSIB insurance coverage for Darryl, James stated that there were three options. The first would be that the Board could obtain a policy, and Chair Adams stated that the Board would not do this. The second and third would be for Darryl to obtain a clearance, with or without insurance from the WSIB. The Board decided that Darryl would obtain insurance and that he would pay for it himself, and must provide the Board with proof of coverage.

b. Choice of color for metal roof and for outside walls of the site office and suggestion by Jim Broome, Tracy Lance and Darryl Cochrane to use siding instead of paint.

The color of the roof was previously discussed and the Board debated the painting verses siding and color issue.

Moved by: Jim Boulanger  
Seconded by: Mike Gasmann

That white vinyl siding be installed on the outside walls of the Site Office.

Carried

James was requested to obtain two or three quotes to have the siding installed.

James informed the Board that a like-new small thermo-pane window had been obtained from the re-use area and that he had had it installed in the end wall of the site office nearest the landfill area. There had previously been a hole at this location from removal of an air conditioner.

12. Other Business.

a. Status of composting.

James stated that the site attendant and Tracy had informed him that the compost pile had been mixed and turned on three occasions. Tracy had informed James that he had ordered the proper thermometer from Home Hardware for compost temperature measurement and it would be arriving this week. James stated that because of the recent rain he would ask Tracy to turn the pile again and to continue turning according to the Operations Manual.

c. Closed Board meeting re September 11<sup>th</sup>, 2002 letter from David DeMille and request from Wayne Blimkie.

Moved by: Jim Boulanger  
Seconded by: Denise Walker

That the Board go to a closed session to discuss legal matters at 10:00 pm.

Carried.

Moved by: Jim Boulanger  
Seconded by: Denise Walker

That the Board come out of closed session at 10:25 pm.

Carried.

13. Adjourn.

The Chair suggested a motion to adjourn the meeting at 10:25 pm.

Moved by: Jim Boulanger  
Seconded by: Denise Walker

That the meeting be adjourned.

Carried.

The next regular Board meeting will be on October 28<sup>th</sup>, 2002 at 7:30 pm at the Town of Deep River Council Chambers.