

**Town of Norman Wells
Minutes
Committee of the Whole Meeting
Tuesday July 23rd, 2019, 7:00pm
Council Chambers, Town of Norman Wells**

Present: Frank Pope Mayor
Alexis Peachey Deputy Mayor
Trevor Smith Councillor
David Wever Councillor
Pascal Audet Councillor
Jim Boyle Councillor

Regrets: Jean-Paul Bernard Councillor (vacation)

Staff: Cathy Clarke Senior Administrative Officer
Johannie Lapierre Secretary/Development Officer

Delegation:

Guests: Cindy Collier

1. **Call to Order – 7:00PM**
2. **Declaration of Conflict of Interest**
None
3. **Review and Adoption of Agenda**
'Be it resolved that the Agenda for the Regular Council Meeting, dated July 23th, 2019, is hereby adopted.

Moved by: Councillor Smith
Seconded by: Deputy Mayor Peachey

Add an item to the agenda: meeting with the self-government negotiators

Motion Carried

4. **Delegation**
5. **New Business**

- a) Landfill
-present situation and needs
-mid-term needs
-long-term needs
-options

The Mayor introduces the purpose of the meeting.

The SAO adds that Councillor Boyle also took part of the preparation to this meeting. She says that the presentation will be kept in the minutes for historical records as we realized a lack of information during the research on the topic. There is no landfill by-law for example.

Initially, the Mackenzie House triggered the presentation and the need for a discussion. What are the regulations to dispose at the landfill, on the hazardous material, the fees, the capacity? Currently, people dump at our landfill and it becomes our liability. The issue of tipping fees has been discussed in the past by several councils, residential should be exempt but industrial, commercial and institutional should be charged.

Mayor: About the Mackenzie House to be put at the landfill, are we talking about the building as it stands and/or the content in there?

The Development Officer replies that the demolition permit application doesn't give the detail. We will have to discuss with the owner.

The SAO adds that the contractor, Northridge, has been extremely available for discussion but we don't have a lot of regulations to discuss. We are waiting an engineer report to tell if there is hazardous material at the Mackenzie House.

The SAO and the Development Officer presents the Power Point document attached.

Council directs Staff to:

- Start working on a landfill by-law either internally or with a extern firm (Stantec) and inform/meet with the community to include residents in the process;
- Set up a meeting with the owner of the Mackenzie House to discuss what within the building will be disposed at the landfill;
- Talk to the SLWB if a burn pit could be reactivated;
- Review the contracts to operate and maintain the landfill;
- Plan the remediation of the actual landfill (also with I.O.R.L.) and look at another site for the implementation of a new one and a way to generate new revenue.

Mayor: An individual has requested permission to remove some small items from the vehicles at the dump and to dispose it in the south.

Councillor Boyle: Warns about the liability.

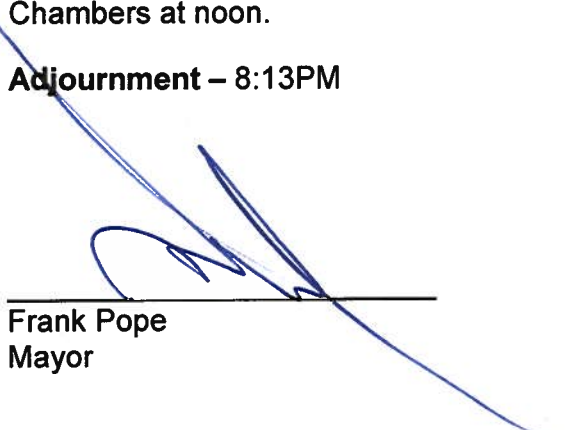
Councillor Wever: suggests including something about a scavenger license in the landfill by-law.

Council agrees that the Mayor and SAO can continue discussions with the individual.

b) meeting with the self-government negotiators

Deputy Mayor Peachey requests Council members to read the documentation sent and prepare questions for the meeting with the self-government negotiators to be held on July 31st in the Council Chambers at noon.

13. **Adjournment – 8:13PM**



Frank Pope
Mayor



Cathy Clarke
Senior Administrative Officer

The Town of Norman Wells Landfill

Presented by: Cathy Clarke & Johannie Lapierre



Present situation

- Project to demolish the Mackenzie House:
Demolition permit application triggered
further Landfill discussion



Present situation

- Current Operation & Maintenance Plan for the landfill

STAFF:

- HRN as contractor and Stantec as offsite engineer
- Public Work Manager and Foreman to come in August

Present situation

- Current Expansion plan for the landfill



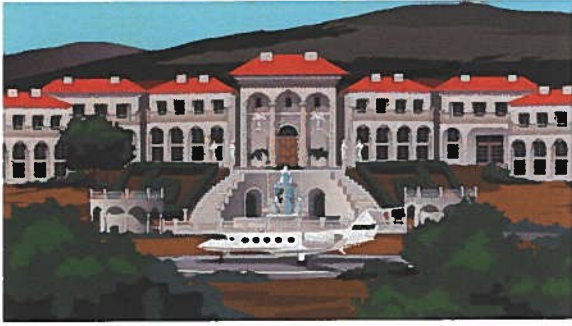
Needs

- Decision on what to do with the debris of the Mackenzie house and any further major “dumps” from tax arrears triggered land sales
- Space needs
- Resources & tools to follow the actual plan



- Legislation and documentation: Bylaws/Policies, standards adherence, historical context
- Update or redo of the plan for the future of landfill needs – expansion or new?

Short term



DEMOLITION = ~900 tons

What is in there?

Non hazardous:

- Items to reuse given or sold by the owner?
- Dispose in the sorting areas of the landfill?
- Dispose in the available area of the landfill? (Temporary. Fence & sign)

Hazardous:

- Asbestos, florescent lights, etc.? (awaiting engineer information)
- Respect ENR guidelines and inspection
- Registration needed to store asbestos (more than 1000kg for more than 180 days)
- Currently no control & no fees at the landfill and no record of the quantity of asbestos
- Current plan: owner is responsible to dispose (landfill or ship out). Asbestos accepted but has to be buried immediately. Landfill is a transfer facility so asbestos has to be shipped on a regular basis at Town's cost.

Short term Actions

- Do we immediately control access to the landfill?
- Do we approve the disposal of the Mack house non hazardous material at the landfill?
- Do we approve the disposal of the Mack house hazardous material at the landfill?
- Do we work on by-laws/policies?



Legend

□ - temporary hazardous area

Bates: 16x25 = 375m²

Tarps: 10x10 = 100m²

Tires: 20x30 = 600m²

Space left in undefined area: 7350 - 522 - 100 - 600 = 6128m²

Space left in 2: 522 - 345 = 177m²

Mid-term (next budget) Actions

- Do we work on the unsightly Town owned properties (current and from tax sales)?
- Do we apply the Property Standards Bylaw?
- Do we review the landfill operations and maintenance contracts?
- Do we invest further resources to control access to the landfill?

Mid-term (next budget)

Actions continued

- Do we invest to clean the landfill ?
 - Ship out hazardous material?
 - Ship out others to get more space?
Costs? Reserve set-up, unfunded liability.
 - Historical data compilation (search or assess)?
 - Reactivate the burn pit? Firefighter training?
 - Burial?
 - Crusher?
 - Alternative energy production?
 - Assessment of remediation and potential landfill relocation options?
Costs for plan and implementation

Long-term (5 years)

- Clean-up of vacant properties
- Implementation of chosen option for the landfill
- Regional operational/ownership options
- Fee implementation: tipping fees for industrial, commercial, and institutional (ICI)

Document List

- Town by-laws
- Canada's Dangerous Goods Transportation Act and Regulations
- Water license (electronic)
- Resources from the Sahtu Land and Water Board website (electronic):
- Asbestos removal and disposal guideline
- Drum disposal protocol for Municipal Landfill
- Solid Waste Management for Northern and Remote Communities – Planning and Technical guidance document – March 2017
- Guidelines for mercury containing lamps, batteries, lead and lead paint, antifreeze,
- Position Paper on the Burning and Demolition of buildings and Fire Extinguisher Training – Department of Environment and Natural resources, GNWT (electronic)
- Solid Waste Disposal Facility Operations and Maintenance Plan – Stantec 2018 (electronic)
- Hazardous Waste Management Plan – Stantec 2018 (electronic)
- Guideline for Hazardous Waste Management – GNWT 2017 (electronic)
- Norman Wells Landfill Expansion – Master plan – Aecom 2017 (electronic)
- Petition and decision to restore free access, cease sign-in policy – 2012 (paper)
- Norman Wells Landfill Operations and Maintenance Plan – Aecom 2009 (electronic)
- Geotechnical Site Investigation Norman Wells Landfill - UMA Engineering Ltd / Aecom 2008 (electronic)
- Traditional Environmental Knowledge Study - Margaret McDonald & Land Corp. with Terra-Firma Consultants 2008 (paper)
- Norman Wells Lot Investigations Solid Waste Site – Final Report – FSC Architects & Engineers 2007 (electronic & paper)
- Research and Development Solid Waste Disposal Site - UMA Engineering LTD. 1997 (paper)
- HRN contract
- KBL contract
- Stantec contract

Questions?



Discussion

- 1. Mackhouse
- 2. Present management of Landfill situation
- 3. Future development and management of the Landfill.