

**MINUTES
CITY OF IQALUIT
ENGINEERING AND PUBLIC WORKS
COMMITTEE OF THE WHOLE MEETING #01
APRIL 14, 2021 AT 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Councillor Romeyn Stevenson, Chair
Mayor Kenny Bell
Deputy Mayor Janet Brewster
Councillor Sheila Flaherty
Councillor Simon Nattaq
Councillor Kyle Sheppard
Councillor Solomon Awa
Councillor John Fawcett

ABSENT

Councillor Joanasie Akumalik

PRESENT FROM ADMINISTRATION

Amy Elgersma, Chief Administrative Officer
Tammy Ernst-Doiron, City Clerk
Katrina Sarmiento, Executive Assistant
Jason Harasimo, Project Manager
Cameron McDonald, Project Manager

ADOPTION OF AGENDA

Motion EPW #21-01

Moved by: Mayor Bell
Seconded by: Councillor Awa

Adoption of agenda as presented.

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

None

3. DELEGATIONS

None

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

a) 2020 City of Iqaluit Annual Water Report

Josip Deronja, Senior Project Manager, Colliers Project Leaders, presented the 2020 Annual Water Report via teleconference. The following are the highlights:

- Water demand for 2020 was 15 percent less than 2019
- Monitoring water levels in Lake Geraldine as it relates to seasonal pumping
 - 2019 pumped 54,000 cubic metres of water to top up the reservoir
 - 2020 pumped 43,000 cubic metres of water to top up the reservoir
- City promoted public conservation efforts
- Monitored for leaks, which were repaired immediately
- Capital initiatives to sustain long-term water supply
 - Pumping from Apex River to Lake Geraldine is a planned approach during spring freshet and will continue until the Water License expires in 2026
- Utilidor water distribution upgrades
 - Building a model to understand how the distribution system functions
 - Implement sub-projects to improve water distribution to ensure reliable water supply

Councillor Awa asked if an increase in water usage could be due to fires and leaks.

Mr. Deronja was unable to comment about water usage due to fires but did note that fires can have an impact on water demand. He pointed out the initiatives being carried out on determining the location of leaks and repairing them on a timely basis helps to reduce water demand. He also noted that the public conservation methods and tips for water wise have decreased the water demand.

Mayor Bell asked for clarification on the length of road constructed to the Northwest Deposit, as the contract required construction of three kilometres of road and the report indicates two kilometres of road was constructed. He pointed out that if the required length of road was not constructed based on the contract, the contractor is liable to pay a fine.

Amy Elgersma, Chief Administrative Officer, advised that staff will review the tender document to determine the required length of road to be constructed, as well as the terms

for penalties for not completing the awarded project. She did note that construction may have stopped early due to weather and access to material.

Councillor Fawcett noted that the decrease in water demand is encouraging and asked if residents would be able to wash their cars this year.

Councillor Stevenson felt that the car wash ban should not be lifted until there is a solution to the long-term water supply. Residents are able to obtain water from other sources to wash their vehicles without using potable water.

Questions were raised inquiring about the life span of the repaired leaks, the number of leaks that were historic, the number of leaks that happened and were repaired in 2020, and if permafrost shifting is the cause for leaks.

Mr. Deronja explained that there are a number of variables that can impact repairs which will determine the life span. He noted that there are a number of issues at connections in access vaults and manholes that are showing signs of permafrost degradation. The City has received funding from the federal government, in partnership with the National Research Council, to install instruments that will measure and monitor permafrost degradation in various locations where there is historic knowledge of leaks in access vaults. The information will be used to develop new design techniques which can be implemented in Arctic communities.

Mr. Deronja noted that in some instances, a leak at a house or unit is related to the connection to the water service line on the old design detail. Repairs to these types of leaks uses the new 2004 design detail.

Mr. Deronja explained what monitoring systems can be installed to determine leaks.

Councillor Nattaq commented that perhaps the pipes are not suitable for Arctic weather, which causes them to break or to have a short life span. He noted that climate change has caused a lot of changes with the amount of water in the Arctic.

Councillor Awa expressed concern regarding the above ground pipes in locations around the city, which in some instances are in the way.

Councillor Stevenson commented that the above ground pipes are easier and less costly to repair when they break. He noted that replacing the above ground pipes should be considered when replacing or upgrading infrastructure.

Councillor Fawcett asked if there was knowledge as to whether the material used to cover the pipes has caused damage or leaks.

Ms. Elgersma advised that staff have understood that there are instances where improper material was used to cover the pipes creating problems, especially on service lines, that being on lines from the road to the home. There are also indications of the same problem

on sewer lines. She noted that these instances are historic and the City would not have been carrying out inspections. She advised that the City would ensure that connections and proper material is used to cover pipes going forward.

Mr. Deronja commented that it is important to have available resources in the field to monitor things like this during capital projects and developments to ensure developers are using the appropriate material as outlined and required.

Motion EPW #21-02

Moved by: Mayor Bell

Seconded by: Councillor Fawcett

Committee recommends to Council to table the 2020 City of Iqaluit Annual Water Report.

Unanimously Carried

b) Long-Term Water Supply – Update

Amy Elgersma, Chief Administrative Officer, provided an update on the long-term water supply, which is a project phased over several years. The following are the highlights of the 2021 work plan:

- Preliminary Engineering Design Study
 - Evaluate the technical, construction, environmental, regulatory and financial requirements for the long-term storage assessment analysis
 - Consider the supplementation of drinking water supply
- Exploring funding opportunities
- Completion of the overall project by 2026
- Council provided direction on the long-term storage alternative to locate a reservoir near Lake Geraldine
- Decision is required on the source of the long-term water supply
 - Assessing the Sylvia Grinnell River
 - Water Balance Assessment Report has been received on the Unnamed Lake and is currently being reviewed.
 - Water supply options will be presented to Council within the next month

Councillor Stevenson pointed out that funding will be necessary to complete the project. This project limits the City's development which is important for both territorial and federal governments to understand.

Councillor Fawcett asked if the environmental assessment would identify territorial species and impact, interviewing elders and hunters on the routes that they regularly take and use, and will there be an impact on the routes.

Ms. Elgersma explained that the primary focus was the fish habitat and there was no assessment for land animals and mammals. She noted that an Archeological Study was

carried out last year. Ms. Elgersma advised that the stakeholder engagement process will include interviewing elders and hunters.

Councillor Sheppard asked if the results from the Unnamed Lake are favourable, would a Pre-feasibility Study be carried out on potentially using the Unnamed Lake as a temporary source until a long-term solution has been identified.

Ms. Elgersma advised that all options would be considered to solve the water problem.

Councillor Nattaq expressed concern that the Sylvia Grinnell River may not have a good constant source of water and suggested that the quality of the water in the river will have to be checked. He commented that the Iqalummiut used to say that there were no fish in the Unnamed Lake.

Councillor Fawcett left the meeting at this time.

c) Request for Decision – Operations Centre Application for Funding

Amy Elgersma, Chief Administrative Officer, presented a Request for Decision for a Funding Application for the Operations Centre. She explained that the City requires a long-term solution for an Operations Centre to house inventory, materials and supplies, water and sewer equipment, as well as heavy equipment.

Ms. Elgersma noted that in the 2021 Capital Spending Plan, six million dollars was allocated for the construction of the Operations Centre, which would be constructed next to the City garage on Federal Road. The design has been completed, a tender bid document is currently being reviewed, and an energy model will be completed this year. Staff considers the project “shovel ready” in the event that funding is made available. It is anticipated that a funding program will be available to fund the balance of the project and allow construction to proceed.

Ms. Elgersma commented that information has been received on a new federal initiative, the Green and Inclusive Building Program, and a business plan has been completed for the Government of Nunavut.

Ms. Elgersma explained that staff is recommending that the construction proceed once funding from the other levels of government is secured, which is anticipated to be next year.

Ms. Elgersma noted the following advantages of deferring construction until 2022:

- Enable the City to acquire remaining funds for the project so that it is fully funded
- Working towards completion of the Federal Road water and sewer which will service the Operations Centre
- Mitigate COVID-19 escalation costs and supply concerns
- Warehouse space has been secured for three years

Motion EPW #21-03

Moved by: Councillor Sheppard
Seconded by: Mayor Bell

Committee recommends to Council to start construction of the Operations Centre once funding from other levels of government is secured to fund the balance of the construction costs.

Unanimously Carried

d) Structural Assessments – Verbal

Amy Elgersma, Chief Administrative Officer, provided a report on structural assessments on the following buildings:

- Old Coke Plant Building
 - Currently housing inventory, materials and supplies, water and sewer equipment, as well as heavy equipment.
 - At the end of 2020, a structural assessment was completed and the report recommended that the building not be occupied in its current condition.
 - Safety and control measures were implemented to allow access to the building until the supplies, equipment and inventory can be relocated.
 - A large warehouse has been sub-leased for a three-year period from the Government of Nunavut, Department of Community and Government Services.
 - A small warehouse has been leased for 1.5 years from the Department of Economic Development and Transportation and will be used by the Utilidor Department.
 - Shelving has been ordered and will arrive on the sealift to be installed in the large warehouse and then equipment, supplies and inventory can be moved from the old Coke plant building.
- Arnaitok Complex
 - There are a number of cracks in the drywall and concrete blocks
 - A structural assessment is being carried out
 - Conducting a monitoring program with measurement devices
 - Further investigation will be completed later this year
 - No immediate concerns, but requires monitoring
- Arctic Winter Games
 - Settling and misalignment of the floor in the dressing room side was identified, which impacts the following:
 - Janitor's room
 - Showers
 - Sewage lift pump station underneath the building, under the janitor's closet
 - In the process of engaging a structural engineer to conduct an assessment

e) Waste Management Project – Verbal

Amy Elgersma, Chief Administrative Officer, provided the following update on the Waste Management Project:

- New Waste Transfer Station which will be located at the old fire training grounds
- New Landfill and road located northwest of the city
- Project timeline 2019 to 2023
- Progress to-date
 - Design and landfill have reached completion
 - Design is currently under review by the Nunavut Water Board (NWB) as part of the City's Water License amendment process
 - Northwest Deposit road construction has started
 - Design updated based on comments from the Nunavut Water Board
 - Construction at the Waste Transfer Station and landfill will begin
- Risk mitigation measures
 - Approval has been received from the Nunavut Water Board regarding the Water License Amendment
 - The minister's review of the file started on March 15 and can take up to 90 days
 - Hoping for a decision before June to allow a tender call so that work can start this year on the Waste Transfer Station

Councillor Stevenson asked if staff have expressed the urgency of the decision.

Ms. Elgersma explained that staff understood that there was a 45-day review, but the minister can request an additional 45 days. A letter is being drafted to send to the minister stressing the importance of receiving the approval early.

f) Sewer Upgrade Project 211-205 – Core Area along Mivvik Street (from Federal Road) and Allanngua Street to Akilli Drive – Verbal Update

Cameron McDonald, Project Manager, noted that a capacity assessment has been completed for the existing sanitary infrastructure. There is a four-phase plan to address the capacity issues in the downtown core leading to the Wastewater Treatment Plant. Phase One was completed in November 2020.

Mr. McDonald explained that a tender has been issued for Phase Two, which will address the infrastructure at the four corners intersection. The sanitary sewer main will be upgraded and will also address localized drainage issues. A small section of water main will be upgraded to address freeze up that occurs in the area.

Councillor Stevenson asked for clarification on localized drainage issues.

Mr. McDonald advised that there is a Master Drainage Plan which indicates drainage issues at the four corners intersection. The project will include the installation of new

culverts crossing the road to provide drainage from the RBC Building and down Mivvik Street which will alleviate some of the spring runoff.

Councillor Stevenson asked if the lack of drainage that currently exists will threaten some of the underground infrastructure.

Mr. McDonald advised that the drainage issues will impact the surface level infrastructure causing pot holes and other road and sidewalk related issues.

Councillor Sheppard asked if upgraded sewer lines will allow for additional development and alleviate timed pump outs.

Mr. McDonald explained that the upgraded sewer lines will alleviate the need for some timed pump outs but will not happen immediately with Phase Two of the project.

Mr. McDonald explained that all of the business owners and land lease holders have been contacted to participate in a stakeholder engagement to provide concerns or feedback throughout the construction project. The goal is to maintain communication with stakeholders. A Public Information Session will also be held on April 28 from 6:00 p.m. to 9:00 p.m. in the Council Chambers, as well as available on Zoom and conference call. The session will provide the background of the project and what residents can expect for traffic detour routes.

Councillor Sheppard asked about the impact to boating season due to the construction at the four corner intersection and ditching along the road.

Mr. McDonald explained that depending on the intersection, the impact could vary and there could be a full road closure on a weekend to complete the work in a day to avoid impacting rush hour. The other intersection will have partial road closures and have detours on side roads. He also noted that there is potential for night work to avoid having a significant impact on traffic. The two main challenges are boating season and sealift, and those final details are being worked out.

Councillor Nattaq expressed the importance of keeping everyone informed of road closures and detours in advance. Mr. McDonald commented that the goal is to keep all residents informed of the detours and road closures, especially as construction is on-going.

6. IN CAMERA SESSION

() As per Section 22 (2) (a) CTV Act and Bylaw 526 Section 67

7. **ADJOURNMENT**


Motion EPW #21-04

Moved by: Mayor Bell
Seconded by: Councillor Awa

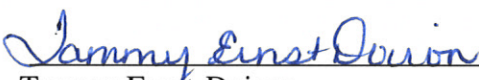
Committee adjourns at 7:40 p.m.

Unanimously Carried





Romeyn Stevenson
Chair



Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 27th day of April 2021.

