

Lise Remillard

From: Theodore Cull <theocull@gmail.com>
Sent: Tuesday, November 17, 2015 9:10 AM
To: JoAnne Cartner; Lise Remillard
Subject: Budget comments
Attachments: Finance Committee.docx

NOV 18 2015

Morning

"Budget numbers were reviewed. Our final numbers appear over budget as we await funding and dam money. I remain optimistic that we will finish the year in the black. I would suggest that now is the time for all committees to begin to look at the needs for next's year. Once January is here we will begin the process of next year's budget. Finance meetings will be much more efficient if we have each committee's wishlist and rough budget expectations. Public works, Water and Sewer, Fire Department will all be asked to attend a number of these Finance meetings as well to speak to their budget requests and needs."

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Theodore Cull

Mayor's Report, November 19, 2015

Latchford Control Dam Project

- On October 30, one of our advisors, Peggy Young-Lovelace met with Perry, Jeff Barton and I to begin developing the basis for our negotiations with PWGSC. She continues to provide direction and advice on an almost daily basis. Jaime, Perry, Jeff Barton and I met with Harpreet Gill, Marilea Pirie and Eugene Chown of PWGSC on Nov. 05. The attached letter was presented and discussed. Electronically for your perusal is the responses provided post that meeting. From these you can get an appreciation of the negotiations that have to take place to ensure that the Town is properly and adequately compensated for present and future impacts due to the dam construction. This information is provided to keep you apprised of these issues but appreciate that as negotiations are ongoing, please treat them with the required confidence.
- Meetings have been held with EXP and Story Environmental so as to obtain estimates for impacts and replacement for any damages to our streets and other infrastructure from construction.
- The CMR's acquisition of a FIT 4 on the dam site hit a snag at the end of October. The incorporation of the "The Communities of the Montreal River Power Corporation" so as to allow for submission of the FIT 4 application was completed prior to the end of October. Prior to final filing of the Fit application, a title search revealed that the land on which the project was to be situated on was not under the ownership of PWGSC (as indicated on our assessment rolls) but rather the province. Despite all the time and effort expended as well as the expenses incurred, we will have to wait until the next round of FIT contracts to file.
- PWGSC have advised (as referenced in the emails) that the gen set that is to be installed in the dam support building adjacent to the water treatment plant will not have the capacity to supply our stand-be needs at the plant. It is unfortunate that they couldn't re-spec it prior to ordering and installation so as to accommodate our and their needs.
- The demolition of the old dam, while done without blasting, used a jack-hammer. Working on bedrock at the base of it, the potential cracking due to vibration could potentially occur at our treatment plant. This becomes another issue that has to be assessed to ensure it has not occurred and remedial action be provided if it has. PWGSC was advised of our concerns at this morning's construction meeting.
- PWGSC and the contractor were also advised at this morning's construction meeting that none of the coffer dam material excavated from the site can be stored on the LOO lands for the winter. They were made aware that damage to our treated discharge pipe from the sewage area to the river could have been significantly impacted by the activities that have occurred on the site.

- CDB were presented with a letter in response to their email requesting a “deal” on rental rates for the parking area and were advised they are to cease all activity on municipal property, i.e. parking lot and depressed area, and restore the site to its original condition, immediately. Their reaction was to call the Town Office and cancel garbage collection and water purchases by and from Latchford. A decision from Council is required as to how far we pursue this. I suggest they be removed and immediately.

Stand-by Generator for Plant

I was contacted by a representative of a nearby First Nation’s band who had read of our interest in acquiring a stand-by generator for the water treatment plant to advise me that they had recently declared a unit surplus. The unit would need a new transformer which is an additional cost (up to \$15,000) but the proposed price of the unit makes it a very attractive option and as we could not be included in the one for the dam, it warrants consideration, in my opinion.

Condolences extended to S. Steiner

Following the terrorism in Paris, I thought it appropriate to extend the consolations of the residents of Latchford to Stephan as follows:

De : George Lefebvre [mailto:shasonje@ontera.net]

Envoyé : 15 novembre 2015 18:36

À : Stephan Steiner

Cc : Jaime Allen

Objet : Paris Attacks

Good Evening Stephan;

Please allow me to extend on behalf of the residents of Latchford our sincere condolences for the loss of life and injuries suffered by the people of France from the terrorist attacks in Paris. Our thoughts are with you and your countrymen as you deal with these horrendous acts and their aftermath.

With our sincere regrets for France's losses,

George Lefebvre

Mayor

Town of Latchford

Thank you George, your friendly thought is much appreciated.

Best Regards,

Stephan Steiner | Project Manager | | T: 450-822-3272

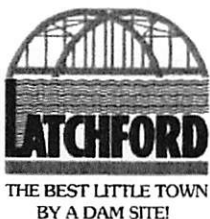
GLL



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November 5, 2015

Marilea Pirie
Director General
Engineering Assets Strategy Sector
Real Property Branch
Public Works and Government Services
219-800 Burrard Street
Vancouver, BC V6Z 0B9

RE: Correspondence dated October 8, 2015

Dear Ms. Pirie,

This is to serve as acknowledgement of receipt of the above noted correspondence. Admittedly, our initial letter to PWGSC was a high level outline of the Town of Latchford's concerns and associated costs regarding the Licence of Occupation (the Licence). Please be advised that we will be providing a substantially more detailed response.

However, it is anticipated that this will take some time.

We have identified additional relevant matters needing some degree of investigation, some of which require specialized expertise. As you are no doubt aware, our staff and financial resources are limited. Although we do not want to incur any unnecessary costs in preparation of our submission, we do want to ensure our submission is complete, conclusive and accurate. We are also further challenged by the fact we are being asked to forecast the state of some of our municipal assets at the conclusion of the dam project while the work is currently less than 50% completed. Specifically, substructure impacts can only be estimated as to potential long term damage through evaluation by professionals at a considerable cost to the Town.

Of great concern to us at this time is the revelation that PWGSC does not have clear legal title to the property in which the contractor is carrying out work on. As you are likely aware by now, this has hampered our FIT application after the



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expenditure of significant time and money on the endeavour. We sincerely hope this matter can be rectified quickly.

With respect to non-financial issues raised regarding the Licence we will continue to work with you to resolve them as quickly as possible. All future matters of concern will be brought forward as they arise.

Thank you for your cooperation and understanding.

Regards,

George Lefebvre
Mayor

c.c. Anthony Rota, MP



THE BEST LITTLE TOWN
BY A DAM SITE!



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November 19, 2015

Stephan Steiner
Project Manager; Latchford Control Dam Replacement Project
Construction Demathieu Bard

Dear Mr. Steiner:

I am deeply disappointed and insulted with your recent response regarding the ongoing issue of your use of the parking area adjacent to the construction area.

Let me review the sequence of events:

- In May, 2015 your workers began using the area on the north side of the dam for parking purpose without advising the Town or requesting use of this area
- In June, we met with you and discussed a number of aspects related to the dam project including the parking area. At that time, we agreed to develop a use agreement for this area
- The construction meeting minutes of July 9, 2015 address this issue and note that the agreement is still pending
- The construction meeting minutes of July 23, 2015 again state that the agreement is still pending
- The construction meeting minutes of Aug 6, 2015 again state that the agreement is still pending
- The construction meeting minutes of September 10, 2015 note that:

On August 19th, the Town submitted a proposal to CDB outlining the terms and conditions as well as a monthly fee, to reach an agreement on the parking area currently being used by CDB as well as an additional parcel of land for a settling pond.



THE BEST LITTLE TOWN
BY A DAM SITE!

Under the Town's proposal, the fee for the identified area is \$750/month. No written agreement has been signed however the Town will send an invoice.

- Jeff Barton specifically asked you if you would pay this invoice and you agreed to do so
- The construction meeting minutes of Sept 24, 2015 indicated that the Town had submitted an invoice to CDB and the issue was closed
- The construction meeting minutes of November 4, 2015 indicate that CDB has only remitted payment for the month of August and September, although the invoice was based on use of the parking area for June, July, and August and September.

You provided the attached response in your email to me of November 18, 2015.

1. Outstanding amount – Parking lot

As you know we didn't expect to pay for the parking lot rental. Initially, we planned to install the parking on the south shore which would have cost zero \$ to CDB. Now the things are as they are but I still have no budget for that.

- ***Can we settle our « dispute » by paying one more month (total of 7 month for 2015) ?***
- ***Can I expect not to be charged during the winter (no use - begin of work stage 02 in may 2016)***

To this end, please be advised that we expect payment in full for this invoice immediately. Furthermore, since this area is now a parking lot, it is not available for other municipal purposes, therefore we will expect full payment until the end of the project. (i.e you will be charged during the winter months).

In the event that you do not agree with these terms, please remove your vehicles immediately.

Sincerely,



George Lefebvre
Mayor
Town of Latchford