

**BASS LAKE PROPERTY OWNERS ASSOCIATION**  
**SPECIAL BOARD OF DIRECTORS MEETING**  
**Monday, 03<sup>rd</sup> May 2021**  
**Location: Virtual ZOOM Meeting**

**Attendees:**

Directors & Advisers - Bill St Jean; Zlata Burt; Peter McGann; Pat Kelly; Lorayne Bradshaw; Margot Finn; Dale McCabe; Miles Barham, Roger Cauley; John Dorsch; Claude Brett; John Bridle ..... Sidney Berry; Don Kennedy; Rick Cunliffe; David Sadler;  
Absent: Ron Hewitt; Dan Lemaire;

**Welcome**

The Chair - Bill St Jean, called the meeting to order at 7:00 PM on 03 May 2021 and thanked all who had joined in.

**Agenda**

The agenda for this Special Board Meeting was limited to two important issues:

- High spring water level – Need to exercise protocol with Township
- Request for Tender (RFT)- Process & Results

**High spring water level – Need to exercise protocol with Township**

Yearly – 03 May - Water Level Comparison	
Historical – 2010-2019	134.50 MASL
Year 2020	134.62 MASL
Year 2021	134.70+ MASL

In mid-March 2021, the Township, in consultation with the BLPOA and RVCA, agreed upon a protocol that closely monitors the situation this Spring and if required authorize temporary minor alterations to the berm as deemed appropriate. RVCA has advised the Township that they can authorize the beaver dam or debris removal work as the property owner. Such a protocol was established in March 2021 and supported by the BLPOA Board of Directors.

During this Board meeting a good discussion took place on the pending requirement to release or bleed-off some of the high lake water level, which as of 03 May, was sitting at an elevation 8 cms higher than last year’s very high level. Majority of the Board Directors were supportive of reaching out to the Township to initiate the protocol for such action, providing it was very controlled and conservative with minimal risk. Several members registered their strong objection to asking the Township to take any action at this time.

**Following Motion was made by Peter McGann:** The BLPOA Board is to reach out to the Township/CAO to request that the public works department meet with the BLPOA at the berm site to investigate options and methods for the careful removal of sufficient beaver debris to allow for a very gradual release of lake water downstream into the Outlet. A conservative target is to try and match last years’ (May 24 weekend) water level reading of 134.62 (a decline of 8 cms over 3 week period). Seconded by: ???????. Approved by majority of Directors.

***Follow-Up Notes:***

*On 04 May 2021, Bill St Jean; Miles Barham and Rad Thomson met with Dan Chant Township/Public Works and members of his team. The decision was made to create at least three small channels through the beaver debris on top of berm to allow for the steady but low outflow of water. The initial target for a reduction would be 5-6 cms over the next two weeks. Unfortunately, these channels have to be reopened every morning since beavers close them up at night. Since this process was started on 04 May the lake water level has had a net change of + 1 cm due primarily to the heavy rains this past week (total approx. 25mm). Water Level effective 09 May was 134.71.*

## Request for Tender (RFT)- Process & Results

The second Agenda item discussed the single bid submission response to the Township RFT. In support of that issue a Briefing Note, dated 02 May 2021, was previously sent to update all Directors and Tech Advisers on the RFT results.

The sole bid received was in the order of \$370,000 + (incl HST) for the mandatory and provisional tasks. Unfortunately, this represents a magnitude of three (3) times the original construction phase estimate. It also does not include the cost of a provisional item in support of the land acquisition process which is to construct and agricultural style chain fencing along 700m of the private landowner's property. There may also be some other incremental costs associated with surveys and legal costs incurred by Township associated with the land acquisition.

The pricing quoted for this project has dramatically escalated over the past year and the BLPOA President has requested that Water's Edge and the Township conduct **a critical review of all the contractor's bid prices** to: seek necessary clarifications; identify whether any misinterpretations exist of the specific requirements and; ensure that their quotes are fully justified. Furthermore, are every one of the mandatory and provisional tasks going to be required by the regulatory authorities and to the maximum scale quoted by this bid submission?

Directors were requested to not disclose any of the result to their individual private road members. While our Board can be kept updated prior to the Township's MSC meeting, we will at some point soon need to advise and consult with all our membership and other waterfront property owners to make them fully aware of this result and its impact. A carefully crafted statement of the RFT results will need to be sent soon to our BLPIOA membership within the next monthly Communique. Before doing so, it will be run by the Township/CAO before it is released.

### Follow Up Notes:

#### Value Engineering

*The Township has requested that Water's Edge suggest ways to reduce project costs. Water's Edge has responded with following:*

*"The Water's Edge design tried to keep the anticipated construction costs to minimum. We have a low-key berm, a natural overflow (not expensive concrete) and really no additional items (the trees and shrubs, additional fencing, off site removals, etc.) were all provisional or eliminated. It is likely that By-Pass Pumping will not be required but it might be. My biggest worry is safety. The dam must be safe and I believe that it is as designed. We can't start deleting stone protection or removing the overflow structure as that would affect safety. Some initial thoughts:*

- Can the Township do the clearing and grubbing*
- Can the Township supply the stone (or any of the materials) and just have Crains place it? For example, the unit cost for the cross vane armourstone is very high (\$840/tonne vs our original estimate of \$175 which is normal for here).*
- Can the Township or BLPOA do the seeding?*
- Will we need the silt curtain? Perhaps they can remove the old dam without unnecessary disturbance.*
- We can site manage the length of Coir Logs required and keep it down to less than 330 metres*
- Does the Township want to install the fencing, gates, and access gate themselves after the work is done?*
- Does the Township have a Geotech on retainer that can do the inspections?"*

#### Land Acquisition – Private Property Agricultural Fencing

*There has been a clarification and new pricing to address the requirement for agricultural fencing of 700m to identify the private owner's perimeter property lines. It is \$50,750 + HST. The total cost for the contractor bid is now at \$424,202 incl. HST.*

#### Town Municipal Services Committee (MSC) Meeting – 10 May.

*The CAO has elected to defer having this subject briefed and reviewed by the MSC until 25 May so he can cost out the ideas Water's Edge suggestions - like in housing aspects or supplying materials.*

#### **Adjournment**

The Chair thanked all for participating and the meeting was adjourned at 8.20 PM

Record of Meeting prepared by: Bill St Jean- President BLPOA – 10 May 2021