

C Appendix C - Meeting Minutes

Date: October 11, 2007 **File:** 20074249.00.P.04.00

Time: 1:00pm to 2:15pm

Project: Industrial Servicing Study

Client: Rural Municipality of Blucher No. 343 (RMOB)

Location: Patience Lake Potash Mine Boardroom (Potash Corporation of Saskatchewan, PCS)

Present: Jim Couch, General Superintendent (PCS)
Terry Fonstad, Ph.D., P. Eng, RM of Blucher Councillor
Jeff Ruzicka, Associated Engineering (AE)

Distribution: Those Present; Darren Anholt, P. Eng. (AE),
Robert Thurmeier, RMA, Municipal Administrator (RMOB)

RECORD OF MEETING

These minutes are considered to be complete and correct. Please advise the writer within one week of any errors or omissions, otherwise these minutes will be considered to be an accurate record of the discussions.

1 OBJECTIVES

1.1 The objectives of this meeting are to:

- Outline for PCS what the RM of Blucher is trying to accomplish in retaining Associated Engineering to complete an Industrial Servicing Study,
- Present what has been accomplished through the study at this time; and
- Collect information from PCS regarding their concerns on development in the area and the infrastructure demands of their operations.

2 GENERAL DISCUSSION

2.1 Terry opened the meeting by outlining the industrial area south of the Patience Lake Potash Mine and explaining the strategy the RM of Blucher is using to attract industry to the region:

- Zone is well served through access to transportation (rail and highway).
- Existing power, gas, and communications lines located within industrial area, and
- Close proximity to the City of Saskatoon.

2.2 Question (Terry): Would PCS be interested in sharing their raw water supply from the river?

2.2.1 Answer (Jim): The current year has provided excess water within their operations and less raw water has been pumped from the river. In previous years the mine has had to run at full capacity pumping from the river.

- Anyone wishing to share water must recognize the increases and decreases of the mine demand and work around it.

- The raw water from the river has some dirt, fish, bugs, etc. which any user must account for.
- 2.3 Question (Terry): One of the water options involves burning Cheviot Lake in order to use as a raw water reservoir. Could this water be reused?
- 2.3.1 Answer (Jim): The quality of the raw water is important. Is the use of the water in Cheviot Lake risky considering the high salt content at 13,500ppm? This water quality is not good enough for the mine to use.
- 2.4 Question (Terry): Would Patience Lake Potash Mine be interested in co-generation opportunities (biomass) with effluent irrigation for the heat, electricity, and environmental benefits?
- 2.4.1 Answer (Jim): PCS can use some heat if excess is produced as well as extra horsepower. The mine is currently investigating wind energy as a heat and electrical source in place of natural gas which is currently used.
- 2.5 Question (Terry): What will the mine do when the wind is not blowing (variability)?
- 2.5.1 Answer (Jim): Supply will be augmented with natural gas. This is also where PCS would be interested in the possibility of waste heat.
- 2.6 Question (Terry): In the questionnaire that was sent out you indicated that highway infrastructure should be addressed. What are your specific concerns regarding highways?
- 2.6.1 Answer (Jim): PCS is concerned with the maintenance of Highway 394. More crack filling needs to be done to keep it in acceptable operating condition.
- Also concerned with Highway 316 because of the truck traffic coming from Cargill.
- 2.7 Jim outlined some issues that may arise as the industrial zone develops and more people move into the area
- As the population increases, what are the proximity limitations and how will the RM of Blucher prepare for this?
 - Will Traffic within and around the industrial zone become an issue to industry and to residents?
 - Will Overhead lines be moved or will PCS be moved onto a different, less reliable power grid?
 - What will happen will residential zoning?



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- It is important for people moving into the area that there is a large mining operation next door.
- 2.8 Jim stated that a LIDAR survey of the industrial area is available and that AE should send an email to request the information. **ACTION (AE)**

Respectfully Submitted,

Jeff Ruzicka
Project Coordinator

JR/jr

Date: October 11, 2007 **File:** 20074249.00.P.04.00

Time: 10:00am to 11:30am

Project: Industrial Servicing Study

Client: Rural Municipality of Blucher No. 343 (RMOB)

Location: Saskatchewan Regional Economic Development Authority Inc. (SREDA) Boardroom, 345 3rd Ave. S., Saskatoon, SK

Present: Shaun Dyck, B.A. Econ., Economic Development Analyst (SREDA)
Terry Fonstad, Ph.D., P. Eng, RM of Blucher Councillor
Jeff Ruzicka, Associated Engineering (AE)

Distribution: Those Present; Darren Anholt, P. Eng. (AE),
Robert Thurmeier, RMA, Municipal Administrator (RMOB)

RECORD OF MEETING

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1 OBJECTIVES

1.1 The objectives of this meeting are to:

- Outline for SREDA what the RM of Blucher is trying to accomplish in retaining Associated Engineering to complete an Industrial Servicing Study,
- Present what has been accomplished through the study at this time; and
- Collect information from SREDA on industry that could be established in the RM of Blucher industrial zones and the infrastructure demands of their operations.

2 GENERAL DISCUSSION

2.1 Shaun opened the meeting by presenting the Biz Hub development:

- A business park to be developed along highway 16, north of the airport.
- 25% of the lots are sold before public release, and
- Land and lots are not serviced or developed at the present time.

2.2 Terry introduced the Industrial Servicing Study that the RM of Blucher is conducting:

- Land has been rezoned for industrial/commercial use,
- Outlined zone as a key transportation corridor due to site access by road and rail,
- Presented the current infrastructure collected by Associated and incorporated into CAD drawings

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- 2.2.1 The first stage of the industrial study was to get the location and capacity of the infrastructure in order to determine what expansions or upgrades will be required.
- 2.2.2 The industrial zone is set up to attract larger industrial operations that may not be ideal for an urban setting.
- The industrial zone is within a 10 mile radius of Saskatoon's city limits.
- 2.3 Shaun indicated that the City of Saskatoon attracts people to the region for work within a 100km radius
- 2.4 Terry suggested the possibility of tax sharing between the City of Saskatoon and the RM of Blucher to achieve a consistent and fair tax base for both parties.
- 2.5 Question (Terry): Does SREDA have an idea of what capacity of water and sewer is needed (for forecasting and design purposes? If exact numbers are not known, then what are some possible industries interested in a larger industrial zone?
- 2.5.1 Answer (Shaun): There has been interest from food processing groups, metal manufacturing, modular structure manufacturing, and oil sands related industry.
- China is looking to move food processing offshore and the Sychrotron along with the University of Saskatchewan are very attractive for their operations.
 - Biofuel plants are an option, but the industry has not proven itself and may be short term due to economics
 - Possibility of cellulose fiber research.
 - Manufacturers of modular structures for the oil sands are looking for a place to establish their operations.
 - Any industry that is oil sands related.
- 2.6 Question (Shaun): Is there currently excess waste that can be reused within the industrial zone from the Patience Lake Potash Mine or Cargill? Are there co-generation opportunities?
- 2.6.1 Answer (Terry): We are investigating any potential of waste heat reuse and will discuss with Jim Couch (PCS). **ACTION (AE)**
- 2.7 Shaun stated that if any industry could produce steam that could be used by other companies within the industrial zone, it would be an addition and important attraction for site selectors.

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- 2.8 Shaun pointed out that SaskPower has a policy in place where network upgrades are required and benefit more than one group, SaskPower will cover the costs.
- 2.9 Shaun stated that water and sewer infrastructure is the biggest concern when developing an industrial zone.
- 2.9.1 Terry outlined the options that are currently available for water supply to the industrial zone:
- Treated water supplied from SaskWater, purchased from the City of Saskatoon (City of Saskatoon only sells water to SaskWater. Waterline runs through the center of the industrial zone.
 - Raw water supplied from the river to Cargill (current excess at approximately 20gpm).
 - Raw water supplied via a waterline by the weir on the river to Patience Lake Potash Mine. (PCS is willing to reuse water under the conditions that the amount of water used is returned and at a quality equal or greater to that initially supplied.)
- 2.9.2 Terry outlined the options that are being investigated for the industrial servicing study:
- The aquifer under the industrial zone and PCS mine is a possible source for raw water. Groundwater is an option for potable water, but would have to be treated. Beckie Hydro geologists Ltd. will be looking into this option. Maximum capacity would be approximately 400gpm.
 - Piping water from Blackstrap Lake may be the best option due to less conflict with government agencies (i.e. trying to pump more water from the river), lots of capacity, and the RM of Blucher can run a pipeline along the grid road up to the industrial zone.
 - SaskWater wants to upgrade the current waterline that runs through the industrial zone and has inquired as to what capacity the region will require. There is a possibility of implementing a pumping station at Clavet to increase capacity. Being supplied by SaskWater may be unstable as they regulate their own prices for water service.
 - More efficient use of the Potash mine raw water is also being looked at to see if raw water sharing is a possibility.
- 2.9.3 Terry outlined the options for handling wastewater that are being studied:
- Increase the storage capacity of the industrial zone using lagoons
 - Use the wastewater in the lagoons to effluent irrigate the surrounding farmland.

- Turn Cheviot Lake into a wetland area for tertiary treatment of wastewater and increase the quality of the water.
- 2.10 Terry established that land west of Elstow will be designated for industrial use only and no companies have been allowed to setup in the zone besides industries already located there (i.e. Combine World and Westco).
- 2.11 Terry clarified that the study is to be prepared for incoming industry to show that the RM of Blucher is prepared for industry to develop in the industrial zone and all required services are available. The study also sets out to establish the uniqueness of this zone within the Saskatoon Area and outline options that a company has for water and sewer service.
- 2.12 Shaun indicated that the final report from the study should be online to allow groups researching industrial sites to have access because the majority of research is performed before SREDA receives any phone inquiries.
- Most major centers already offer this service to site selectors; and
 - A standard decision matrix is used to help them make their decision; therefore the information could be tailored to this matrix.
- 2.13 Question (Terry): What must the RM of Blucher do?
- 2.13.1 Answer (Shaun): Supply SREDA with the report or information that can be used for the matrix and SREDA will post it on their website.
- 2.14 Shaun stated that the industrial zones in the RM of Blucher are lacking the required protective services that a major manufacturer will require which could be an important issue.
- 2.14.1 Terry advised that the RM of Blucher Council had renewed an agreement with the City of Saskatoon yesterday (October 10, 2007) for coverage of emergency services. Volunteer services are also available within the RM of Blucher.
- 2.14.2 Shaun indicated that volunteer fire services have inadequate resources to handle industrial fires.
- 2.14.3 Terry stated that the RM of Blucher has gone to a quick response system that utilizes the use of smaller trucks with limited water and foam that can arrive at a fire faster for safety and containment purposes.
- 2.14.4 Shaun inquired as to how the industrial zone is service by ambulances.



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- 2.14.5 Terry stated that ambulance service is out of the City of Saskatoon, but response times should be known. **ACTION (AE)**
- 2.15 Shaun stated that perception is an important part of defining transportation for the industrial zone. That is to say is the industrial zone and surrounding area esthetically pleasing to people traveling to, through, or around the area.
- 2.16 Question (Terry): Should the RM of Blucher be presenting the findings of the industrial servicing study to SREDA, the City of Saskatoon, Corman Park, etc.?
- 2.16.1 Answer (Shaun): Site Selectors (third party) are hired by companies to choose an appropriate site. Therefore tailor any presentation to site selector groups.
- Talk to AgWest Bio because they deal with investors on a regular basis; **ACTION (AE)**
 - Talk to investment companies in Saskatoon and Calgary. **ACTION (AE)**
- 2.17 Question (Terry): Is making a DVD of the industrial zone plans and infrastructure options a worthwhile investment?
- 2.17.1 Answer (Shaun): Promotional material such as a DVD is very valuable and it can be put online. Partnering with SREDA will also be invaluable and a promotional brochure could be developed.
- 2.18 Terry expressed concern with providing one land price in the Saskatoon area to site selectors due to past experience. Land prices should be given in a range as industrial zones around the Saskatoon area are valued differently and could affect the decision of the selectors. Land prices in the City of Saskatoon are substantially different from those in the RM of Blucher.
- 2.19 Shaun indicated that SREDA is working on a mapping system that shows industrial parks in the region which can be clicked on to bring up information associated with each zone.
- Maps are essential to give a sense of what is available to industry.
 - There may be a problem with licensing detailed infrastructure maps; therefore the maps will give information on land availability, land costs, and capacities of infrastructure.
- 2.20 Terry suggested the area west of Cargill is ideal for an Inland Rail Terminal because of the close proximity of the Canadian Pacific (CP) and Canadian National (CN) railways.
- Shaun inquired about incentives for CP to move from their present Sutherland location and the possibility of a shared rail line between CN and CP.



2.21 Terry reiterated that hard numbers are needed to layout water and sewer options.

2.21.1 Shaun suggested that similar industries attract each other and to research industry to determine who is looking for an industrial location.

- Provided the Industry Survey Report 2007: Saskatoon Region.
- Provided the Area Development Magazine Corporate Survey Series.
- Will send a copy of the site selection matrix

2.22 Terry recapped that the purpose of the meeting with SREDA was to inform the authority of the RM of Blucher's industrial plans. The RM wants to show their willingness to get the required information for development and wishes to attract people to the region.

Respectfully Submitted,

Jeff Ruzicka
Project Coordinator

JR/jr