

## Approved at the May 22, 2012 Meeting

2:00 p.m. Tour of Sky-Air and Prairie View Road / Bright Star Trail Properties

Flathead County Solid Waste District  
Board of Directors Meeting  
April 24, 2012 – **3:00 p.m.**  
Landfill Office

### 1. Roll Call

Board Members present: Hank Olson, Chairman; John Helton, Member at Large; Cal Scott, County Commissioner; Lorin Lowery, City of Columbia Falls; Wayne Miller, Board of Health and Alan Ruby, Member at Large. Absent: Greg Acton, Vice Chairman.

District Staff present: Public Works Director Dave Prunty; Operations Manager Jim Chilton; and Recording Secretary Carol Norwood.

Attendees: Glen Hook, Jean Hook, Dia Sullivan, Deb Rathbun, Kim Schwegel, Jera Schwegel, Cyndi Sweet, Randy Burns, Mayre Flowers and Shelley Ridenour.

### 2. Introductory Remarks from Chairman

Hank noted that Greg Acton was absent and introduced Cal Scott as the commissioners' new representative on the Board. Hank stated that he was speaking for himself at the public meeting when he made the comment that the Board would never take the neighbors' land. He said he was retracting the statement as he did not have the right or authority to state the Board would never take or condemn any property.

### 3. Comments from public

Glen Hook, 905 Prairie View Road: Said he had spoken with Tim Stepp regarding Dave's statement that there are landfills in Montana next to rivers and Mr. Stepp said there were no operational landfills adjacent to rivers. Mr. Hook also talked with an appraiser who felt that to be fair to the current owners, all the property should be appraised as commercial as the land would be operated as a landfill. He also spoke with a retired Lake County commissioner regarding the tribe and potential water issue who felt the tribe would have a lot to say about it. In addition, he had talked with an attorney who said there were ways to compensate the neighbors for their property in addition to paying the appraised value such as relocation fees.

Dia Sullivan, 1115 Prairie View Road: Wanted to know the time frame for purchasing the property. The Board is unable to respond to public comments at this meeting.

Jera Schwegel, 1145 Prairie View Road: Agreed with Dia that she would like a time frame.

Glen Hook: Thinks the Board owes the neighbors to let them know what they are planning.

Jean Hook, 905 Prairie View Road: Said they bought their property in 1977 and the landfill has changed dramatically since they purchased their property. She would like the neighbors to have the opportunity to know what the landfill's plan for the future is.

4. Program Updates from Non-Profits

Mayre Flowers, Waste Not Project, distributed information regarding the Uncommon Sense program. While she is withdrawing her request for additional budget funding for this, she plans to attend and gave an overview of the program.

Cal asked when we could begin to see results of the training. Mayre said the program could possibly have a pilot in 2013 and launch the program in 2014.

Wayne asked what other entities were attending. Mayre said they are The Lodge at Whitefish, The GEO Tourism Board, The City of Whitefish, a Canadian corporation that is comparable to Glacier Park Incorporated and one other that she could not remember. She discussed promotion for the E-Waste collection scheduled for May 19 and said school tours start this week.

5. Approval of the Board Meeting Minutes for March 27, 2012 - **Action Required**

**Alan Ruby moved to adopt the minutes of March 27, 2012. John Helton seconded. Motion passed.**

Approval of the Landfill Neighbors Public Meeting minutes April 10, 2012 – **Action Required**

**John Helton moved to adopt the minutes of the April 10, 2012 public meeting. Lorin Lowery seconded.**

**John asked that the minutes be corrected to remove the statement “incineration will not fly with DEQ”. Motion passed.**

6. Action Agenda

- a. Fiscal Year 2012-2013 Budget for Solid Waste and Junk Vehicle Departments  
Minor revisions have occurred from the preliminary budget reviewed by the Board at the March meeting. Both budgets have been presented to the County Administrator and Finance Director.

Solid waste revenue for the coming fiscal year is anticipated to be \$6,109,000. This includes \$4,800,000 from the assessment system and \$750,000 from the gate. Recycling material sales and transfer from the liner trust are the other two major components of the revenue forecast.

Expenses are planned at \$6,130,690 after transfer from the equipment replacement fund occurs. The budget also includes transfers of \$700,000 to the liner trust (includes depreciation and \$200,000 cash), \$600,000 to the closure/post-closure trust, \$400,000 to the land purchase trust, and \$30,000 to the landfill gas improvement trust that Flathead Electric Cooperative matches.

The Junk Vehicle budget includes \$154,423 in revenue from the grant from the Montana Department of Environmental Quality (DEQ). Expenses total \$112,521 for the program plus a transfer of \$41,902 to the capital improvement plan at the end of fiscal year 2012-2013.

**Lorin Lowery moved to recommend approval of the budgets for the Flathead County Solid Waste District and Junk Vehicle Program by the Flathead County Commission for fiscal year 2012-2013. Wayne Miller seconded. Motion passed.**

7. Director's Report

a. Landfill Property Expansion Project

The Board held an informational meeting with the landfill neighbors on April 10<sup>th</sup> at Flathead Valley Community College to inform the neighbors of the desires of the District to look for potential property to acquire to increase the lifespan of the facility. The meeting was well attended by neighbors and a few other interested citizens. After a brief presentation of the goals of the District as presented in the District's Strategic Plan regarding landfill expansion, the citizens asked questions of the Board and staff. The majority of the questions were answered as best as possible. The District is still in the early planning stages of this project and some of the particulars have yet to be determined. Interest varied among the citizens with some ready to start discussions with the District to others threatening litigation.

At this point the Board needs to discuss the information learned at the meeting and formulate a plan for the next phase of the project.

Dave said that he, Jim, Alan, Wayne and Hank toured the properties prior to this meeting. He said that Hank Galpin met with Jim after the public meeting and is open to selling his property. Dave was advised by the county attorney that any arrangements with neighbors would be addressed on a case-by-case basis. Dave reiterated that the county can only pay appraised value per state statute. Hank asked what the south area would be used for if the District purchases the property across the road. Dave stated the new property would go through the permit process, and the south area which is currently licensed would not need to be utilized and could be surplus. If the neighboring southeast properties are purchased, the south area would be utilized.

*The Board discussed the appraisal process and, if and when, appraisals should be commissioned. The Board determined that Dave should draft a letter to the neighbors asking their interest in selling and requesting permission to have their property appraised. The letter will be discussed and approved at the May 22 meeting.*

Wayne stated that he is frustrated by the opposing views of the neighbors' who want an immediate answer and the estimation of the proposed length of use of the current landfill site at 50-60 years. He wants appraisals on all the properties involved before he makes a decision on any land purchase(s), however, he wants landowner interest and cost determined before appraisals are done.

Hank sympathizes with the neighbors. He would like a consensus from the neighbors regarding selling their properties.

Cal addressed the appraisal criteria (current best use) and that he felt that the best idea is for the neighbors to come together and request an appraisal. He would like to proceed with drafting a letter which the Board can approve at the May 22 meeting.

Dave suggested sending the neighbors a letter in order to determine the neighbors' interest in selling their properties.

Alan feels an appraisal is needed, a time line determined, and a package provided to the neighbors in order for them to make their decisions.

John agrees with Alan regarding providing a package to the landowners and stated that the property owner(s) need to approve an appraisal before one can be done.

b. Groundwater Monitoring

The March results for the monitoring wells on the eastern boundary have been provided to the MT DEQ. In general, the results are similar to the December, 2011 monitoring event that showed elevated concentrations of tetrachloroethene (PCE) in monitoring well MW-3, MW-6 and MW-6D. The compliance well, MW-6D, showed a result of 5.1 ppb.

Staff and our consultants, Hydrometrics, will be meeting with Martin Van Oort from the MT DEQ on May 8<sup>th</sup> at the landfill. After a tour of the facility and a discussion with Martin we will have a more detailed understanding of the direction for the District to proceed in modifying the corrective actions currently in place at the landfill.

c. Refuse Operations:

Operations proceeded well for the month. Tonnage/Volumes are shown below:

	<u>March</u>
Total MSW to landfill	6,345.08
Total Appliances Collected	392
Junk Vehicles Collected	4
Truck Trips to Container Sites	438
Refuse tons/trip	6.05

The District landfilled 28.3% less waste in March, 2012 as compared to March, 2011 and our refuse trucks hauled 0.5% less waste comparing the same time frame. The decrease in landfill tonnage is due to the BNSF derailment that occurred last March (turkeys).

Gate revenue for fiscal year 2012 was projected to be \$750,000. Through March the gate has generated \$523,411.63 or 69.71% of revenue through 75% of the fiscal year. Please note that the posting of the revenue for the gate in March didn't occur until April 2<sup>nd</sup>. Actual revenue for the gate in March totaled \$45,340.39 or \$564,086.54 for the year (75.2% of plan).

8. Comments from Board Members

John hopes the neighbors are happy with the Board's decision.

Alan confirmed May board meeting date.

Cal thanked the Board for letting him participate.

Lorin apologized for missing the tour.

Hank felt FVCC was a good location for the meeting and welcomed Cal to the Board.

9. Adjournment

The meeting was adjourned at 4:42 p.m.