

Approved at the October 25, 2011 meeting

Flathead County Solid Waste District
Board of Directors Meeting
September 27, 2011 – 5:00 p.m.
Landfill Office

1. Roll Call

Board Members present: Hank Olson, Chairman; Greg Acton, Vice Chairman; Loren Lowry, City of Columbia Falls and Wayne Miller, Board of Health. Absent: Jim Dupont, County Commissioner; John Helton, Member at Large and Alan Ruby, Member at Large.

District Staff present: Public Works Director Dave Prunty, Operations Manager Jim Chilton and Recording Secretary Deborah Morine.

Attendees: Rick and Vickie Schaeffer, Deb Rathbun and Cyndi Sweet.

2. Introductory Remarks from Chairman

Hank Olson welcomed everyone to the meeting and noted that Jim Dupont, John Helton and Alan Ruby were absent.

3. Comments from public

Rick Schaeffer – Columbia Falls. Stated he has been in contact with the Operations Manager several times regarding the Columbia Falls container site. His communications began when the site started closing at five p.m. and has continued with his concerns with the site attendant. He explained since the site closes at five, people are heading toward Whitefish on the back roads and dumping their trash in the ditches along the way which is attracting bears. He stated that he cleans up along the road side and takes the trash to Columbia Falls or the Landfill. He feels since he is at these refuse locations so often that the site attendant and gate attendant are accusing him of bringing commercial material and he feels he is being harassed about it. He also feels there should be a container at the Columbia Falls site for tires and another for brush only. He also suggested the landfill provide a few handicapped accessible containers for those who have trouble lifting trash into the regular containers. He addressed the latest issue with the Columbia Falls site attendant last week where there were harsh words spoken. He stated he feels threatened and harassed. He thanked the Board for listening to his concerns.

4. Approval of the Board Meeting Minutes for August 23, 2011 - **Action Required**

Wayne Miller moved to adopt the minutes of August 23, 2011. Loren Lowry seconded. Motion passed.

5. Action Agenda

a. Canyon Container Site Land Purchase – **Action Required**

Clark Real Estate Appraisal has completed the appraisal of the land at the Red Rocks Pit 3.5 miles north of Essex on Highway 2. Ms. Clark is hopeful that she will be able to provide the report for the Board by the meeting date/time. Staff will provide copies for everyone prior to the meeting if Ms. Clark finishes the appraisal by the meeting. The report will be forwarded to Martin Marietta Materials (MMM) as soon as it is received. Staff will inform the Board of any issues from MMM if available.

The budget contains \$220,000 for the purchase, engineering and construction of this site in the current fiscal year.

Dave reported that the appraisal came in higher than anticipated at \$20,000 to \$25,000 per acre. The appraisal was forwarded to Neil Grant at Martin Marietta and he was “flabbergasted” as well. Neil offered a compromise of purchasing the property at half the value and then Martin Marietta donating the other half and potentially receiving a small tax write-off for the donation to the county. Dave stated he is in communication with the County Attorney to see if this might be an acceptable solution.

Hank Olson asked the Board if they would like to table this issue until Dave hears back from the County Attorney.

Wayne Miller moved to table the Canyon Container Site Land Purchase. Greg Acton seconded. Motion passed.

6. Director’s Report

a. Phase 4A Liner Construction

The construction of the Phase 4A liner is complete. A verbal approval (with email confirmation) to start operations on the liner has been given by Department of Environmental Quality (DEQ) Environmental Engineer, Tim Stepp. Waste placement began on September 20th. The initial lift of refuse greatly minimizes the generation of leachate. It is anticipated it will take three to four months to complete this task which will help when the spring thaw and rains start next year.

Construction cost to date for the installation of the liner is \$1,387,316. There is one final invoice that has not been processed at this point. Engineering and construction quality assurance expense totals \$257,553 so far. There will be one final invoice estimated between \$10,000 and \$15,000 from the engineer. Excavation work was completed last summer during the closure project and cost \$582,723. The project was completed on time and under budget. Staff will provide a final cost accounting for the project during the October meeting.

b. Non-Profit Organizations at Container Sites

Flathead Industries has continued their collection at the Columbia Falls container site. The volume of materials dropped off by citizens has steadily increased over the last month according to their personnel. The sign detailing the materials accepted has been installed by the District and Flathead Industries has also helped advertise the program through their system. A report from Flathead Industries is included in your packet. Staffing issues for Flathead Industries has provided minor complications but Mike Allen, who manages their operations, does not believe this has impacted the services provided and is still very positive about the program and opportunity for their operation.

Staff has had more discussions with Lakeside Blessings Exchange, which is affiliated with the Baptist Church in Lakeside, to set up a “donation box” at the Lakeside container site. They are working with their insurance company to investigate their ability to meet the County’s requirements. This Church is not adjacent to the Lakeside container site as originally thought so the ability to place the box on Church property right next to the container site is not feasible.

c. Land Purchase for Landfill Expansion

At last month’s Board meeting the Strategic Plan was approved by the Board. One major component of the plan, if the District chooses to continue operating a landfill, was to expand the life of the Flathead County Landfill with a goal of obtaining 100 years of disposal capacity. Two locations, which meet the desired volume requirement, succeeded in meeting or exceeding the criteria required to construct a class II solid waste disposal facility as required by laws governing the disposal of waste. Those two areas are the contiguous parcels in the southwest corner of the existing South Area landfill and property directly west of the existing Flathead County Landfill on the west side of Prairie View Road (Sky-Air property).

There are 14 owners of record for the parcels located in the southwest corner of the existing landfill and one owner for the property west of Prairie View Road. A map of the parcels is included in your packet.

Both areas provide the need capacity to reach the desire goal of 100 years of disposal space, assuming an average 2% annual growth rate in tonnage.

Land values have fluctuate greatly in the last two to three years but when the strategic plan was drafted the value of the lands adjacent to the landfill was approximately \$4.195 million (91 acres and homes/out buildings at an average expense of \$46,100/acre) and the Sky-Air property was \$4.065 million (271 acres at \$15,000/acre). The Sky-Air property is part of the Riverdale Neighborhood Plan and, although not currently zoned for residential-suburban, is described this way in the Neighborhood Plan.

Owners in both areas have NOT been contacted to gauge any interest in their desire to sell their land to the District. Initial contact could be made with them via a letter discussing the potential of the District’s acquisition. A meeting could then be held to disseminate information and assess the level of interest of our neighbors.

d. Refuse Operations

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

August

Total MSW to landfill	9,165.95
Total Appliances Collected	810
Junk Vehicles Collected	8
Truck Trips to Container Sites	449
Refuse tons/trip	7.02

The District landfilled 3.8% more waste in August, 2011 as compared to August, 2010 and our refuse trucks hauled 5.9% less waste comparing the same time frame. The Landfill accepted over 800 tons of hydrocarbon impacted soil (street sweepings) from the City of Kalispell which could account for the increase in tonnage as compared to last year.

Gate revenue for fiscal year 2011 was projected to be \$850,000. Numbers for the gate revenue has not been finalized due to the end of the fiscal year but the preliminary balance shows the gate revenue at \$855,330.83 or 100.63% of budget.

e. Budget and Financials

Dave reviewed the Budget and Financials with the Board.

7. Comments from Board Members

Dave stated he received a tally from the Sheriff's Office summarizing the garbage query for the past month. Wayne Miller noted that there were no citations written. He would like to revisit Ordinance 8 and change some wording regarding "Secure" vs. "Cover". Loren Lowry stated that there is a litter Ordinance (on the East side) that is enforced; he will see if he can get a copy for Dave. Wayne asked that this issue be added to next month's agenda.

Hank Olson stated that the gentleman who spoke earlier had a good suggestion about tires and brush. Why couldn't we charge people to leave it at the Columbia Falls site? Dave stated we don't want to have any cash drawer at the site. The risks are too great.

Loren asked if the site attendants have had any public relations training.

Wayne stated that the gentleman had a good suggestion in regard to the handicapped containers.

8. Adjournment

The meeting was adjourned at 6:09 p.m.