



Rome-Floyd County Solid Waste Commission



Tuesday, December 15, 2016
9:30 AM
Sam King Room, 601 Broad Street

PRESENT: Commissioner Bill Collins, Chairman and Rome City Commission
Commissioner Scotty Hancock, Vice Chairman and Floyd County Commission
Commissioner Milton Slack, Rome City Commission
Mr. Sammy Rich, City Manager
Mr. Jamie McCord, Floyd County Manager
Mr. Kirk Milam, Rome Public Services Manager
Mr. Gary Burkhalter, Assistant County Manager
Mr. Chris Jenkins, Rome Public Works Director
Mr. Michael Skeen, Floyd County Public Works Director
Ms. Toni Rhinehart, Rome Assistant Finance Director
Mr. Mike Gattis, Rome Solid Waste Processing and Disposal Director

GUESTS: Mr. Brentz Turner, Oakdene resident
Mr. Charles Love, North Rome Community Action Committee
Mr. Mike Reynolds, Concerned citizen
Mr. Ira Levy, Paper Recovery

REVIEW AND APPROVAL OF MINUTES

Commissioner Collins called the meeting to order. The minutes of the November meeting were approved by common consent.

OLD BUSINESS

Landfill Pump Station Update

Mr. Jenkins updated the Commission on the landfill pump station project that was begun in the fall. He reported the project is scheduled to be completed by January 17th on schedule. He presented a photo of the project site showing an eight foot wide by 20 feet deep wet well with borrow pit to collect leachate from the landfill and pump it to the sanitary sewer system for processing. All that is left to do on this project is to finish up grading and put in some conduit, and pour a pad for the controller. Mr. McCord added that many communities have to tank their leachate and transport it by truck so we are lucky to have this one.

Mr. Milam added it is one pump station with two pumps in it so we have a back-up which enable us to alternate pumps which extends their life.

Review Contract for Public/Private Partnership for Recycling

Mr. McCord presented a draft contract for a Public/Private partnership with Paper Recovery. The lease term is for 10% years with a 4% increase at each term. Under this contract, we would do a portion of the improvements to the building while Mr. Levy would be re-roofing it and making some minor repairs. The majority of our improvements would be removable as equipment (scales, conveyors, compactors, etc.), but we will have to install a sprinkler system for approximately \$100,000 and make some electrical upgrades that would stay with the property in order for Mr. Levy to feel comfortable with a year to year lease. Our attorneys have researched the legality of using SPLOST funding for the improvements in a building we don't own, and they have determined that we must either own or control the building, which applies in this case. The lease rate is \$3300 per month. Mr. McCord noted that we were at the point where we would have had to make a significant re-investment in the current site if we were to stay there. He feels that this is the best time to go forward with the relocation.

Some of our responsibilities for improvements to the building include:

- 20x20 concrete pad
- Driveways
- Sewer improvements inside the building
- Construct push wall

Mr. McCord noted that 60 to 70% of the improvements involve equipment that is portable and could be taken with us if we should leave the site. He added that we would experience an increase in revenue and expenses at this site, but it is the best alternative we could come up with for the general public's use. This is a larger facility with better equipment at more suitable location.

Commissioner Stevenson wanted to clarify that the north Rome site would remain a drop off site and would not be shut down entirely. Mr. McCord agreed that it would be there for use but would be moth-balled. All materials from the outside of the current site would be gone and any other operation to take place would be inside. Commissioner Hancock asked if there is language in the lease allowing us to remove anything portable if we should leave the site. Seeing none, Mr. McCord and Mr. Burkhalter stated they would make sure that such language is added.

Commissioner Collins asked what changes will take place for the citizens who recycle. Mr. McCord said the curbside collection in the City would not change for residents. Residents who like to drop off material themselves will be using remote sites.

Mr. Milam noted the draft contract does not the relationship to Mr. Levy with regards to removing and processing material. Mr. McCord said the property contract will be kept separate from the contract with Mr. Levy for processing. Mr. Milam noted the City attorney should review the contract since the Solid Waste Commission does not own property but can own equipment. It could become an issue for auditing purposes so we need to consider it. The Solid Waste Commission has recommendation to power to the two respective Commissions so the execution of this agreement probably needs to be the Mayor and the Chairman of the two Commissions.

Commissioner Collins noted that the Oakdene Community located by the Paper Recovery operations has some issues with respect to landscaping and improvements to the property. He noted the business is in an area that is zoned heavy industrial and these requests are not required by law, although Mr. Levy has agreed to plant the trees to create a barrier between the business and the Oakdene community. Our noise ordinance requires noise nuisances such as commercial

dumpster servicing must cease by 6:30 PM, however heavy industrial activity does not have restrictions on their operations.

He invited Mr. Turner to give address the Commission. Mr. Turner gave a presentation of issues of concern to the residents of the Oakdene community. He noted the residents do not object to the heavy industrial business, but they would like Mr. Levy to agree to the following concessions:

- The hours of operation be restricted to hours that do not interfere with the neighborhood's quality of life
- All cardboard and paper materials be stored inside the facility after hours
- A vegetative buffer be established to run the distance of the property line that borders residential property and of a species approved by the City Arborist.
- The hours of operation should be restricted to 7:30 AM – 6:00 PM Monday through Friday.
- All cardboard and paper materials are stored inside the facility after hours.

Mr. Turner also added that cardboard and litter area visible at all times of the day and night which presents a fire hazard. He feels there isn't enough room for the operation. He noted there are semi's pulling dumpsters onto the old depot property owned by the railroad and frequently leave dumpsters there until they can get onto the Paper Recovery property. He thanked the Commission for their time and hearing their concerns. He added he will address the full Commission when this discussed again.

Commissioner Collins invited Mr. Charles Love to address the Commissioner. Mr. Love asked what condition the North Rome site will be left in should this relocation take place, particularly with regards to appliances stored outside the building. Commissioner Collins said we haven't fully ironed out how the building will be used, but there will not be any appliances collected on the property. Mr. Love said his committee is excited about what we are trying to do and appreciates this Commission working with the north Rome Community. Commissioner Collins noted that we don't want to swap one eyesore for another, and he wants to commend Mr. Levy for making an effort to keep most of the un-slightly material in the back of his building.

The next meeting will be scheduled for January 31st at 9:30.

NEW BUSINESS

Proposed 2017 Landfill Budget

Ms. Rhinehart presented the proposed 2017 budget. She noted there are not many significant changes from 2016. There is a slight decrease in budget for C&D revenue based on actual figures received this year. Other than that there is a slight decrease in residential revenue, some increase from the County, and interest earned is up slightly.

On the expense section, the main changes include a decrease in supplies by 12% from 2016 which is due to fuel costs being down. Repair and maintenance is reduced because we have more new equipment. We have increased the recycling center payments in anticipation of relocation. The transfer to general is reallocation of how personnel expenses are covered. The capital request for 2017 is \$525,000, which is only there if needed. On the second line the \$100,000 is to help pay for the articulating truck which goes along with this year's budget.

Commissioner Stevenson moved to accept the budget as presented. Commissioner Hancock seconded.

Proposed 2017 Recycling Budget

Mr. Burkhalter presented the proposed 2017 recycling budget. He noted it is a mirror of the 2016 budget, but we will submit a revised budget if this contract comes through. Revenues are the same. Salary and benefits are down. The amount that was allocated for SPLOST recycling is now included in improvements of buildings or equipment purchases. We budgeted half the year using those funds which is the reason for the depreciation change.

Commissioner Stevenson moved to accept the budget as presented. Commissioner Hancock seconded.

MONTHLY REPORTS

Recycling Center Operation Reports

Mr. Skeen presented the October and November operations reports. He noted we have lost days due to vehicle maintenance. The paper volume is down due to the Rome News left us in April of this year and the County schools leaving us last year. Rome City Schools went with Allied earlier this year.

Landfill Operations Report

Mr. Gattis presented the November operations report. He noted garbage tonnage is up quite a bit over last year while C&D is down. Revenues are up slightly. Currently we are taking in yard waste and mulching it but we will not be able to continue this because it is too contaminated for increased regulations, so we will have to stop taking it.

ADJOURNED

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Margaret Hollingsworth

Margaret W. Hollingsworth, Secretary