

**MINUTES OF THE
GREENSBORO SOLID WASTE MANAGEMENT COMMISSION
SEPTEMBER 8, 2015**

Members Present

Mark Taylor, Chair
Kay Brandon
Tony Davies
Bob Davis
Mary Louise Smith
Godfrey Uzochukwu

Staff Present

Dale Wyrick
Chris Marriott
Jason Jernigan
Sheldon Smith
Nancy Lindemeyer

The Solid Waste Management Commission met on Tuesday, September 8, 2015 at 3:00 p.m. in the Field Operations Training Room. City Councilmember Marikay Abuzuaiter and Mary McClellan with ReCommunity attended the meeting.

Approval of minutes of July 14, 2015 & August 11, 2015 meetings

Mark Taylor noted that the July 14 minutes were modified. Dale Wyrick explained that, in light of the City's Legal Department determination that Mark Taylor's position at S&ME does constitute a conflict of interest, a paragraph was added to explain that Mr. Taylor cannot participate in the selection or award of the City's solid waste management services contract. The July minutes were approved by acclamation.

Mark Taylor requested that the August minutes be changed to note that Council member Abuzuaiter asked the Commission to make a presentation to City Council to update them about the solar project at the White Street Landfill. The August minutes were then approved by acclamation.

Old Business

a. Staff Updates

Dale Wyrick stated that the City's Legal Department concluded that Mark Taylor's position with S&ME does incur a conflict of interest with regard to the proposed Randolph County Landfill to be built and operated by Waste Management of the Carolinas, and he will not be able to participate in the selection or award of the City's

solid waste management services contract if Waste Management is a proposer. Mr. Taylor will need to recuse himself during those discussions.

Mr. Wyrick also discussed the Cone-Nealtown Connector project and stated that it will be reviewed by the Council Infrastructure Committee September 9 at 4:30 pm. If approved at that meeting, the project will move to the full City Council. Bob Davis asked who served on the Infrastructure Committee and Dale responded that it is Nancy Hoffman, Marikay Abuzuaiter, Jamal Fox and Justin Outling. Dale reminded the Commission that it supported neighborhood improvements for the project, and said the design underway includes improving the old section of Nealtown Road with sidewalk, curb and gutter, lighting and landscape enhancements. Kay Brandon noted that David Parrish attended the Concerned Citizens of Northeast Greensboro meeting and reviewed the plan there. Bob Davis noted that it was well-received.

Chris Marriott gave an update on the Transfer Station floor rehabilitation project, which is now 2/3 of the way finished.

b. Other Old Business

Tony Davies asked for an update on the potential ReCommunity contract renegotiation. Dale stated that ReCommunity will make a presentation at the November 12 City Council Infrastructure meeting and Council will decide next steps.

Mark Taylor stated that, at the July meeting, Chris Marriott provided Commission members with a draft Automated Cart Expansion Impact Study RFP. The Commission agreed to endorse the draft and move the project forward.

New Business

a. Work session on future WSLF development potential

Chris Marriott distributed a map of the White Street Landfill, which showed 3 separate potential use sites at the landfill, consisting of approximately 30 acres, 17 acres and 15 acres. He noted that the rest of the space at the landfill was being used for current operations. The total land area at the landfill is approximately 1000 acres.

Chris stated the 30 useable acres were one of the largest contiguous areas at the landfill. It is a former borrow pit, has frontage on Hines Chapel Road and is across Buffalo Creek from current operations. The City maintains the property.

Mark Taylor asked whether the property is considered part of the landfill. Chris stated that it wasn't really. Mark noted that the site wasn't really what the Commission was looking for because it is not contiguous. Dale noted that Petra has not ruled the property out for the solar farm project. Mark asked if the property was level to the road and Jason Jernigan responded that it slopes downward. Kay Brandon asked if the City bought the property because people didn't want to live by the landfill. Chris Marriott confirmed that the City owns the property. Mark Taylor suggested that the old borrow pit has development potential but isn't a prime site. Dale agreed that it is undeveloped property that would need grading, water and sewer.

Bob Davis stated that he saw three 'For Sale' signs on vacant lots on Nealtown Road.

There is no other useable land near phase II area of the landfill unless it goes on top of the landfill. The State has not approved major development within the footprint of a landfill at this time. Mark Taylor asked if Phase II is active for C&D. Chris replied that it is and the City plans to use it for C&D for 20-25 years at current C&D volumes.

Chris noted that Phase I closed 85 acres that are not subject to State regulations, since the area was capped and closed prior to State regulations. The City maintains the land in accordance with regulations. There may be potential for development there except building on top of the landfill is unstable property, so concrete and buildings can't be built there. Kay Brandon asked what kinds of possibilities exist for the land. Chris and Mark Taylor noted that other landfills have built small-scale end-user passive recreation projects. Bob Davis asked if the area was ever considered for the solar project. Dale said that a developer looked at the site, but pilings would need to be driven in which could compromise the cap. Mark Taylor asked if there were any landfill gas issues in the area. Chris said that there is an active gas extraction and collection system, but no gas safety issues that he is aware of. Kay Brandon asked what happens to the gas and Chris said it is flared off or sent to Cone, but there isn't a lot of gas there.

The landfill has a storm debris area where debris from weather events can be placed. This area needs to remain available for that purpose.

Land west/northwest of storm debris area is swampland. Mark asked if compliance boundary follows the creek. There is no compliance boundary for Phase I.

Phase III is permitted for trash disposal, but is not being used for trash disposal. It consists of 3 cells and totals 52 acres. The City puts residual (sludge) from wastewater treatment plant there. Excavated waste and soil from the Cone-Nealtown Rd. project will be placed here as well. As long as this land is active in any way, no development can be done.

Kay Brandon asked about Mr. Williams's property which is adjacent to landfill property. He wants the City to purchase his land.

Landfill Property Used for Operational Purposes

Chris identified the borrow pit and soil stockpile on the landfill map – approximately 71 acres being used for operational purposes. As long as the City is operating C&D landfill, this is not an appropriate development site. Mark Taylor noted that the property has long-range potential. Mark asked about a notch off Rankin Mill Road. Dale responded that that land was originally earmarked for future landfill needs; however, it is now owned by others.

Mark Taylor asked about the Nealtown and Rankin Mill Road access buffers. The buffers could potentially be changed if the City's Legal Department and/or Council approved.

The 525-foot Nealtown Road buffer is at the tree line. Petra has looked at this property for their solar project, but is concerned about the treeline shadows. This is the preferred location by Landfill management staff. Dale suggested Petra look at about 3.5 acres of land north of the landfill entrance. Chris stated there was 6-8 feet of organic chipped wood and poor soils there.

Land Available for Use

Chris showed a 17-acre section of land between the active borrow pit and Huffine Mill Road. Small uses for the land would work best. Dale asked Comm. Members what they had in mind when they say small projects. Bob Davis stated he wanted something green and clean – environmental or parkland, not residential. Dale believes the land is zoned industrial with some restrictions, but will need to confirm.

Mark Taylor asked for a zoning map of the landfill and info on what is allowed under the zoning designation. Council could change zoning if they choose. Mark Taylor asked whether the city's compost operations could be relocated. Chris stated that it could. Bob Davis suggested that the Commission go to the landfill to see the areas. There are 35-40 acres available, Petra wants to use 15 acres.

Mark summarized the presentation as follows:

- There is a 30-acre old borrow area that has immediate potential, although disconnected from WSL
- There are 17 and 15 acre areas in the Southern corner that Petra is looking at that is immediately available, but would need access through the buffer area
- 18-acre Compost area is immediately available and should be on the radar for development options; compost can be relocated
- Current 70-acre borrow area is accessible from Rankin Mill Road; could become available in the future
- Cumulative 150 acres of potentially available land, plus potential passive uses for on top of landfill if neighborhood would be agreeable

Bob Davis asked about the gas facility near the compost area. Jason stated that it is the blower system for Phase II and maintenance shop.

Uzo stated that a tour would be helpful. Jason stated that the tour could be conducted from a van. Mark proposed that the October 13 meeting take place at the landfill. Members should meet at the Scalehouse parking lot.

Mark Taylor asked about adjacent property owners that may have an interest in the landfill, but none were noted.

Council person Abuzuaiter stated there is a Council committee meeting on Monday October 15 to discuss filling vacancies on Council committees, including the SWMC.

Kay Brandon asked about possible Council presentation. Council person Abuzuaiter said she would send possible dates for that.

Adjournment

There being no further business before the Commission, the meeting adjourned at 4:30 p.m. The next scheduled Commission meeting is Tuesday, October 13 at 3 pm.

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Respectfully submitted,
Mark Taylor, Chair