

**CHITTENDEN SOLID WASTE DISTRICT
EXECUTIVE BOARD MINUTES
CSWD OFFICE, REDMOND ROAD
July 19, 2006**

EXECUTIVE BOARD PRESENT: Mike Coates, Paul Stabler, Steve Goodkind, Bill Leach,

CSWD STAFF PRESENT: Tom Moreau, James Ticehurst, Brian Wright, Amy Jewell,
Marge Keough

OTHERS PRESENT: Bert Lindholm, Vice Chair – Jericho Rep

AGENDA ITEM:

1. Approve minutes of June 21, 2006
2. Administrative Office – Review design options and costs – Discussion Only
3. Flynn Avenue – Possible Lease Option
4. Policy on collaboration with other regional environmental entities – Discussion Only
5. Regional Landfill – Response to Town of Williston – Discussion Only
6. Program Updates
7. Other Business
8. Executive Session

**Agenda #1: Approve minutes of June 21, 2006. Motion by Mike Coates, second by Paul Stabler.
Approved – All Ayes.**

Agenda #2: Administrative Office – Review design options and costs – Discussion Only

Brian Wright explained the need for expanding the administrative office space. Brian reviewed the existing plans explaining that GVV architects had originally done plans in 1993 and have been hired for this project. Brian explained Option 1, 2, and 3 the differences in budget and plans. He explained that the construction budget is \$100,000. He summarized that Option 1 met office space requirements and stayed in budget, Option 2 was over budget with a large conference room, and Option 3 was a compromise of the two but had potential issues with ADA requirements. Option 1 is the preferred option because it in line with our budget. Tom spoke against the Option 2 that included the large conference room because of the budget and the limited options to finance the project. He explained that CSWD cannot mortgage the expansion project. Mike Coates did not feel this building was working and would like to see new space somewhere else. Ken Nolan agreed but said he understands the need to work with what we have now. Paul Stabler agreed. The Executive Board agreed with moving forward with Option 1. Option 1 is set to go.

Agenda # 3: Flynn Avenue – Possible Lease Option

Amy Jewell explained that Esther Lots of High Point Realty has contacted her with a possible tenant interested in renting out the back gravel parking lot of 80 ft. x 140 ft. Brian showed the area on the map that was being discussed and said that we are working on making improvements to the storm water at the site and renting this space and paving it could change the storm water requirements of the project. He estimated that it could be up to an additional \$20,000. However, if we keep the site and make the improvements those improvements would satisfy current guidelines and could be sufficient for the potential Drop-Off Center relocation to that site. There is a possibility that we could work around this issue and not have the upfront extra for storm water. Amy Jewell explained that she asked Esther Lots what the tenant was looking for and she said they would pay \$1,350 a month in rent and are looking for a five year lease. This income would be \$16,200 year or \$81,000 for five year lease. This would then have to be subject to taxes. Discussion was held

on whether we would hold onto the Flynn Avenue property or sell it. Tom said that we are likely to get a four year extension on the current Burlington Drop-Off Center lease. Bert Lindholm suggested that we ask \$1,500 per month with an annual escalation price. Bill wanted to know whether the cars were towed cars or cars that had been in an accident. P. Stabler was not in favor of entering the lease. Mike Coates agreed. The Board requested that Tom talk with the South Burlington City Manager, that Brian talk with the City of Burlington regarding storm water, and that Amy find out about the cars.

Agenda #4: Policy on collaboration with other regional environmental entities – Discussion Only

Tom Moreau said he was concerned about CSWD image when paring with some agencies. CSWD is frequently asked to collaborate and would like Board feedback on this issue. Marge Keough explained that she had included her article in the packet that would be published in the August edition of Business People Weekly and wondered if the Executive Board had any questions. Bert felt that overall article was very generic and just hit the highlights but would like to see more detail with examples or illustrations. Paul Stabler felt that CSWD should be encouraging more efficient ideas. Ken Nolan cautioned who CSWD partners with and felt that government organizations are fine, but VPIRG/VNRC would not be fine. Marge asked about Vermont Earth Institute. Ken Nolan asked about how they lobby. Tom Moreau said he understood the line that the Board was comfortable with and summarized that if the organization is State or municipal funded than it is fine but if it's an environmental advocacy group then the board is uncomfortable. Bill asked what the collaboration would accomplish. Marge explained that this is dealing with behavior change and pooling our resources will have a greater message. Bill said he would be concerned about how the organization is funded and their mission statement before we collaborate. Ken expressed concerned about marketing efforts that then go back to the legislature. Marge explained that there isn't a formal partnership yet with any organizations and appreciates the input of the board.

Agenda #5: Regional Landfill – Response to Town of Williston – Discussion Only

T. Moreau explained that there are five cells in the current landfill design. Alternate designs are being considered including a concept that Tony Barbagallo proposed where we would start in Cell 2, which is where about 30% of HS&G's sand is located. Cell 1 has about 65% of the sand, and Cell 3 has the remaining 5%. This would provide a lower cost because we would not have to dig out the entire clay layer and would result in a lower initial bond. The engineers are running this scenario and so far it appears to be our least expensive option.

Agenda #6: Program Updates – no discussion

Agenda #7: Other Business

- Tom informed the Executive Board that both he and Bill Leach met with Ms. Diane Frank of the Ledgewood Home Owners Association and had a very good meeting. They are concerned about their property values and the quality & quantity of their drinking water.
- Tom explained that there has recently been much more material being published on alternative technologies to landfills that he will present to the full Board at a future meeting.
- Tom met with New England Organics (NEO) regarding the sludge contract that either has to be renewed or it will expire in June 2008. Tom explained that there are three issues from NEO's perspective that leads them to say that they are not interested in renewing the current contract as it now stands. NEO subcontracts with GSI who does the composting in Quebec. NEO pays GSI in American dollars and the American dollar has lost approximately 25% of its value compared to the

Canadian dollar since the contract began in 1998. Another factor is that CSWD – NEO contract has a CPI inflator that has risen 25% since the beginning of the contract but the price of fuel has increased 164% over the same period. One further complication mentioned by NEO was that GSI is getting pressure to accept more material for composting from the City of Montreal. Jay Kilbourn from NEO discussed the possibility alternative technologies that he has seen in working with Northern Power. This new alternative technology converts MSW to energy.

- Tom asked if there were any questions regarding the letter that he sent to the Williston Town Manager Rick McGuire about the proposed CSWD landfill. There were no questions.
- Tom said that he would be taking some time off this summer and would be going on several field trips to look at alternative technologies.

Agenda #8: Executive Session – to discuss ongoing and pending personnel issues and contract negotiations.

- a) Regional Landfill**
- b) MRF Contract Negotiation Update**

MOTION by Paul Stabler, SECOND by Ken Nolan, that the Executive Board of the Chittenden Solid Waste District go into Executive Session to consider pending civil actions and contract negotiations where premature general public knowledge would clearly place the District, its member municipalities, and other public bodies or persons involved at a substantial disadvantage, and further, to seek and discuss the advice of attorneys on various legal issue where premature public knowledge could adversely affect the outcome of such civil action against the District, and to permit staff and the Solid waste District attorney(s) to be present for this session. VOTING: unanimous; motion carried.

The Board entered Executive Session at 6:35 p.m.

MOTION by Mike Coates, SECOND by Ken Nolan, to adjourn Executive Session. VOTING: unanimous; motion carried.

ADJOURNMENT

MOTION by Paul Stabler, SECOND by Mike Coates, to adjourn the meeting. VOTING: unanimous; motion carried.

The meeting was adjourned at 6:45 p.m.