

Pub. Meet.

CHEMEKETA REGION SOLID WASTE MANAGEMENT
BENTON COUNTY SITE SELECTION WORK SHOP
MEETING MINUTES

November 20, 1973, 3:00 p.m.
Benton County Courthouse, Corvallis, Oregon

ATTENDANCE

Jean Anderson, Albany Democrat Herald
J. J. Armstrong, Chemeketa Region Program Director
Jim Blair, Benton County Engineer
Mike Bradley, Corvallis Gazette Times
Bob Bunn, Corvallis Disposal Company
Larry Callahan, Benton County Commissioner
Jack Condon, Dallas Garbage Disposal
Jerry Connor, Chemeketa Region Assistant Director
Dick Eisenbrandt, Benton County Solid Waste Advisory Committee
Roger Emmons, Oregon Sanitary Service Institute
Roger Heyden, Benton County Sanitarian
Mel Hawkins, Benton County Commissioner
Jess Howard, Yamhill County Commissioner
Cliff Jones, Polk County Commissioner
R. G. Jones, City of Albany
Patti Ladd, Chemeketa Region Staff
Jon R. Levy, Linn County Commissioners Assistant
Aaron Mercer, Dallas City Council
Don Phillips, Benton County Solid Waste Advisory Committee
Noel Rawls, M.D., Benton County Health Officer
John Richard, Lebanon
Jim Sheetz, Stevens, Thompson and Runyan
C. S. Sherman, Marion County Health Department
Jeanette Simerville, Benton County Commissioner
Craig Starr, Department of Environmental Quality, Eugene
Gordon B. Wallace, Linn County Engineer

CALL TO ORDER

Armstrong called the meeting to order and thanked everyone for their attendance. Armstrong introduced Chemeketa Region Staff members and Jim Sheetz from Stevens, Thompson and Runyan.

CHEMEKETA REGION REPORT

Armstrong reported that a public information meeting had been held on November 6, 1973 regarding the selection of a site for the Benton County area. As a result of the meeting, it was decided to permit the public to submit written comments to Chemeketa Staff within 10 days after the meeting in which 23 letters were received in that time. Also, it was decided to have the meeting being held today in order to choose one of the four proposed sites.

Armstrong stated that Chemeketa Staff reviewed the 23 letters which included 7 against the Hector site, 4 against the Tremaine site, 9 against the Hilbert site and 5 against Coffin Butte; however, Coffin Butte received 4 letters in favor of the site. Staff assigned a rating system to each of the sites in which they considered 29 different items. The results of the rating system were Hector 3,907 points, Hilbert 4,607 points, Tremaine 5,045 points and Coffin Butte being the highest at 5,399 points.

Armstrong added that a letter was obtained from the Corps of Engineers regarding flood information on the Tremaine and Hector sites which letter is attached hereto and by this reference made a part hereof. Armstrong noted that the letter was not in great detail due to the amount of time available to obtain the data.

STEVENS, THOMPSON AND RUNYAN COST REPORT

Sheetz stated that the development of 3 proposed alternate plans for the Region has had an effect on the costs projected for the Benton County proposed sites and the figures have been revised to fit in with the three alternate plans.

Armstrong explained that Plan "A" consists of 8 drop box locations, 3 transfer stations and landfill sites. There is no special effort made for resource recovery at the landfill sites. The cost is approximately \$400,000.

Armstrong reported that Plan "B" is an intermediate cost plan. The essential difference from "A" is the addition of more transfer locations and 2 resource recovery processing centers with shredding equipment and both mechanical and manual separation. The cost would be approximately \$1,600,000.

Armstrong stated that Plan "C" is the ultimate plan the most expensive. The drop boxes and transfer stations included are about the same as in Plan "B". The major difference of Plan "C" is that there are 4 resource recovery centers and one major heat recovery center. The cost would be approximately \$15,000,000 to \$16,000,000.

Armstrong indicated that each Plan could stand on its own or one could start with Plan "A" and progress into "B" or "C".

Sheetz stated that under Plan "A" the wastes going into the site would be 88,000 tons to start and approximately 180,000 tons by 1984. Under Plan "B" 88,000 tons to start, 28,000 tons of residue in 1976 and 68,000 tons in 1984. Under Plan "C" 88,000 tons to start, 152,000 tons in 1982, 70,000 tons in 1983, and 85,000 tons in 1994.

Sheetz explained that Schedule I was worked out for costs for the first five years on Plan "A" of the four alternate sites. A copy is attached hereto and by this reference made a part hereof. Sheetz added that more detailed costs could be developed. The revisions made on Tremaine were lowered by reducing the flood pro-

tection dikes on a 20 year flood instead of a 50 year flood although this might not be acceptable. The drainage facilities were also reduced for Tremaine along with the intermediate dikes. It is now estimated that the one time costs for Tremaine would be \$1,166,000. The other sites one time costs were not changed.

Sheetz explained that an approximate cost per cubic yard would be 79 cents for Tremaine, 81 cents for Hector, 68 cents for Hilbert and 62 cents for Coffin Butte. Sheetz pointed out that the Tremaine site cost would definitely be less after the first five years but these costs had not been developed. Sheetz stated that under each alternate plan the life of each site would vary as shown above. Where you use resource recovery or heat recovery you naturally decrease the amount of waste going into the site and therefore increase the life of the site.

Armstrong stated that Coffin Butte under any of the alternate plans would have a site life of at least up to 1994. The costs would remain practically the same for any of the alternate plans.

Sheetz stated that some assumptions were made in approximating the costs but were applied the same to all the sites such as debt service of 20 years.

Sheetz explained that Schedule II was for the Tremaine site only and was worked out for the first 5 years of operation under all 3 alternate plans. A copy of Schedule II is attached hereto and by this reference made a part hereof.

Emmons stated that the collectors objected to having scales located at some of the landfills due to the fact that some landfills will be phased out and any means of quantity measurement would take place at the transfer stations and this would substantially reduce the costs such as at Coffin Butte. Emmons added that under one time costs for equipment for Coffin Butte, Bunn has equipment available now. If another operator went in, he would have to purchase additional equipment and that would increase costs.

Emmons pointed out that Bunn has been able to cover daily thus far at Coffin Butte. If Bunn cannot cover every single day he will guarantee that it will be almost everyday. Rock is needed at Coffin Butte and it has been indicated that one small blast at the site would provide the necessary rock.

Armstrong stated that as far as the collection costs, facilities, equipment, haul distances, locations, etc., all these are being worked on and will be available in the final report. Armstrong added that deciding on how the money will be paid for these developments will depend upon how the program will be implemented. Meetings will be held to determine how the Chemeketa plans should be implemented and several possible ways will be discussed. The producers of the waste will pay for the disposal of the waste in some fashion.

Armstrong stated that from all the information available and the studies made, Chemeketa Staff has found Coffin Butte to be the most favorable.

BENTON COUNTY REPORT

Blair stated that he was in favor of Coffin Butte because it is presently being utilized, the people who live in the area knew it was there when they moved there and expansion should not cause much objection and in looking ahead 20 years, there may not be a more feasible way of disposing of solid waste economically.

Heyden stated that from both an environmental and economical standpoints he found Coffin Butte to be the most practical.

Rawls reported that all the sites could be developed, but the economics favored Coffin Butte. Rawls stated that he had been out to the site and indicated that it could be screened except from the hill to the south. In looking at the whole overall picture from a health officer's standpoint in where you are going to spend your health dollars of which solid waste is a part, I would choose Coffin Butte since it would be the most economical alternative.

Hawkins stated that in watching Coffin Butte over the years where it was pretty objectionable; to date, there has been an amazing change. Operation of the site has been very effective and we are assuming that STR can handle the water problems. I would be in favor of Coffin Butte.

Calahan stated that he favored Coffin Butte for all of the reasons mentioned and also to avoid the possibility of changing the river flow in choosing one of the other sites.

Phillips stated that a meeting had been held of the Solid Waste Advisory Committee and their consensus was to go with the Coffin Butte site.

Simerville stated that she agreed with the Coffin Butte site.

Armstrong stated that this selection should be presented to the Chemeketa Board of Directors in order to ask for their endorsement. Armstrong added that if Chemeketa endorsed the site the Benton County Commissioners would then hold the public hearings deemed necessary.

Emmons stated that to acquire additional land a conditional use permit would be required. One of the conditions of getting a conditional use permit is to hold a public hearing. Possibly both the hearing for the conditional use permit and also for the site operation could be held at the same time.

Simerville stated that she felt the ultimate end result of the land should be pointed out to the people in that the land would be returned to the same use as before or even in better condition.

The meeting was adjourned at 5:00 p.m.



DEPARTMENT OF THE ARMY
 PORTLAND DISTRICT, CORPS OF ENGINEERS
 P. O. BOX 2946
 PORTLAND, OREGON 97208

NPPEN-PL-7

16 November 1973

Mr. J. J. Armstrong
 Chemeketa Region
 Solid Waste Management Program
 3000 Market Street NE., Suite 315
 Salem, Oregon 97301

CIRCULATION SOLID WASTE	
READ	ACTION
JOHN <i>JJA</i>	11/19/73
JEAN	
JERRY	
DONNA	
MYRTLE	

Dear Mr. Armstrong:

This concerns your 9 November 1973 letter to Mr. William Akre of my office, requesting cursory comments on the Hector and Tremaine sanitary landfill sites near Albany, Oregon. We have limited our review to those factors having an effect on the local flood situation.

It is apparent the Hector site would significantly encroach on the 100-year-flood floodway. An elevated fill as proposed would squeeze the floodway to about two-thirds of its existing width and restrict overbank flow averaging 15 feet in depth under 100-year conditions. A detailed hydraulic study, however, would be required to calculate the increased height of the water upstream and changes in water velocity.

Further, although strictly a local or state decision, there currently is strong support through the National Flood Plain Management Program, including the Federal Flood Insurance Program, for adoption of flood plain regulations using the floodway and floodway fringe concept. Such regulations generally would prohibit any above grade fill or other development that would be restrictive to flow in a floodway zone. Essentially the floodway zone reserves an area for passage of large floods. Development would be acceptable in the floodway fringe area and landfill could be used to raise floor levels above the 100-year-flood elevation.

Although the proposed plan for the Tremaine disposal area focuses on filling existing and future gravel pits, the final cover would be some 13 feet above average grade and only about 2 feet below the 100-year-flood elevation. Therefore, that area also would restrict future flood flows. Furthermore, the fill is restrictive to flow for over half the width of the estimated 100-year-flood floodway. Access roads constructed above grade would cut off more flow.

RECEIVED

NOV 19 1973

CHEMEKETA REGION

NPPEN-PL-7

16 November 1973

Mr. J. J. Armstrong

Both the Hector and Tremaine sites have low-lying areas below ordinary high water and front on a designated navigable reach of Willamette River. Consequently, the proposed sanitary landfills would come under the regulatory jurisdiction of the Corps of Engineers and would require a thorough review and a permit prior to undertaking construction. The flood hazard and environmental factors, as well as the effect on navigation, would be considered.

It is conceivable either of the proposed plans could force a major channel change in Willamette River. Of course, that evaluation also would require a detailed study. There is no doubt, however, that flow velocities along the channel would be high, maybe 10-15 feet per second. As you mentioned Class III riprap would likely be necessary to protect the proposed levees and possibly the opposite riverbank. Riprap on some of our work has cost approximately \$60 per foot.

Should you have any questions concerning this information, please again contact Mr. William Akre, chief of my Flood Plain Management Services Section, telephone 777-4441, extension 337.

Sincerely yours,



L. J. STEIN
Chief, Engineering Division

SCHEDULE I - COST COMPARISON OF REGIONAL
ALTERNATIVE DISPOSAL SITES NEAR GRANGER (REVISED)
(PLAN A: 1974-1979)

ONE TIME COSTS	Tremaine Pits Site	Hector Farm Site	Hilbert Farm Site	New Coffin Butte Site
A. Land	\$ -	\$ -	\$ 200,000	\$ 100,000
B. Site Development	918,000	988,000	449,000	332,000
C. Equipment	142,000	142,000	142,000	142,000
D. Reserve Fund, 10%	<u>106,000</u>	<u>113,000</u>	<u>59,000</u>	<u>57,000</u>
TOTAL COST	\$1,166,000	\$1,243,000	\$850,000	\$631,000

ANNUAL COSTS	Tremaine Pits Site	Hector Farm Site	Hilbert Farm Site	New Coffin Butte Site
A. Land	\$ 30,000 ¹	\$ 30,000 ¹	\$ 32,600	\$ 16,300
B. Debt Service (Facilities) ²	89,100	95,800	44,200	33,800
C. Debt Service (Equipment) ³	26,300	26,300	26,300	26,300
D. Site Maintenance	30,000	30,000	30,000	30,000
E. Site Operation	<u>138,800</u>	<u>138,800</u>	<u>138,800</u>	<u>138,800</u>
F. Subtotal	314,200	320,900	271,900	245,200
G. Miscellaneous Expenses, 10%	31,400	32,100	27,200	24,500
H. Admin. Overhead or Profit, 10%	<u>31,400</u>	<u>32,100</u>	<u>27,200</u>	<u>24,500</u>
TOTAL ANNUAL COST	\$ 377,000	\$ 385,100	\$326,300	\$294,200
Cost Per Cubic Yard, As Received ⁴	\$ 0.79	\$ 0.81	\$ 0.68	\$ 0.62

1. Lease Charge @ \$0.10/CY in-place
2. 20 years @ 6%
3. 7 years @ 7%
4. 5-year pro forma charge

SCHEDULE II - COST COMPARISON OF DEVELOPMENT OF TREMAINE PITS SITE
UNDER DIFFERENT REGIONAL PLANS (1974-1979)

ONE TIME COSTS

	PLAN A	PLAN B	PLAN C
A. Land	\$ -	\$ -	\$ -
B. Site Development	818,000	789,000	804,000
C. Equipment Fund	142,000	42,000	42,000
D. Reserve Fund, 10%	106,000	83,000	84,600
TOTAL COST	\$1,166,000	\$ 914,000	\$ 930,600

ANNUAL COSTS

A. Land	30,000 ¹	30,000	30,000
B. Debt Service (Facilities) ²	89,100	75,900	77,300
C. Debt Service (Equipment) ³	26,300	7,800	7,800
D. Site Maintenance	30,000	30,000	30,000
E. Site Operation	138,800	95,000	121,800
F. Subtotal	314,200	238,700	266,900
G. Miscellaneous Equipment, 10%	31,400	23,900	26,700
G. Overhead or Profit, 10%	31,400	23,900	26,700
TOTAL ANNUAL COST	\$ 377,000	\$ 286,500	\$ 320,300
Total Waste Tonnage 1974-1979	480,000	270,000	480,000
Cost Per CY As Received ⁴	\$ 0.79	\$ 1.07	\$ 0.67

1. Lease charge \$.10/CY in-place
2. 20 years @ 6%
3. 7 years @ 7%
4. 5-year pro forma charge

CHEMEKETA REGION SOLID WASTE MANAGEMENT

BOARD OF DIRECTORS
MEETING MINUTES

December 12, 1973, 1:30 p.m.
Room 32, Yamhill County Courthouse, McMinnville, Oregon

ATTENDANCE

- Jean Anderson, Observer, Albany Democrat Herald
- John Anderson, Observer, Marion County Department of Public Works
- J. J. Armstrong, Program Director
- Bill Aschoff, Member
- John Bradley, Observer, Gazette Times, Corvallis
- Bill Brewer, Observer, Capital Journal
- Bob Brown, Observer, Department of Environmental Quality
- Jerry Connor, Assistant Program Director
- Fred Cooper, Consultant, Stevens, Thompson and Runyan
- Roger Emmons, Member
- Sharon Fatland, Member
- Steve Fenton, Chemeketa Region Staff
- Gary Grimes, Observer, Department of Environmental Quality
- Mel Hawkins, Member
- Jess Howard, Member
- Cliff Jones, Member, Chairman
- R. G. Jones, Member
- Ez Koch, Observer, Oregon Sanitary Service Institute
- Patti Ladd, Chemeketa Region Staff
- Jon Levy, Observer, Linn Commissioners Administrative Assistant
- Angus MacPhee, Observer, Oregon Sanitary Service Institute
- Frank McKinney, Advisor
- Aaron Mercer, Member
- Vern Schrock, Member
- C.S. Sherman, Member

SUMMARY

The Board endorsed the use of Coffin Butte as the Benton County regional site. Necessary action for the conditional use permit and public hearing(s) will be started. An Ad Hoc Subcommittee was appointed to discuss and study the public relations program for the Region. Grimes showed a slide presentation of the northern area landfills in the Region which were taken during the month of November under adverse conditions. Extensive discussion was held on the Legal Subcommittee report regarding the implementing agency for Chemeketa. The Board directed the Legal Subcommittee to meet again with STR and Bartle-Wells to review STR's and Bartle-Wells' plans and then report back to the Board. The Board endorsed the concept of Alternate Plan "B". STR consultant payments were approved on 3 Invoices, Account Nos., P-916.011, P-916.031 and P-916.081. The Recycling Subcommittee report was given and approved. STR was granted a 60 day time extension to March 1, 1974. Chairman Jones was unanimously re-nominated to the position of Board Chairman.



CALL TO ORDER AND ROLL CALL

Commissioner Jones called the meeting to order. Roll was called; a quorum was present.

APPROVAL OF THE MINUTES OF NOVEMBER 7, 1973, MOTION

Hawkins moved the approval of the minutes of November 7, 1973, meeting as mailed. Sherman seconded. Question was called; motion carried.

DIRECTOR'S REPORT

Armstrong stated that for the purpose of saving time needed to discuss other items, the Director's Report need not be read and could be mailed out to Board members.

BENTON COUNTY REGIONAL SITE

Armstrong reported that a meeting was held November 20, 1973 to consider the location of a regional site in the Benton County area. Officials from Benton, Linn and Polk County and members from the solid waste advisory committees of these counties were present. Officials from Benton County unanimously selected Coffin Butte for the regional site in that area.

Hawkins stated that he would start the action necessary for the public hearing(s) required and the conditional use permit. Hawkins added that the public hearing will be held as soon as possible but will have to be within legal requirements.

Emmons stated that Board members should be available to attend the hearing in support of the site.

Motion:

Howard moved that the Coffin Butte site be endorsed by the Board of Directors for the Benton County regional site. Emmons seconded. It was noted that both Howard and Emmons attended the informational meeting on the site selection of November 20, 1973. Question was called; motion carried.

PUBLIC RELATIONS SUBCOMMITTEE REPORT

Fatland reported that due to lack of time, the slide presentation would be presented at the January Board meeting.

Fatland stated that the public relations seminar held December 1, 1973, by joint efforts of the DEQ, CAC and OSU Extension Service was an excellent seminar. It was held for the purpose of training people how to sell the planning program to the public. Fatland added that she felt this type of program would be beneficial to the Region and requested that Chairman Jones appoint an Ad Hoc Subcommittee from the Board to get this type of program underway

because it might require some policy changes. The Ad Hoc Subcommittee would report back to the Board at the January meeting.

Fatland requested that the minutes of the November 13, 1973, meeting not be approved due to the fact that the Subcommittee had not reviewed them yet. The minutes will be presented at the next meeting.

Motion:

Fatland moved that Chairman Jones appoint an Ad Hoc Subcommittee to discuss a public relations program for the Region. Aschoff seconded. Question was called; motion carried.

Jones appointed to the Ad Hoc Subcommittee: Aaron Mercer, small cities; Bob Jones, large cities; Jess Howard, counties, Roger Emmons, OSSI; Mel Hawkins, COG 4; and Sharon Fatland, Public Relations Subcommittee.

DEQ SLIDE PRESENTATION

Grimes presented slides of landfill sites in the northern area of the Chemeketa Region. The slides were taken during the month of November when extremely adverse conditions were present. The slides included the sites of Woodburn, Brown's Island, Whiteson, High Heaven closure, Newberg, Dallas, Monmouth-Independence, and Macleay.

Grimes discussed the conditions of the sites and told what needed to be done in areas that were unacceptable and stated that good planning needed to be done in order to be ready for these adverse conditions such as was done at Whiteson.

LEGAL SUBCOMMITTEE REPORT - IMPLEMENTING AGENCY

Armstrong stated that he felt for any plan to be successful, it must be regional and to implement it, we need an agency and a staff. Armstrong discussed his memorandum to the Board dated December 12, 1973. Staff recommendation for an implementation agency would be by an Intergovernmental Cooperation Agreement with a staff for whatever plan was selected. In financing of the plan, it appears that floating of bonds would be necessary to obtain a State grant and loan. If ineligible for State funds, it is recommended to use private financing where possible for Plans "A" or "B". Plan "C" could not be done by private industry and hopefully State funds would be available; if not, possibly General Obligation Bonds and ad valorem tax would be available.

Armstrong felt motions would be in order to authorize the Director to request Bartle-Wells to prepare a ballot measure for the May Primary to float up to a maximum of 3 million dollars in General Obligation Bonds to be repaid by ad valorem taxes. This would be necessary to obtain State Pollution Control Bonds and also, make application to the DEQ for a loan and grant in the amount of 3