

Newton County Solid Waste Management Authority  
Newton County Historic Courthouse, Commissioners' Boardroom  
1124 Clark Street, Covington, Georgia 30014  
Thursday, May 20, 2021 at 5:30 p.m.

## **MINUTES**

The Newton County Solid Waste Management Authority (SWMA) held a Regular Meeting on Thursday, May 20, 2021 at 5:30 p.m. in the Commissioners' Boardroom on the Third Floor of the Newton County Historic Courthouse.

The following SWMA members were present:

Kent Campbell, Jr., SWMA Chairman  
Linda Hanna  
Jack (Buddy) Morgan  
Phillip Wise

Also present were:

Laurie Riley, Secretary  
Sam VanVolkenburgh, Attorney  
Kevin Walter, Solid Waste Manager

### **Call to Order**

Chairman Kent Campbell called the meeting to order at 5:36 p.m.

### **Moment of Silence/Pledge of Allegiance**

Chairman Campbell led everyone in observing a moment of silence and then in the Pledge of Allegiance.

### **Agenda Adoption**

Authority Attorney Sam VanVolkenburgh requested to amend the agenda to correct the date in Item #5 to "4/21/21". Mr. Phillip Wise moved to approve the agenda as amended. Ms. Linda Hanna seconded the motion. All voted in favor.

### **Citizen Comments on Agenda Items**

None were offered.

### **Approval of Minutes from SWMA Regular Meeting on 4/21/21**

Mr. Wise moved to approve the minutes. Mr. Buddy Morgan seconded the motion. All voted in favor.

### **April Landfill Tonnage Report**

Mr. Walter explained the report. (See attached.) He said that paid volume coming into the landfill has averaged 353.74 tons per day for the month of April. Unpaid tonnage from Convenience Centers averaged 41.35 tons per day. The budget is based on 230 (paid) tons per day. Mr. Walter said that, on some days, the volume is nearing the limit of what the landfill staff

can handle. Staff sends away out-of-County waste. He said there is a wide daily fluctuation in the volume of waste received into the landfill, and that the largest amounts come in on Mondays.

Ms. Hanna asked whether Mr. Walter had considered the impact of new developments such as Town Center, Neely Farm, and other new apartments and subdivisions.

Mr. Walter said that he had not studied the matter, but in planning the building of the new cell, population growth was factored into the totals and also included in the pro forma. He said that the staff can handle up to 500 tons of waste per day, but landfill space is a concern. He said he thinks volume can be controlled some through price increases. He explained that the life of the landfill has to be newly projected each year. There is plenty of land available to handle the growth, but the question is the ability to add staff to handle increased volume.

Ms. Hanna added that the cost to build new cells is also a concern.

Mr. Walter said that in designing the next cell, he and Mr. Curtis Reynolds (of Harbin Engineering) will complete an engineering report on how long cell 8A will last and will project the lifespan of the next cell.

Chairman Campbell asked whether there continues to be a steady flow of mattresses. Mr. Walter said yes, that the landfill receives about 700-800 mattresses per month, with no easy answer for their disposal.

#### **Financial Status Report for Solid Waste for Month 10 of FY2021**

Mr. Walter referred members to the attached report. He said that revenues continue to be higher than projected because of high tonnage coming into the landfill. Net income is at \$3,037,947, which is down from last month because of larger expenses. Expenses are still below budget projections with landfill expenses at 70.3% and Convenience Center expenses at 69.2% (when expected to be at 83.3%). Equity in pooled cash is \$5,192,323--down from last month due to a \$406,000 bond principal payment. However, Mr. Walter expects to end the year with the budget ahead of pro forma projections.

#### **Approval of Resolution R052021, authorizing the 5-year renewal of Package Care maintenance agreement for IR compressor and early termination of existing Package Care agreement**

Mr. VanVolkenburgh explained that the landfill currently has an agreement with Ingersoll-Rand, but a new 5-year agreement is proposed with new pricing to begin July 1.

Mr. Walter said that the agreement is for maintenance for a compressor for the leachate extraction system for the closing of Site 2. He said it is part of a premier warranty that provides for proactive maintenance. He said that a 5-year warranty is not usually extended, but that Ingersoll-Rand will extend it to 10 years. He said he believes it is a good investment.

Chairman Campbell asked whether the first year amount is the same as the current agreement. Mr. VanVolkenburgh said it is actually higher, but Mr. Walter believes it is a good deal overall. Mr. Walter said that the cost is slightly higher. He said the company sends representatives frequently to check the machine. He said he is surprised the company is willing to extend the warranty.

Chairman Campbell asked about the cost of purchasing a new compressor. Mr. Walter said he estimates a new compressor would cost approximately \$150-200,000. Mr. Wise said that the current maintenance agreement costs about \$5200 per year, and the new agreement costs about \$5700 per year. Mr. Wise said he understood that the compressor is an older unit and that the company might not be willing to extend the warranty when the current agreement expires after another year. However, now, they are willing to extend it for an additional five years.

Mr. Morgan said that he agrees that the cost is reasonable and that it is a good idea to extend the warranty. Mr. Campbell said he also agrees.

Mr. Morgan moved to approve the resolution. Mr. Wise seconded the motion. All voted in favor.

**Approval of Resolution R052021A, authorizing 4-year zero interest lease-purchase financing by Yancey Bros./Caterpillar Finance for D6T Bulldozer Rebuild, and related contract documents**

Mr. VanVolkenburgh explained that the resolution allows for financing for the bulldozer rebuild over four years, using standard lease-purchase language, at 0% interest to Caterpillar Finance.

Chairman Campbell asked about the total cost of the rebuild. Mr. Walter said it was just over \$382,000.

Mr. Walter said that the warranty is equal to that for a new bulldozer. Rebuilding the old bulldozer prevented having to use an additive (required for new bulldozers), which allows for savings and allows the machine to run better. He said the rebuild, although very good, was quite expensive. However, he feels it was a good investment because of the 0% interest option. He recommended approval of the resolution.

Chairman Campbell asked when the bulldozer was delivered to the landfill. Mr. Walter said it arrived March 25.

Mr. Walter said that the landfill paid an extra \$25,000 for installation of special heavy duty wire guards on the windows to prevent injuries to drivers. He felt this was an important safety measure.

Mr. Morgan asked about contract maintenance for the bulldozer and monthly costs. Mr. Walter said it would be similar to the agreement for the compactor. He was not sure of the exact cost because each machine is different based on how many hours it is used. He said that the maintenance agreement works well for routine maintenance provided every 500 hours. He said the company takes samples of oil and tests them for metals.

Chairman Campbell called for a vote. Mr. Wise moved to approve the resolution. Ms. Hanna seconded the motion. All voted in favor.

**Approval of Solid Waste Budget for FY 2022**

Mr. Walter presented the proposed FY 2022 Budget. (See attached.) He said the proposed budget is similar to this year's budget. The total proposed FY 2022 budget will be \$6,820,134 for the landfill and Convenience Centers. The proposed landfill budget includes \$124,512 in income over expenses. The proposed Convenience Centers budget includes \$124,512 in

expenses over income. The proposed budget is based on collecting tipping fees for 275 tons of waste per day.

Mr. Walter said the proposed budget includes a 10% pay increase for temporary workers, who have not received raises in four years. It also includes \$225,000 for Convenience Center improvements: \$125,000 for equipment (mostly compactors); and \$100,000 for buildings (roof, paint, steps, bathrooms, etc.). The proposed budget also includes a 4.5 % step increase in pay for County personnel.

Increases in health insurance costs are not included in the proposed budget. At the last SWMA Regular Meeting in April, BOC Chairman Banes said that insurance costs are expected to increase by 8%.

Mr. Walter said that the BOC is expected to approve the budget in June, and he asked for SWMA approval.

Mr. Wise had questions about the proposed raise for Convenience Center attendants. He said, based on his conversations with them, he believed they would prefer a more flexible schedule, especially one allowing for Saturdays off, over a raise. Mr. Wise suggesting giving them a smaller raise, commensurate with the raise landfill employees are expected to receive (4.5% instead of 10%).

Mr. Walter explained that the calculation of hours each attendant works is crucial because of the benefits they receive through the contracted temporary employment agency, Focus. He said that giving Saturdays off would require more employees working fewer hours. If the attendants work fewer hours, they lose benefits. He said that the landfill does allow them to take sick leave without pay when necessary.

Mr. Walter and Mr. Wise discussed the Focus policy, and Mr. Wise said he understood. He asked about two “rovers” (employees who fill in when attendants are out). Mr. Walter said he had two “extras” that he places at Stone Road and Oak Hill (so that those Centers have two people on duty, which is often necessary to handle the larger waste volumes received at those Centers). One of those employees is currently out sick, and Mr. Walter is hoping he will return in June.

Mr. Wise suggested possibly adding another rover. He said he believes that the attendants should get a raise, but not 10%. He said he thinks their raise should not be higher than the raise that landfill employees will receive. He said they received a substantial raise when they became County employees. Mr. Walter said that Mr. Wise had a good point and that he was seeking guidance from the Authority about how to proceed. He said he wants to keep employees and is having trouble finding people willing to work for \$10 per hour.

Chairman Campbell suggested scaling raises for attendants similarly to the County’s step increases going forward. He said he agrees with the proposed 10% raise for attendants and then wants to keep them on par with County employees to improve retention. Mr. Walter agreed that a small pay increase each year would be good for the attendants.

Ms. Hanna said that the attendants received a 30% raise four years ago, and County employees did not. She said she felt that a smaller pay increase would lessen resentment among County

employees because of the tendency to compare percentage amounts. She suggested letting the attendants look forward to a raise matching County policy. She agrees with a 4.5% increase for Fiscal Year 2022.

Chairman Campbell said he thinks the attendants should get the same percentage increase as County employees do each year.

Mr. Morgan said that if the Authority approves a 4.5% increase now (which amounts to only about a \$0.50 per hour raise), that he thinks Mr. Walter will have to come back before the Authority and ask for another increase because the raise will not be enough to entice new employees or retain current ones.

Mr. Walter said that he thinks a 4.5% increase makes sense for now in order to bring wages up to market expectations. He said it would also be good in terms of fairness perception.

Mr. Wise said that he is okay with following the County budget. He asked Mr. Walter to reach out to the attendants and ask them about split shifts, explaining to them how it would affect their benefits, and see whether they would still prefer split shifts over raises. He asked Mr. Walter to explore different possibilities to see if some type of flexible schedule might help in recruitment and retention of attendants. Mr. Walter said he would consider all possibilities, also considering part-time attendants. He said he had created a complicated schedule for landfill employees that was working well and that he could do something similar for the attendants.

Ms. Hanna said that she believed a few other adjustments to the budget would be helpful. She suggested including an amount for worker's compensation based on amounts spent for the last few years. She suggested moving some funds (about \$4000) from the Contracted Labor line item or from another line item that had been significantly increased. She also asked about amounts for Hazardous Waste and DNR (Department of Natural Resources) fees and whether they were high enough.

Mr. Reynolds said that the waste fee was based on tonnage, and because tonnage increased, the fee increased.

Mr. Walter said he would go back and re-compute those figures to more accurately reflect actual conditions. He asked the Authority to go ahead and approve the budget, allowing for small adjustments. He explained about potential adjustments regarding an increase in health insurance and an underestimated grant amount. He said the Finance Director adjusts all budgets before the final budget is presented.

Ms. Hanna said she recommends doing budget tweaks now and (the Authority's) adopting the budget, and then having the BOC approve it. She said that process would prevent having to do budget amendments.

Mr. Walter said he would send recommended changes to Finance now.

Ms. Hanna moved to approve the budget contingent upon changes including adjusting of temporary workers' raises from 10% to 4.5%; moving \$4000 to Workers' Compensation; and adjusting state grant, Hazardous Waste fees, and healthcare amounts to more accurately reflect needs. Mr. Wise seconded the motion. All voted in favor.

### **Approval of Additional Landfill Closure Materials from Watershed Geo via FEMA funds**

Mr. Reynolds explained that additional materials are needed for the landfill closure because of changes to the project. The slope was changed to tie the cap liner to the bottom liner and also to incorporate an access road. Also, weather events caused a need for more anchor trenches. The changes in slope were needed to meet EPD (Environmental Protection Division) requirements. He said he based the original purchase amounts on estimates, but the project now requires more materials. He gave an analogy of wrapping an oddly-shaped present versus an easy-to-wrap square box.

Mr. Walter explained that the project budget included a contingency for materials and labor in the amount of \$240,000, which would be enough to cover the extra materials. However, the contingency had to be used for dirt processing and screening when workers encountered soil that was rockier than expected.

As stated in Mr. Reynolds' email (to Mr. Walter dated 5-14-21) included in the meeting packet, "the additional material costs are 75%/10% reimbursable by FEMA/GEMA respectively. The remaining 15% will be funded by the emergency GEFA loan GF2016013."

Chairman Campbell clarified that there is no more money available under the current contract. Mr. Reynolds said that the additional materials are needed within 4 to 6 weeks. Chairman Campbell said he agreed with getting the project right for ease of future maintenance.

Mr. Morgan moved to approve the purchase. Mr. Wise seconded the motion. All voted in favor.

### **Citizen Comments**

None were offered.

### **Executive Session**

Executive Session was not necessary.

### **Remarks from Authority Members**

Chairman Kent Campbell said that he may not be able to attend the July SWMA Regular Meeting. He said he will get with SWMA Vice Chairman Ronnie Cowan to plan for the July meeting.

### **Adjourn**

With a motion to adjourn from Mr. Wise and a second from Ms. Hanna, all voted to approve, and the meeting was adjourned at 7:11 p.m.

**Attachments:**

- April 2021 Daily Tonnage Report
- April 2021 Financial Reports
- R052021, Replacing Leachate Well Compressor Maintenance Agreement
- R052021A, Lease-Purchase of D6T Bulldozer
- Solid Waste Fund FY 2022 Preliminary Budget
- Solid Waste Fund FY 2022 Final Budget (incorporating changes approved 5/20/21)
- 5-14-21 Email from Curtis Reynolds re: Additional Closure Turf Materials

Attest:

  
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Laurie Riley,  
Secretary

  
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Kent Campbell,  
Chairman