

Newton County Solid Waste Management Authority
Newton County Historic Courthouse, Commissioners' Boardroom
1124 Clark Street, Covington, Georgia 30014
Thursday, September 16, 2021 at 5:30 p.m.

MINUTES

The Newton County Solid Waste Management Authority (SWMA) held a Regular Meeting on Thursday, September 16, 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., Chairman
Linda Hanna
Jack (Buddy) Morgan
Phillip Wise
Marcello Banes, Chairman, Newton County Board of Commissioners (BOC)
Stan Edwards, District 1 Commissioner
Ronnie Cowan, District 5 Commissioner

Also present were:

Laurie Riley, Secretary
Megan Martin, Attorney
Kevin Walter, Solid Waste Manager

Call to Order

Chairman Kent Campbell called the meeting to order at 5:30 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

Mr. Phillip Wise moved to approve the agenda. Commissioner Stan Edwards seconded the motion. All voted in favor.

Citizen Comments on Agenda Items

None were offered.

Approval of Minutes from SWMA Regular Meeting on 8/19/21

BOC Chairman Marcello Banes moved to approve the minutes. Commissioner Stan Edwards seconded the motion. All voted in favor except Ms. Linda Hanna, Mr. Buddy Morgan, and Commissioner Ronnie Cowan, who abstained from the vote because they were not present at the meeting on 8/19/21.

August Landfill Tonnage Report

Mr. Walter explained the report. (See attached.) He said that paid volume coming into the

landfill has averaged 307.83 tons per day for the month of August. Unpaid tonnage from Convenience Centers has averaged 35.05 tons per day. Mr. Walter said that tonnage is down a little, but still over budget predictions. The Fiscal Year 2022 budget is based on 275 (paid) tons per day.

Mr. Walter said the number of the customers coming to the landfill is down about 10-20%, which is good for the landfill, making operations more efficient. He said that the landfill had received few complaints about the \$30 minimum fee, and he believes the fee is driving citizens to contract with small trash haulers rather than bringing trash to the landfill themselves.

Financial Status Report for Solid Waste for Month 2 (August) of FY2022

Mr. Walter referred members to the attached report. Net income is at \$1,208,280. Landfill expenses are 23.2% and Convenience Center expenses are 17.2%. Equity in pooled cash is \$6,619,935.72. Mr. Walter said income is consistent with last month: Landfill at 17.4%; Convenience Centers at 59.4% (includes income from hang tag sales).

Discussion and Approval of Al-Jon 500 Compactor Wheel Rebuild by Mosely Tractor

Mr. Walter explained that the backup compactor, the Al-Jon 500, needs its wheels rebuilt. He presented two quotes from Mosley Tractor & Supply, Inc.—one for 28 cleats per wheel in the amount of \$37,357.70; and one for 40 cleats per wheel in the amount of \$41,505.70. (See attached.) Mr. Walter said that new wheels would cost \$150,000 to \$200,000.

Mr. Walter recommended going with the 40-cleat option. He said that the wheels would be removed from the compactor and transported to the shop, where plates would be fabricated to go over the wheels.

Mr. Walter said the compactor is usable now but slips on slopes.

He said that Mosley Tractor is a sole source vendor and that funding is available in the budget. In the Repair and Maintenance line item, \$220,000 is available.

Chairman Campbell asked how many cleats are on the wheels currently. Mr. Walter said he is not sure but that the Caterpillar standard is 40 cleats per wheel.

Mr. Wise reminded Authority members that the compactor had been leased to Lamar County temporarily, resulting in extra funds (about \$15,000).

Mr. Walter said that it had been good for the landfill to have a backup compactor and that staff has been using both machines for better compaction.

Mr. Morgan said he felt the difference in the prices between the 28- and 40-cleat options was negligible and moved to accept the higher quote (for 40 cleats per wheel). Commissioner Cowan seconded the motion. All voted in favor.

Discussion of Proposed Permanent Lease of 0.33-acre Portion of Cook Road Convenience Center for Location of a Fiberoptic Hut

Mr. Walter said that he was contacted by a representative from AECOM Technical Services of North Carolina regarding the company's desire to lease a portion of the Cook Road Convenience Center to place a fiberoptic hut. (See attached email dated 9-7-21).

Mr. Walter said a real estate agent working with the company gave an initial offer of \$52,000 for a permanent easement. He said that a portion of the land is swampy and fairly unusable and suggested offering this portion of the parcel for the hut. Authority members agreed that offering this portion would be acceptable with no downside because reopening and operating the Convenience Center would still be possible with no interference from the proposed hut. Authority members also agreed that an annual payment in perpetuity would be better for the Authority.

Mr. Walter said that if Authority members approved moving forward, he would request a formal proposal and would stipulate that the fiberoptic hut must not impact Convenience Center operations.

Ms. Hanna suggested including a requirement that, if the land is ever abandoned, it will revert back to the Authority,

and she also suggested including a requirement that there will be no sub-lease of the land without the Authority's approval.

Mr. Morgan said that he agreed with Ms. Hanna that a lease would be better than an easement and also that a revisionary clause should be included for the time when the company stops using the fiberoptic hut.

Commissioner Cowan said that he agrees that a lease is better for the Authority but said he understands why AECOM prefers an easement at a fixed cost. Ms. Hanna, Mr. Morgan, and Commissioner Cowan discussed easements versus leases, experience with railroad land purchases, and purchase price recommendations. Ms. Hanna suggested a lease for 99 years.

Mr. Walter asked for approval to move forward. Commissioner Cowan moved to authorize the Authority attorney to begin negotiations. Ms. Hanna seconded the motion. All voted in favor.

Citizen Comments

None were offered.

Executive Session

Executive Session was not necessary. —

Remarks from Authority Members

None were offered.

Adjourn

With a motion to adjourn from BOC Chairman Banes and a second from Commissioner Edwards, all voted to approve, and the meeting was adjourned at 6:01 p.m.

Attachments:

- August 2021 Daily Tonnage Report
- August 2021 Financial Reports
- Newton Co. ADV500 Wheels – Quote from Mosley Tractor
- Al-Jon 40 Cleat Wheel - Picture
- Al-Jon 28 Cleat Wheel- Picture
- AECOM Lease - 0.33ac Cook Rd. – Email, 9-7-21

Attest:



Laurie Riley,
Secretary



Kent Campbell,
Chairman