

**DRAFT**  
**Ad Hoc Solid Waste Committee**  
**February 9, 2009**  
**@9:00a.m.**

The DeKalb County Ad Hoc Solid Waste Committee met on Monday, February 9, 2009, @ 9:00a.m. in the Administration Building's Conference Room East. Chairman Ruth Anne Tobias called the meeting to order. Members present were Ken Andersen, Vince Faivre and Pat Vary. Others present were Ray Bockman, Paul Miller, Greg Millburg, Michael Haines, Mr. Lee Adlemann, Mr. Bill Plunkett and Mr. Dale Hoekstra of Waste Management.

**APPROVAL OF THE MINUTES**

Moved by Ms. Vary, seconded by Mr. Andersen, and it was carried unanimously to approve the minutes of September 2008.

**APPROVAL OF THE AGENDA**

Moved by Mr. Faivre, seconded by Ms. Vary, and it was carried unanimously to approve the agenda as presented.

**DRAFT HOST FEE AGREEMENT DISCUSSION**

Mr. Ray Bockman, DeKalb County Administrator, briefly informed the committee that he had contracted with Mr. Russell Selman, Attorney, to perform a legal review of the Host Fee Agreement. He had received his comments on the Agreement last night. The changes are lawyerly, said Mr. Bockman. He also said that Patrick Engineering is looking at the Agreement for any technical changes that may have to be made. Mr. Bockman then turned over the meeting to Mr. Lee Adlemann and Mr. Dale Hoekstra of Waste Management.

Mr. Adlemann listed highlights from the September 2008 meeting and handed out a concept drawing to the committee that will be considered by the full County Board and full Forest Preserve Commissioners. He then complimented everyone that sits on the County's negotiating team. Mr. Adlemann said that it should take about 4 to 6 months to file an Application for the County Board to consider. Below is the list of highlights on the Host Fee Community Agreement that Mr. Adlemann covered:

1. A total capacity of 22 million tons.
2. A guarantee of 25 years for DeKalb MSW
3. A cap of 500,000 tons per year (2,000 tons a day with 1,600 tons from out-of-county volume)
4. A guaranteed minimum of 375,000 tons TPY
5. A host fee of \$4.60 ton
6. An annual escalator clause of the lesser of CIP-U (Chicago Region) or 5%

7. A property value guarantee for ½ mile from the site's waste mass footprint. Mr. Adelman said that if the property is touched by the "arc" then the total amount of property would be covered as of the date of the Host Fee Agreement by the County Board.
8. A well water guarantee for properties within the ½ mile aforementioned. Mr. Adelman explained that this will be monitored on a quarterly timeframe.
9. Free disposal for DeKalb County Government and Buildings and Forest Preserves.
10. A fee of \$25,000 per year for an annual Household Hazardous Waste Event.
11. A one-time payment of \$50,000 for the Forest Preserve District's end-use planning.
12. A 99-year of 12-15 acres of WMI property on Gurler Road for \$1.00 per year.
13. An Environmental Contingency Insurance Fund of \$20 million
14. A General Comprehensive Insurance of \$10 million
15. A cooperation Agreement with the DeKalb County Economic Development Corporation (DCEDC) with a one-time contribution of \$80,000.
16. A verbal commitment for a pre-filing review with a commensurate payment of \$75,000.

Mr. Haines asked who owns the land at post closure?

Mr. Adelman said that the County could lease the property from Waste Management for \$1.00 a year as an example.

He also said that they are donating land to the County, about 12 to 15 acres. He continued by saying that on the drawing that they handed out to the committee this morning, you would find the parcel located on the left hand side of the drawing that shows the existing site. The donated land sits in the lower right hand corner of that portion of the drawing.

Mr. Adelman then said that Waste Management will be relocating the flare from I-88 and move it closer towards the entrance of the facility. There is enough methane gas to upsize the flare – they are seeing 880 cubic feet per minute now. They need to see 1200 cubic feet in the output of the methane gas to put in the engine for the production of electricity.

The unlined area on the drawing is right above the donated land to the County. It is in the existing landfill area located on the left hand side of the drawing. They are going through a remediation project by the EPA currently. They will relocate the refuse that is contaminated. It is a very expensive project and they are willing to include this in the agreement.

Mr. Adelman said that referring to item #14 regarding the DCEDC and one-time contribution of \$80,000, Waste Management would also be giving \$5,000 annually to the Corporation. The \$80,000 is to help promote DeKalb County as a destination for businesses.

Ms. Vary said that in the beginning the committee was saying that the most waste that they wanted to increase the tonnage to was 1500 tons a day over 25 years.

Mr. Adelman said that they would be trying to attract businesses to locate here in DeKalb County and stimulate the economy. Every ton of DeKalb County waste will displace out-of-county waste. With 2,000 tons per day, which is the goal, at \$4.60 a ton, through the lifetime of the landfill, would bring in \$150,000,000.

Mr. Hoekstra said that he believed that the County of DeKalb is on the verge of the next stage of development and growth.

Chairman Tobias asked if this would be considered a very large dump?

Mr. Adelman said no, the one in Pontiac, Illinois takes in 20,000 tons per day and is #1 or #2 in the U.S. in terms of volume.

Mr. Hoekstra said that Settler's Hill only took in between 4,000 to 5,000 tons a day. Your landfill expansion is considerably lower. If you take a trip to Prairie View and view their operations, you will see what we are talking about, he further stated. They take in 2,400 tons a day.

Chairman Tobias then asked how many trucks per day are we talking about, again?

Mr. Adelman said 80 trucks in bound over a 10-hour day. Outbound truck numbers are different. The trucks will be coming in at non-peak hours.

Mr. Hoekstra said that he didn't feel that the DeKalb Landfill will be seeing a lot of transfer trailers a day – we will be seeing some direct haul.

Mr. Adelman also pointed out that as an example 8 trucks an hour at 8 minutes apart would be coming into the landfill over a 10-hour day. Transfer trailers will have a defined route.

Mr. Haines asked about the closing of the recycle areas in Genoa-Kingston. He is asking if in the Host Fee Agreement there could be an insert including some required amount to be put towards a recycling center for the Northern and Southern parts of the County?

Mr. Bockman said that he would check with Waste Management about whether or not this could be done.

Mr. Bockman said that Mr. Roger Steimel asked him if he could ask Waste Management what the finished height would be?

Mr. Hoekstra said 980' in the new section.

The committee thanked Mr. Adelman, Mr. Hoekstra and Mr. Plunkett for their presentation.

The committee excused Waste Management from the committee's discussion about the presentation.

Mr. Bockman said that we have one landfill in the County and Waste Management is asking for an expansion.

Mr. Haines said that he would like to know who are the biggest users of the landfill?

**It was moved by Ms. Vary, seconded by Mr. Faivre and it was carried unanimously to forward this draft Host Fee Agreement, which will include Patrick Engineering's and the County lawyer's changes, to the full county board for their Workshop scheduled for 2/24/09 @ 7:00p.m. in the Gathertorium.**

Mr. Haines then asked if the recycling issue for the Northern and Southern parts of the County could also be included in the agreement?

Mr. Bockman said that he would, again, contact Waste Management about the request from Mr. Haines.

## **ADJOURNMENT**

Moved by Mr. Andersen, seconded by Ms. Vary, and it was carried unanimously to adjourn the meeting.

Respectfully submitted.

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Chairman Ruth Anne Tobias

RAT:mcs

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