



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Monday, September 14, 2020

2:00 PM

Wake County Justice Center

Work Session - Meeting Held Remotely

Meeting Called to Order: Chairman Greg Ford

Chairman Ford called the meeting to order and welcomed everyone. He shared an overview of today's agenda.

Present: 7 - Chairman Greg Ford, Vice-Chair Vickie Adamson, Commissioner Matt Calabria, Commissioner Susan Evans, Commissioner Jessica Holmes, Commissioner Sig Hutchinson, and Commissioner James West

Others Present: Travis Hitchcock, GFL Environmental, Inc; Thomas McCormick, Chairman, Centennial Authority; Jeffrey Merritt, Executive Director, Centennial Authority; John House, Chief Financial Officer, Centennial Authority; Mayor Dick Sears, Town of Holly Springs; Councilwoman Christine Kelly, Town of Holly Springs; Shawn McGrath, Councilman, Town of Holly Springs;

1. Agenda

Attachments: [09-14-2020 Work Session Agenda.pdf](#)

2. Wake County Comprehensive Solid Waste Management Plan and South Wake Landfill Odor Control and Management Plan

Attachments: [Comprehensive Solid Waste Management Plan - Presentation.pdf](#)
[Topic Summary.pdf](#)
[Wake 2020 Comprehensive Solid Waste Management Plan.pdf](#)
[SWLF Odor Management Control Plan 09-08-20 FINAL.pdf](#)
[Q&A from 3-9-20 BOC Work Session.pdf](#)
[General Q&A about SWLF.pdf](#)
[South Wake Timeline thru 2020.pdf](#)

Mr. John Roberson, Solid Waste Director, shared an overview of today's

presentation.

He shared the per capita demolition and construction waste information.

- County's per capita disposal rate is increasing at a slightly higher rate than peer counties, primarily due to strong construction starts and the generation and disposal of C&D waste.
- Wake
- Wake County Per Capita Disposal MDW and C&D Disposal Rate Compared to North Carolina's GDP
- Wake County's per Capita C&D waste disposal rate closely follows North Carolina's per capita Gross Domestic Product (GDP).

He shared the recycling and yard waste trends.

On a per capita basis, the residents of Wake County have demonstrated a modest increase in recycling. Each resident of Wake County is **recycling about 1 additional pound each year**, on average.

Mr. Roberson shared the local government recycling percentages.

Collectively, the local governments of Wake County have slightly increased the percentage of waste recycled since 2011 with an overall increase of 3.7 percent.

He shared the impact of increased waste reduction and diversion rates on Solid Waste Land Fill (SWLF) Life.

For each year that the landfill is extended, the local governments could collectively expect to **save at least \$6M to \$7M annually** in avoided disposal cost. The savings are even higher when factoring in the annual rebate that the SWLF Partners receive.

He shared the estimated cost range for future waste management options.

He shared regional North Carolina landfill disposal options within 100 miles of Wake County.

North Carolina Landfill Tipping Fee Comparison. Disposal costs

remain very low in Wake County compared to other areas of the State, driven by a SWLF tipping fee that is among the lowest the State. The SWLF rebate further reduces the cost.

He shared the future transfer station scenarios chart which showed an estimated maximum daily average capacity of 1,275 tons per day.

Commissioner West asked where the other transfer stations are located. Mr. Roberson said they are located in Garner, North Raleigh, and near the Wake/Durham County line.

Vice-Chair Adamson thanked Mr. Roberson for his presentation. She asked if odor is an issue at the transfer stations. Mr. Roberson said there is a certain amount of odor associated with the transfer sites.

He shared the long-term waste management options.

- *In Progress*
 - *Continue to Evaluate and Implement Strategies that Extend the Life of the Landfill*
 - In addition to the waste reduction and diversion strategies, increasing the landfill side slopes is a relatively low cost, but effective way to gain several years of additional landfill life.
 - *Continue to Consider Energy from Waste as a Potential Method of Waste Disposal Before the South Wake Landfill Begins to Reach Capacity*
- *Near Term (5 years)*
 - Because of the potentially long lead time associated with identifying a sufficient waste stream, siting, designing, permitting, negotiating an energy contract, procurement, financing, constructing, and startup testing of an energy from waste facility, this option deserves thorough consideration at least 7 to 10 years in advance of when it is actually needed.
- *Agree on the Criteria that are Important to the Selection of the Next Long-Term Waste Management Option*
 - Short and long-term cost; greenhouse gas and priority pollutant emissions; power generation; revenue from power and environmental attributes; sociodemographic impacts; vehicle collisions and worker safety; and resiliency and other factors should be considered and prioritized to effectively evaluate and select the next long-term waste management option.

Mr. Roberson shared information on recycling and reuse. He shared information on education and outreach regarding recycling. He shared the recommended actions for special wastes such as mattresses and oversized tires. Mr. Roberson shared recommended actions to address illegal litter and waste transfer. He shared recommended actions for program costs and funding.

Chairman Ford asked that Mr. Roberson share the entire report with the Board of Commissioners.

Chairman Ford asked for the cost of a machine to shred mattresses. Mr. Roberson said the average cost is \$800,000 to \$1,000,000.

Commissioner Evans asked if there are sufficient locations for recyclable materials.

Mr. Roberson said there are sufficient locations. He said prior to 2017, a large amount of recyclables were shipped to China. He said China stopped accepting recyclables due to not having a proper way to dispose of it. He said most of the recyclables are distributed across the Southeast United States.

Commissioner Holmes said there are several organizations in the county that may accept the used mattresses.

Mr. Roberson said that has been attempted, but the sanitation process was not feasible.

Commissioner West asked about solar farm panel disposal when they become old.

Commissioner Hutchinson requested Mr. Roberson to do a presentation for the Growth and Sustainability committee early next year.

Chairman Ford asked about the status of offering rebates or incentives for recycling.

Mr. Roberson said the plan is to create a fund to look more closely at future waste disposal needs.

Vice-Chair Adamson asked Mr. David Ellis, County Manager, how the cost would be allocated for a new transfer station.

Mr. Roberson said the cost would be allocated out of the Solid Waste budget.

Mr. Roberson presented information on the Solid Waste Landfill odor management. He shared the agenda for the topics to be discussed.

Topics and Agenda:

- Q&A from/after March 9th BOC work session
- Timeline of the landfill
- On-site Landfill Manager Change
- Process of Dirt/Soil cover (w/ tarps) only nightly coverage
- Envirosuite system fully integrated
- Review of Recommendations from Odor Management & Control Plan (report included)
- Piloting Bio-Catalyst (report to be completed by 9/18)
- Conclusions

He provided a chart of updated questions and answers from the March 9th meeting, which were included with the meeting packet.

He shared general questions and answers that have been discussed since the March 9th meeting.

- Questions raised since March 9th meeting - document included, summary below:
 - How are landfill tipping fees established?
 - How does the system of rebates work for SW Partners?
 - Can the SLWF Municipal Partnership ILA be dissolved and if so, what are the impacts?
 - Enforcement of contract provisions?
 - What contracts/ILAs are there between the County and Holly Springs regarding the landfill?

He provided information on the early closing of the South Wake Landfill.

Can the SWLF Close Early?

- Current projections for landfill to remain open until 2040+
- Municipalities in Wake County benefit from significantly reduced costs by having the SWLF (2 to 3 times more costly to ship waste out of county)
- ILA would have to be dissolved (all parties must agree) - unlikely due to cost impacts to all Partners

Mr. Travis Hitchcock, GFL Environmental, Inc. shared information on the Sampson County landfill. He said they experience many of the same issues as Wake County.

Mr. Roberson shared information on the timeline of the South Wake Landfill.

South Wake Landfill Timeline

- 1990 - Land purchased for future landfill
- 1994 - ILA with Holly Springs approving landfill
- 1999 - Initial DEQ Permit to construct
- 2001 - Finalized DEQ Permit to construct SWLF
- 2005 - ILA with municipal partners for use of SWLF
- 2006 - Contract established with Waste Industries (GFL)
- 2007 - Construction of SWLF started
- 2008 - SWLF opened in February

25-year design life (2033) at 450,000 tons/year (with certain assumptions for density and cover ratio)

- 2008/2013 - 400,000 tons/year (recession related)
- 2013/2019 - grows to 500,000 tons/year
- 2021 - Projected at 520,000 tons
 - Total landfill size is 179 acres
 - 75 acres are in operation
 - 20 acres permanently closed in 2018/19

Mr. Hitchcock shared information on the South Wake Landfill Manager transition.

South Wake Landfill Manager Transition

- On August 1st, 2020, GFL Introduced a new General Manager for South Wake Landfill
- George Metcalf Introduction and Background
 - Joined Waste Industries/GFL in 2014 as a General Manager
 - Fresno State University Alumni - Bachelors Degree in Agricultural Science
 - George has 18+ years of experience managing Landfills, Transfer Stations and Landfill construction
 - From 2002-2014 George managed six waste facilities (three landfills/three transfer stations) averaging over 10,000 tons of waste daily
 - Prior to his relocation to South Wake, George managed several landfills in the State of Tennessee for GFL

He shared the conversion to dirt/soil cover. He said GFL has purchased a significant amount of new equipment since March. He said the cost of the equipment through August, 2020 is \$2.1 million.

Mr. Hitchcock shared photos of some of the new equipment.

Conversion to Dirt/Soil Cover (with tarps)

- Since 7/28/20 GFL has achieved closure at night with the application of dirt/soil and tarps only
- From 2008 through 7/28/20 GFL utilized other State compliant forms of Alternate Daily Cover
 - Posi Shell an approved form of ADC was the primary material used with the addition of the County's Latex Paint
 - In late 2019 GFL conducted a pilot of another form of ADC called Rusmar foam which did not meet our expectations
- GFL has adjusted operational practices to significantly reduce the waste placement area during operating hours
 - The area of exposed waste must be managed closely to ensure a timely closure with dirt/soil and tarps
- A few examples demonstrating closure with posi-shell versus with dirt/soil and tarps have been provided in the next few slides

He shared additional information on process changes since the March meeting.

He shared photos of the site in Apex, NC.

Mr. Hitchcock said GFL has made a lot of progress in the past six months and they are committed to finding a solution to the odor issue.

Chairman Ford thanked Mr. Hitchcock for his presentation and all the progress made in recent months. He said he visited Holly Springs recently and the smell was horrific. He said at different times during his visit, the smell was worse than others.

Ms. Christine Kelly, Holly Springs Council member, said living with the odor in Holly Springs is difficult. She said she disagrees with the report and said extending the life of the landfill is not in the best interest of the Holly Springs residents.

Ms. Kelly said the report does not adequately address the issues. She feels Holly Springs is not adequately represented in regards to addressing the odor issues. She asked for an alternative to waste disposal in Holly Springs.

Chairman Ford said the county understands the urgency of the issues and will continue to work towards a solution.

Mr. Roberson said he has additional information to share regarding odor control. He said odors are an issue in various parts of the county that aren't related to landfills.

Mr. Roberson shared impacts of eliminating Posi-Shell.

- County collects over 1 million lbs. of latex paint each year
- Until 2017, almost all latex paint collected was used in Posi-Shell and considered a re-use/recycling effort by DEQ
- As of July 2020, all latex paint collected will be disposed of (hardened via mixing with sawdust, etc.) in order to help with odor control at SWLF at significant additional cost

He shared information on the Envirosuite Software.

Envirosuite Software

- eNoses installed late 2019 (3 on-site)
- New weather station (data reported every minute) installed in Feb. 2020
- Odor Reporting tool implemented March 6, 2020
- Provides both historic and predictive modeling of wind speed/direction with topographic information applied
- Graphically presented data

He shared a slide of the predictive weather tools.

Mr. Roberson shared information on the odor reporting tool. He shared an odor data report for recent weeks. He said he expects that the tarps will significantly reduce the odor during the overnight hours.

He shared odor mitigation strategies.

Odor Mitigation strategies actionable solutions summary

- Assess potential to install horizontal collectors, slope collectors, sacrificial wells, shallow direct-push wells, vertical well target piles, caisson bottom-up wells, etc. for LFG extraction
- Assess potential to install near-surface collectors and additional bottom-of-cell LFG infrastructure
- Adding odor masking/neutralizing agent "mistlers" to certain equipment
- Applying odor neutralizing agent to select incoming waste collection/transfer vehicles
- Installing additional final cap ahead of schedule

- Installing interim cover systems such as exposed geomembrane cover
- Use of hybrid final cover systems
- Identification and curtailment of odorous wastes and restricting hours for this material to be delivered
- Regular odor assessment of incoming waste loads
- Regular voluntary SEM events at the working face (use of Drone technology?)
- Ambient air sampling at off-site locations
- Cover integrity monitoring on non-closed areas of landfill
- Hiring staff to oversee odor-related activities
- Expanded public notification of landfill activities using a 3rd party PR or communication group

Mr. Roberson shared information on the Bio-Catalyst pilot project.

Bio-catalyst pilot program

- Eco-Cat Product
 - *“The product increases dissolved oxygen (DO) and reduces odors and most importantly, will shift the biological conditions that produce odors”.*
- Initiated on April 6, 2020 and concluded on August 31st
- Over 2300 observations performed.
- Numerous variables to consider
- Operations, Atmospheric, and Seasonality are key factors
- Report is still under development - to be completed by 9/18/20

He shared the conclusions.

Conclusions

- Landfill (County & GFL) have implemented multiple proactive odor abatement initiatives under 7 primary categories
 - OMCP identifies approximately 30 distinct actionable solutions (improvements of current strategies or new strategies) within the 7 categories
- Landfill (County & GFL) have initiated multiple monitoring programs, air dispersion modeling, odor reporting tools or community outreach protocols.
 - OMCP identifies approximately 20 distinct actionable solutions (current programs or new programs)
- Landfill has invested millions in infrastructure, equipment, technology platforms and other resources related specifically to odor management and control

- Efforts are still underway to continually improve - immediate next steps:
 - LFG system expansion
 - Hiring an Outreach Coordinator to provide better communication
 - Expansion of surface emissions monitoring (SEM) into Phase 2A and potential use of drone technology for additional SEM efforts
 - Continued piloting of various odor masking &/or neutralizing products
 - Full evaluation of interim cover systems for areas not in regular use
 - Incorporate “bottom-of-cell” LFG system infrastructure in Phase 2B

Chairman Ford thanked Mr. Roberson for explaining action steps. He said it is a complex issue and communicating the plan to the public is an important step going forward.

Chairman Ford asked for clarification on the request for additional staffing. Mr. Roberson said some would be county employees as well as GFL employees.

Mr. David Ellis, County Manager, said he will work with our Communications Department on relaying information to the Town of Holly Springs.

Commissioner Hutchinson thanked Mr. Roberson for his presentation. He said this is a complex issue and he thanked Mr. Hitchcock and GFL staff for their diligence in addressing them.

Commissioner Calabria said it is important to recognize the work being done to address this issue. He expressed concern with the number of odor reports.

Commissioner West said staff is committed to addressing this issue. He said it is important to see a timeline of progress. He said he is supportive of the plan.

Commissioner Evans said she spends a fair amount of time in Holly Springs and confirmed that the odor is a real issue. She thanked staff and GFL for their diligence in addressing this issue.

Commissioner Evans said at the time the landfill was opened, Holly

Springs was not as developed as it is today. She said it is important for all residents of the County to have an adequate quality of life. She said sharing the issues with all municipalities is very important.

Vice-Chair Adamson asked Mr. Ellis to contact Town Managers to see how they feel about increased tipping fees to help mitigate this problem.

Commissioner Holmes said it is important to set metrics and measure success.

Mayor Dick Sears, Town of Holly Springs, said he appreciates the time and effort spent on addressing this issue.

Mr. Shawn McGrath, Town of Holly Springs Council member, thanked everyone for working together to address this issue. He said it is important to find a way to co-exist.

Mr. Ellis said he will continue to relay information to the Board of Commissioners as it becomes available.

Chairman Ford said it is important to maintain accountability and follow through.

Chair Ford called for a 10 minute recess at 4:20 p.m.

The meeting went into recess.

The meeting reconvened at 4:34 p.m.

3. PNC Arena Long-Term Planning and Tri-Party Agreement Update

Attachments: [Arena Update Slides.pdf](#)
 [Centennial Authority-PNC Arena Financial Plan.pdf](#)
 [22nd Amendment Signed.pdf](#)

Ms. Denise Foreman, Assistant County Manager, provided an update on the PNC-Arena Long Term plan.

She shared a timeline of the project to date. She said the tri-party agreement will be considered at a future meeting.

She shared the current status of the tri-party agreement.

Current Status

- Negotiating 6th Amendment to Tri-Party Agreement
 - Key terms:

- Establish use, term and timing of \$9M allocation for 2020 - 2029
- Establish joint review of facility, leases, etc. to determine path forward beyond 2029
- Amend payment timing for existing 7% administrative allocation to support cash flow
- Clarify sponsorship revenue language from prior agreements
- Brief County Commission and Raleigh City Council
- Finalize Agreement for Consideration by Parties in early October

Mr. Jeff Merritt, Executive Director, Centennial Authority, shared the PNC Arena plan.

He shared the enhancements that are planned for the PNC Arena.

PNC Enhancement Options

- Improved Concession Options
- Additional Space for Fan Engagement
- Improvements to Back-Of-House Space
 - Dressing Rooms
 - Kitchens
 - Storage
- Upgrades to PNC Arena Entrances & Concourses
- Improve Traffic Flow

He shared several photos of the proposed enhancements.

Mr. Merritt shared a summary of the PNC Arena Financial plan amendment.

PNC Arena Amendment 22 Financial Plan

Maintain PNC Arena as a State-of-the-Art Destination:

- Bring High-Impact Events to Wake County (NCAA Tournament, NHL All-Star Game)
- Attract Top-Tier Touring Events/Shows
- Enhance NC State Men's Basketball
- Retain the Carolina Hurricanes

\$9 Million From Amendment 22 to:

- Assume A Portion of Arena Operating Expenses Resulting From Lease Extension With the Carolina Hurricanes
- Maintain On-Going CapEx Master Plan Program
- Implement Improvement Projects Identified by Enhancement

Master Plan and Market Survey

How Will the Authority Allocate the \$9 Million Annually?

- \$4.3 Million to Meet Operational Requirements (Utilities, Maintenance)
- \$2.3 Million to Maintain On-Going CapEx Master Plan
- \$2.4 Million to Fund Enhancements

PNC Enhancement Options

- Improved Concession Options
- Additional Space for Fan Engagement
- Improvements to Back-Of-House Space
 - Dressing Rooms
 - Kitchens
 - Storage
- Upgrades to PNC Arena Entrances & Concourses
- Improve Traffic Flow

Summary:

- \$4.3 Million for Additional Operating Expenses Resulting from Lease Extension
- \$2.3 Million for On-Going Capital Maintenance
- \$2.4 Million for Enhancements

Mr. Thomas McCormick, Chairman, Centennial Authority, said once the plans are finalized, they will be presented to the board of commissioners for consideration.

Commissioner Holmes asked Mr. McCormick if there were any concerns from Centennial Authority board members. Mr. McCormick said the board fully supports this plan.

Chairman Ford asked for an update on the elevators. Mr. McCormick said the project is underway.

Vice-Chair Adamson asked Ms. Foreman if \$9 million is still a reasonable amount for this project.

Ms. Foreman said the county and the city are comfortable with the \$9 million.

Commissioner Hutchinson said that the planning needs to be fifty years out in order to plan for future needs.

Commissioner West echoed Commissioner Hutchinson's recommendation

for planning for the future and suggested a joint committee.

Vice-Chair Adamson asked if there is a long term commitment from the Carolina Hurricanes to remain in Wake County.

Mr. McCormick said there is a commitment from the Hurricanes through 2029.

Vice-Chair Adamson asked about the impact of COVID-19 on these plans.

Ms. Foreman said that the Hurricanes are still comfortable with the investment amounts, but the movement forward has slowed. She said that the funding may have to be revisited depending on how long the improvements take.

Commissioner Evans said she appreciates staff and the Centennial Authority for working together on this project. She said she is excited about the commitment from the Hurricanes.

Chairman Ford thanked everyone for their efforts and for today's presentation.

4. COVID-19 Small Business Support Update

Attachments: [Wake Forward Work Session Presentation 9-14-20.pdf](#)

Mr. Chris Dillon, Assistant County Manager, shared an update on the COVID-19 small business support grant program.

He shared the agenda for his presentation.

Agenda

- Update on Wake Forward Small Business Assistance Program
- Discuss proposed amendment to the County business relief program partnership with NC Rural Economic Development Center
- Preliminary approval to amend the contract with NC Rural Economic Development Center

He shared the background of the program.

Background

- Wake County received approximately \$194 million from the federal government to cover expenses related to local response efforts
 - Includes expenses to “directly respond to the emergency”
 - AND
 - “Second-order effects” including “economic support to those

suffering from employment or business disruption...”

- County's first priority is to ensure funding supports direct COVID response (public health and safety) for duration of event
- Funding can be used to provide support to small businesses to reimburse the costs of business interruption caused by business closures

Wake County Small Business Relief Program

- On May 4, 2020, the Board approved a \$5 million small business relief program and instructed staff to return with specific proposal
 - Interest in portion of program (at least \$1 million) being available to sole proprietors and single-owner businesses
- On May 19, 2020, the Board authorized the County Manager to enter into a contract with the NC Rural Economic Development Center to administer a small business relief program
- On September 4, 2020, the Governor signed HB 1105 “Coronavirus Relief Act 3.0” into law, amending the loan terms of the statewide small business relief program

Mr. Dillon shared the original loan criteria and terms.

Original Loan Criteria and Terms

Criteria

- Maximum Number of Employees = 100
- Loan Amount = 2 Months Revenue (up to \$50,000)
- Cannot receive more than one loan
- Business is within Wake County
- At least \$1 million of program available to sole proprietors

Terms

- 6 Months Deferred Payments at Low Interest Rate
- 48 Months of Principal & Interest at 5.5%
- No Prepayment Penalties

Updated Loan Criteria and Terms

Criteria

- Maximum Number of Employees = 150
- Loan Amount = up to \$250,000
- Cannot receive more than one loan
- Business is within Wake County
- At least \$1 million of program available to sole proprietors

Terms

- 18 Months Deferred Payments at Low Interest Rate
- 102 Months of Principal & Interest at 5.5%
- No Prepayment Penalties

He shared marketing and outreach efforts.

Marketing and Outreach Efforts

- County staff to partner with:
 - Wake County Economic Development
 - Wake County Diversity, Equity, & Inclusivity Alliance
- Promote program to entire County
 - Focus on sole proprietors and historically underutilized businesses
- Estimated cost = \$25,000
 - To be covered with CARES Act funding

He shared the statistics to date of businesses that have received aid. He shared the loans by industry and business size.

Mr. Dillon said he will be requesting revisions to the program at a future meeting.

Chair Ford said this is a perfect example of the county having an impact on local businesses.

Commissioner West asked for clarification on the \$25,000.

Mr. Dillon said the \$25,000 was for advertising. He also confirmed that the state-wide percentage of black-owned business that received assistance through this program is 3.6 percent, and the Wake County percentage is 20.6%.

Commissioner Holmes thanked Mr. Ellis, Mr. Dillon, and Ms. Emily Lucas for making this idea come to fruition.

Commissioner Holmes asked who will receive the interest from the loan payments. Mr. Dillon said the lender keeps the interest. He said the principal will be returned to the county, but there is no clear guidance on if it will be returned to the Federal Government.

Commissioner Holmes said if the principal remains with the county, she would like it to be used to support small businesses.

Adjourn

Chairman Ford adjourned the meeting at 5:41 p.m.

Respectfully submitted,

Michelle L. Cerett
Executive Assistant
Wake County Board of Commissioners



Legislation Details (With Text)

File #: 16-2992

Type: Regular Item **Status:** Agenda Ready

On agenda: 9/14/2020 **In control:** Board of Commissioners

Title: Agenda **Final action:**

Sponsors:

Indexes:

Code sections:

Attachments: [09-14-2020 Work Session Agenda.pdf](#)

Date	Ver.	Action By	Action	Result
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Agenda



Legislation Details (With Text)

File #: 16-2993

Type: Regular Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 9/14/2020 **Final action:**

Title: Wake County Comprehensive Solid Waste Management Plan and South Wake Landfill Odor Control and Management Plan

Sponsors:

Indexes:

Code sections:

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[General Q&A about SWLF.pdf](#)
[South Wake Timeline thru 2020.pdf](#)

Date	Ver.	Action By	Action	Result
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Wake County Comprehensive Solid Waste Management Plan and South Wake Landfill Odor Control and Management Plan

Item Title: Presentation Regarding the Wake County Comprehensive Solid Waste Management Plan with a Focus on the Recently Completed South Wake Landfill Odor Management and Control Plan

Specific Action Requested:
That the Board of Commissioners receives the report and provides feedback.

Item Summary:

Purpose: Provide information regarding the Solid Waste Division's activities and ongoing responsibilities.

Background: Wake County's Solid Waste Division, with consultant assistance, has developed our 2020 Comprehensive Solid Waste Management Plan (CSWMP) to help guide solid waste activities and programs over the next 20 years. It is anticipated that the document will be reviewed extensively and updated as needed every 5 years. As a separate but connected activity, a South Wake Landfill Odor Management and Control Plan (OMCP) has been in process since the BOC work session on March 9, 2020 on this topic. This presentation will provide an overview of the CSWMP and the Odor Management and Control Plan.

Board Goal: The activities of this report support Board Goal GS2 (Comprehensive Solid Waste Plan): Update and implement the comprehensive solid waste plan to address waste management thru 2040.

Fiscal Impact: Solid Waste activities are all enterprise funded (no General Funds) via either the annual \$20/household recycling fee or the South Wake Landfill/East Wake Transfer Station tipping fees.

Additional Information:

Wake County's previous Solid Waste Management Plan was completed in 2012 in accordance with the NC Division of Waste Management's (DWM) Ten Year Solid Waste Management Plan Guide. Shortly thereafter, the State's solid waste rules and regulations were revised and the requirement for Plan updates every three years was eliminated. Although solid waste planning is no longer mandated by the state, most communities still recognize that effective planning is integral to maintaining affordable, resilient, and sustainable solid waste programs. In Wake County, many of the factors influencing recycling, waste transfer, disposal, and other program elements have changed since the Plan was last updated eight years ago. To address these changes and continue to plan for solid waste management over the next 20 years, the Solid Waste Division has collaborated with its 12 municipal partners, with the assistance of CDMSmith, to develop an updated 2020 Comprehensive Solid Waste Management Plan (CSWMP). This Plan focuses on both near-term challenges, including recycling, expanding options for special

waste management, and improving waste transfer, and long-range challenges such as identifying future options for waste management disposal. The CSWMP has been reviewed by the 12 municipal partners and the finalized version is included as part of this presentation. A power point slide show will be presented with the highlights of the plan.

As a separate, but linked process, the Solid Waste Division has also been working with our South Wake Landfill design, build, operate and maintain contractor, GFL Environmental, to develop an Odor Management and Control Plan (OMCP) related to the South Wake Landfill (with the assistance of SCS Engineers and Smith + Gardner Engineers). This Plan describes the current practices and technologies utilized by the County and the Landfill's operator, to minimize off-site odors and address odor reports received by either the County or GFL. The Plan also discusses the best management practices (BMP) and available strategies to mitigate on-site odors in order to minimize off-site odors.

Odor mitigation has been emphasized by the County and GFL as a priority since the Landfill commenced operations in 2008. In accordance with the Operations Agreement, GFL is responsible for managing the waste placement operations, applying and maintaining cover materials within the active waste disposal units, leachate management and disposal/treatment, and operations and maintenance of an odor mitigating system(s). The County is responsible for operating, maintaining, and expanding the Landfill Gas (LFG) Collection and Control System as well as response procedures for addressing fugitive LFG releases.

The South Wake Landfill OMCP is included as part of this presentation with a power point slideshow prepared for the meeting. Below is a table from the OMCP showing Current Strategies (with planned improvements) and New Strategies Under Development:

Current Strategies (with Planned Improvements)	New Strategies Under Development
Section 3.1 - LFG Collection & Control System	
<ul style="list-style-type: none"> • Increase comprehensive infrastructure to enhance wellfield performance (including vertical LFG wells, dewatering pumps, automated wellheads, leachate cleanout connections, redundancy in collection pipe, and additional isolation valves) • Increase frequency of assessing system efficiency and routine O&M activities (including well density and coverage, liquid level measurements, vacuum distribution, wellhead flowrates, pump cleaning, etc.) • Accelerate LFG system installation in conjunction with waste placement operations prior to regulatory obligations 	<ul style="list-style-type: none"> • Assess potential to install horizontal collectors, slope collectors, sacrificial wells, shallow direct-push wells, vertical well target piles, caisson bottom-up wells, etc. for LFG extraction • Assess potential to install near-surface collectors and additional bottom-of-cell LFG infrastructure

Current Strategies (with Planned Improvements)	New Strategies Under Development
Section 3.2 - Odor Neutralizing System	
<ul style="list-style-type: none"> Expand and/or relocate vapor-phase OCM Increase/implement direct-application products (e.g., NWC SWAT, Odor No More, Bio-Organic Catalyst) 	<ul style="list-style-type: none"> OdorBoss odor control equipment to enhance odor neutralizing system Moving vapor-phase OCM with start of waste placement in Phase 2B or 3 Consider separation and/or treatment of waste streams at transfer stations Adding odor masking/neutralizing agent “mistlers” to certain equipment Applying odor neutralizing agent to select incoming waste collection/transfer vehicles
Section 3.3 - Working Face Operations	
	<ul style="list-style-type: none"> Containerizing odorous materials before delivery to working face Increasing air flow and dispersion
Section 3.4 - Cover Materials	
<ul style="list-style-type: none"> Daily and intermediate cover protocols keeping the working face to a minimum size and the exclusive use of dirt and tarps for daily cover operations. Continued pilot study demonstration of ADC products and protocols Accelerated deployment of final cover 	<ul style="list-style-type: none"> Installing additional final cap ahead of schedule Installing interim cover systems such as geosynthetic rain cover or exposed geomembrane cover in areas that will be inactive for extended periods of time, but are not ready for final cover Use of hybrid final cover systems
Section 3.5 - Waste Receipt	
<ul style="list-style-type: none"> Prohibition of WWTP sludge and biosolids Curtailment of C&D materials and special event waste from the City of Raleigh 	<ul style="list-style-type: none"> Identification and curtailment of odorous wastes and restricting hours for this material to be delivered Regular odor assessment of incoming waste loads
Section 3.6 - Leachate	
<ul style="list-style-type: none"> Covered leachate storage tank with aeration 	<ul style="list-style-type: none"> Leachate minimization and prevention of infiltration
Section 3.7 - Cell Construction	
<ul style="list-style-type: none"> Procedures to limit LFG emissions during tie-ins in new cell construction including the installation of anchor trench solar gas collectors 	

Current Strategies (with Planned Improvements)	New Strategies Under Development
<ul style="list-style-type: none"> Development of odor control practices to minimize the impact and duration from onsite projects such as well drilling, well extending and cell expansion activities 	
Section 4 - Monitoring & Remediation	
<ul style="list-style-type: none"> Standard LFG monitoring (blower/flare station data recording, wellhead monitoring, probe monitoring, etc.) Off-site odor monitoring in response to odor reports Standard SEM events, as well as voluntary SEM on an as-needed basis Envirosuite Ambient eNose Odor Sensors and associated dispersion models Cover integrity monitoring of final closure cap 	<ul style="list-style-type: none"> Analyze samples of LFG from LFG collection and control system Olfactory odor evaluation at LFG well pipe penetrations Regular voluntary SEM events at the working face, in “hot spots”, non-NSPS cells, etc. Ambient air sampling at off-site locations Cover integrity monitoring on non-closed areas of landfill
Miscellaneous	
<ul style="list-style-type: none"> Receiving and responding to odor reports from the public Community outreach and education – including tours, Nextdoor notifications, and meetings of the South Wake Landfill Citizens Committee 	<ul style="list-style-type: none"> Annual evaluation and update of Odor Management and Control Plan Collecting stormwater from active filling area to divert infiltration Hiring staff to oversee odor-related activities Expanded public notification of landfill activities using a 3rd party PR or communication group Presentations at HOA meetings

Further, we have developed a listing of questions from the March 9th meeting with the answers provided at the meeting and updated responses. Also included are some other questions received before and after the March 9th meeting with current responses.

We anticipate a survey to be sent out to the neighbors (and the Town) within the next month to determine the community’s preferred communication venue(s). Ultimately, we will design a process (website, Twitter feed, Facebook page or otherwise) to communicate on a more regular basis regarding ongoing activities and sharing of data from our Envirosuite platform. Further, in the near future, all odor reports will get a specific response showing the backtrack wind model. This is a feature that is having to be designed into the system that doesn’t current exist. This system has helped us document that though the landfill provides a significant amount of the odor reports in the area (80%), there are other sources of odor that everyone should be aware of (up to 20%). Our goal is for the overall number of odor reports to decrease over time.

One question that does continue to surface during these discussions is the possibility of early landfill closure (i.e., cessation of waste acceptance and disposal operations prior to achieving the permitted capacity of approximately 30 million cubic yards). Currently, based upon waste volumes and the size of the approved landfill, we anticipate that the landfill has a potential life expectancy until at least 2040 with some estimates indicating a greater life expectancy (depending upon various assumptions, such as waste tonnages received and waste density). Closing the landfill early will have significant impacts to the landfill's current and future residential and commercial customers and community at large (11 municipalities outside of Holly Springs and Wake County only population) in that the waste generated within the service area (current population of over 1.1 million) would have to be transferred out of the County. This would involve the siting, permitting, design, and building of multiple new transfer facilities (an extensive endeavor that requires both substantial time and money) and then for all of the municipalities in Wake County paying an estimated 2 to 3 times more in solid waste transportation and disposal costs than their current budgets allow for, including the dissolution of the current Interlocal Agreement between the municipalities and Wake County. Note that the ILA requires that all parties agree to any change (11 municipalities and the County). This would also position the municipal jurisdictions to be dependent upon the availability and pricing of transportation contractors and disposal facilities. This scenario would appear to introduce additional transfer vehicles on the roads (correlating to increased traffic congestion and vehicle emissions) and limit the County's progress on sustainability and resiliency while limiting our ability to control our own destiny regarding solid waste and recyclable material management. Ultimately the concept of closing the landfill early possesses many detrimental consequences and ramifications to a broad segment of the County's citizens and business enterprises considering the impact to the large community (Wake County). Accordingly, the County and GFL intend to maintain a significant focus on odor management tools and processes to enable the viability of SWLF operations well into the future.

A report regarding the Bio-Organic Catalyst pilot project is still under development. Being that data was being gathered as late as 8/31/20, the compilation, evaluation and determination of conclusions are still in process. There is a slide in the presentation on the topic and the full report will be shared with the BOC (and interested parties with the Town) once it is complete by 9/18/20.

Ultimately the goal of this meeting and discussion is to share the comprehensive variety of strategies that are ongoing and continuing at the SWLF to minimize off-site odor occurrences. At a minimum we are working towards a significant minimization of odors during non-operating hours of the landfill (7 PM until 6 AM each day and all day on Sundays). During the working hours we are also working towards minimization of odors. Due to the proximity of homes constructed near the landfill, there will always be the potential for an intermittent odor experience during the working hours due to specific weather patterns and wind direction/speed.

Attachments:

1. Comprehensive Solid Waste Management Plan Presentation
2. 2020 Comprehensive Solid Waste Management Plan
2. SWLF Odor Management Control Plan
3. Q&A from 3-9-20 BOC Work Session
4. General Q&A about South Wake Landfill
5. South Wake Timeline thru 2020



Legislation Details (With Text)

File #: 16-2994

Type: Regular Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 9/14/2020 **Final action:**

Title: PNC Arena Long-Term Planning and Tri-Party Agreement Update

Sponsors:

Indexes:

Code sections:

Attachments: [Arena Update Slides.pdf](#)
[Centennial Authority-PNC Arena Financial Plan.pdf](#)
[22nd Amendment Signed.pdf](#)

Date	Ver.	Action By	Action	Result
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PNC Arena Long-Term Planning and Tri-Party Agreement Update

TWENTY-SECOND AMENDMENT
TO THE REVISED INTERLOCAL AGREEMENT
BETWEEN
WAKE COUNTY AND THE CITY OF RALEIGH
RELATING TO COUNTYWIDE ROOM OCCUPANCY AND PREPARED
FOOD AND BEVERAGE TAX REVENUES

This Amendment (this “Amendment”) is entered into this the ___ day of ___, 2020 by and between the County of Wake, North Carolina, hereinafter referred to as County, and the City of Raleigh, North Carolina, hereinafter referred to as City, pursuant to the provisions of Article 20 of Chapter 160A of the North Carolina General Statutes, and in accordance with the requirements of Chapter 594 of the Session Laws of North Carolina and Chapter 458 of the 1995 Session Laws of North Carolina (the “Enabling Acts”).

WITNESSETH:

WHEREAS, the County has levied room occupancy and prepared food and beverage taxes as allowed by law; and

WHEREAS, the County and the City entered into an agreement entitled “Revised Interlocal Agreement Between Wake County and the City of Raleigh Regarding use of Countywide Room Occupancy and Prepared Food and Beverage Taxes” dated September 5, 1995 (the “Revised Agreement”) setting out the projects to receive funding from these taxes; and

WHEREAS, the County and the City have amended the Revised Agreement from time to time for the purposes, among others, of authorizing funding for construction of the Raleigh Convention Center, to create the Greater Raleigh Convention and Visitor’s Bureau Business Development Fund, to provide the Centennial Authority a continuing revenue source for capital improvements to the PNC Arena (formerly the RBC Center), and to establish a process for the monitoring, review and update of all projects funded in whole or in part through the Revised Agreement as amended from time to time; and

WHEREAS, the 21st Amendment established revenue projections and funding commitments to address capital improvement plans for PNC Arena; to address capital maintenance needs of Cary Sports Facilities, the Raleigh Convention Center and Duke Energy Center for Performing Arts; to prepare and plan for future expansion of the Raleigh Convention Center; and to support funding opportunities for additional hospitality investments, including but not limited to projects in the Greater Raleigh and Convention Center Visitors Bureau Wake County Destination Strategic Plan (“Destination Strategic Plan”); and

WHEREAS, the COVID-19 global pandemic resulted in public health practices that has significantly impacted the hospitality community with approximately 70% reduction in room occupancy, closure or limited service of restaurants and 92% reduction in airport passenger travel at RDU thus reducing the collection of room occupancy and prepared food and beverage tax revenues; and

WHEREAS, based upon the current and projected loss of revenue from Countywide Room Occupancy and Prepared Food and Beverage Taxes and the resulting loss of appropriations, the City of Raleigh and Wake County must reduce allocations of revenue under the 22nd Amendment; and

WHEREAS, the City of Raleigh and Wake County have worked with community partners to established revised revenue and recovery scenarios and modified expenditure plans to reflect the limitations of the new revenue picture.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the County and the City agree to this Twenty-Second Amendment to the Revised Agreement as stated in the body of this Amendment.

1. RECITATIONS INCORPORATED. The recitations herein are incorporated into this Agreement.

2. ATTACHMENTS. Integral to understanding this Amendment and incorporated by reference are financial models that reflect the impact of assumptions and projections. These financial models are intended to demonstrate that distributions and appropriations authorized by the Revised Agreement, as amended, based upon assumptions at the time of the review. Both exhibits will be updated at least twice a year by the City and County for actual results upon completion of fiscal year audits and for annual operating budgets.

2.1 Attachment A titled Wake County Major Facilities Cash Flow Model (“Attachment A”) as of May 2020 projects total revenues for food and beverage and occupancy tax revenues and estimated distributions categorized into the following sections:

- 2.1.1 Section 1 – Administration, Holdbacks, and Debt Service, and
- 2.1.2 Section 2 – 85% Distribution to City of Raleigh and
- 2.1.3 Section 3 -- 15% Distribution for Specific Projects

2.2 Attachment B titled City of Raleigh Convention Center Complex Financing Plan (“Attachment B”) as of May 2020 projects anticipated expenditures from the 85% Distribution from Attachment A,

3. Revenue Projections, which have been adjusted to reflect the fiscal impacts of the COVID-19 crisis and projected recovery, in Attachment A establish:

3.1 Occupancy Tax (Row R1) revenue growth assumptions at 2.77% in FY21, 5.0% in FY22, 6.0% in FY23, 5.0% in FY24 and 3.0% in FY25 to FY34:

3.2 Prepared Food and Beverage Tax (Row R2) revenue growth assumptions at -4.25% in FY21, 10.0% in FY22, 8.0% in FY23, 5.0% in FY24 and 4.0% in FY25 through FY34; and

3.3 All revenue assumptions will be revised annually through agreement by the County Manager and City Manager for consideration in the next fiscal year budget based on current fiscal and economic conditions.

4. Beginning in FY21, a maximum of \$9,000,000 has been allocated annually to support capital enhancements, and / or debt service, and / or operations at PNC Arena (Row 1k) for a

period not to exceed 9 years. Funding previously identified for PNC Arena in the 21st Amendment for fifteen years beginning in FY30 shall be shifted to a newly named row “Reserved for Future Sports/Entertainment Facility Capacity” (Row 1o) to provide for future capital needs of an arena or similar facility. The “Reserved for Future Sports/Entertainment Facility Capacity” funding amounts are for planning purposes and shall not be construed as binding funding commitments.

5. All funding for the Medium Competitive Capital Projects funding allocation will be removed. This removes a total of \$46,600,000 of funding for the period FY20 through FY26 from all three sections of the financial model. Additionally, the Medium Projects Competitive Process is hereby ended.

5.1 Remove Section 1 funding support for Medium Competitive Projects Cash Funding (Row 1m) of \$3,140,000 annually from FY21 through FY25.

5.2 Remove Section 2 funding support of \$5,400,000 in FY20 and \$4,400,000 annually in FY21 to FY24 (Attachment B Column M).

5.3 Remove Section 3 funding support of \$4,400,000 in FY25 and \$3,500,000 in FY26 (Row 3c).

6. Attachment B reflects the 85% distribution from Attachment A, Section 2 to provide funding for financing and other elements of the Raleigh Convention Center Complex Financing Plan model.

7. The Raleigh Convention Center Capital Maintenance Plan shown in Attachment B, (Column J) is reduced from \$3,000,000 to \$1,500,000 in FY21 and \$3,200,000 to \$2,500,000 in FY22 and from \$3,200,000 to \$3,000,000 in FY23.

8. The Performing Arts Center Capital Maintenance Plan shown in Attachment B, (Column K) is reduced from \$1,000,000 to \$500,000 in FY21 and \$1,000,000 to \$750,000 in FY22.

9. Convention Center Model as shown in Attachment B (Column L), was authorized \$14,000,000 for the purpose of acquiring land to support the future expansion of the Convention Center to include land that may be used for the Convention Center Expansion, parking deck, convention hotel and/or music venue. The line item is reduced to reflect the actual transaction cost of \$11,384,000.

10. The prior authorization of \$5,000,000 For Convention Center Optimization in the Convention Center Model Attachment B (Column L) is reduced to \$500,000 in FY21 to fund planning for the Convention Center Optimization.

11. Convention Center Model as shown in Attachment B (Column F) will be amended to reflect a two-year delay of available funding to begin no earlier than FY25, a maximum of \$2,200,000 which will be available annually for a period of 25-years to support parking and / or related infrastructure necessary to attract a hotel.

12. For financial planning purposes, the Convention Center Financing Model includes planned funding to support the Raleigh Convention Center expansion. These funding amounts are for planning purposes and shall not be construed as binding funding commitments.

12.1 Funding for the potential relocation of the Music Venue (Attachment B Column D) of up to \$2,575,000 annually for a 20-year financing period is removed from the Convention Center Financing Model; and

12.2 An expansion of the existing Raleigh Convention Center (Attachment B Column E) with a contribution of up to \$15,000,000 annually for a 30-year financing period will reflect a two year delay to begin as early as FY30.

13. The Town of Cary Indoor Sports Facility funding allocation of \$2,360,000 (Attachment A Row 11) will be removed for FY21; funding will begin in FY22 and continue for a period of 25 years.

14. The Town of Cary annual maintenance payment for the Cary Sports Facilities of \$3,000,000 will be reduced to \$2,000,000 for FY21(Attachment A Row 3a).

15. Small Project funding of \$2,000,000 (Attachment A Row 3b) will be removed for FY20.

16. Funding identified as, “Planned Future Capacity” in the Wake County Major Facilities Cash Flow Model (Attachment A Row 1n) beginning in FY26 – FY34, \$3,140,000 annually is removed from the model.

17. The adjustments set forth herein to the revenue projections and funding commitment established in the 21st Amendment have been authorized and approved by the respective governing boards of the City of Raleigh and Wake County.

18. To allow sufficient time to monitor the economic impacts of the COVID-19 crisis and recovery, the next review of the Major Facilities Model, and Convention Center Financing Plan will occur no later than July 1, 2023, and will be a public process involving all appropriate parties led by the Raleigh City Manager and the Wake County Manager.

19. Except for the adjustments set forth herein to the revenue projections and funding commitment established in the 21st Amendment, all other terms of the September 5, 1995 Revised Agreement, as amended from time to time, including but not limited to the terms amended pursuant to the 21st Amendment, shall remain in the same force and effect.

[Signature pages follow this page]

IN WITNESS WHEREOF, this Amendment is executed the day and year first above written pursuant to resolutions adopted by the governing boards of the County and the City.

CITY OF RALEIGH

Mary-Ann Baldwin
Mary-Ann Baldwin
Mayor

Attest:

Gail Smith
Clerk

Approved as to Form:

Brandon Poole
City Attorney

COUNTY OF WAKE

Greg Ford
Greg Ford
Chairman

Attest:

David Ellis
Clerk

Approved as to Form:

Scott Warren
County Attorney



Legislation Details (With Text)

File #: 16-2995

Type: Regular Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 9/14/2020 **Final action:**

Title: COVID-19 Small Business Support Update

Sponsors:

Indexes:

Code sections:

Attachments: [Wake Forward Work Session Presentation 9-14-20.pdf](#)

Date	Ver.	Action By	Action	Result
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COVID-19 Small Business Support Update