



CITY OF ALBANY CITY COUNCIL

MINUTES

Thursday, November 29, 2018

Special Session – Joint meeting with Millersburg City Council
Council Chambers, City Hall

Approved Albany City Council: January 9, 2019

Approved Millersburg City Council: February 12, 2019

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 5:00 p m

PLEDGE OF ALLEGIANCE

Konopa led the pledge of allegiance

ROLL CALL

City of Albany Councilors present Mayor Sharon Konopa and Councilors Rich Kellum, Bill Coburn, Bessie Johnson, Ray Kopczynski, Dick Olsen, and Mike Sykes

City of Albany Councilors absent None

City of Millersburg Councilors present: Mayor Jim Lepin, and Councilors Don Miller, Scott McPhee, and Dave Harms

City of Millersburg Councilors absent: Scott Cowan

INTRODUCTIONS

The Councilors introduced themselves

BUSINESS FROM THE PUBLIC

Albany Downtown Association (ADA) Executive Director Lise Grato thanked the Albany Fire Department for their assistance with the Christmas tree in downtown Albany

COMPOST FACILITY REVIEW

Project Manager Mark Yeager reported about staff's tour of Seattle-area composting facilities Yeager introduced Mark Cullington from Kennedy Jenks Consultants

Yeager gave a PowerPoint presentation titled "Composting Facility Tours" (see agenda file) In 2015, the City of Albany completed a composting pilot project by managing one heap at a time over the course of a year using the Gore system of composting, one of two available systems (ECS and Gore) In 2018, staff toured several composting facilities Cedar Grove, La Conner, Arlington, Tacoma, and Centralia The goals for the tour

included evaluating the different manufactured systems, understanding staffing requirements, equipment, layout and storage needs, assessing odor impacts and facility locations, and learning about marketing programs, end user markets, and material pricing

Councilor Bill Coburn arrived at 5 13 p.m

Yeager gave a summary of each facility:

- Cedar Grove is a private operation in a heavily industrialized area. They charge a tipping fee for garbage collectors to dump the food waste and yard debris that make up the basic elements of their compost. Cedar Grove also sells their compost products so they receive revenue at two junctures. They only use food waste and yard debris, no municipal biosolids or sludge. It is a Gore system, using fabric covered, aerated static piles. Mixing the food waste and yard debris is an art, with the operator deciding how much of each product to mix together to build the piles. Their final compost product is sold in bulk and in bags, marketed as local and organic, and it is very popular.
- La Conner is a municipal facility operated under contract with a private service provider, which also runs the La Conner treatment plant. They use their own raw sludge and accept sludge from other municipalities (for a fee). They also accept yard debris for a fee and grind it to mix with the sludge for composting. They use their own version of composting set up similar to the ECS system. Some piles are under structures and others are not. No fabric covers are used, but all piles are covered with a layer of finished compost to help reduce odors. The facility is located at the treatment plant, close to town and developed properties. Customers buy punch cards at City Hall, so the operators don't handle money. They also have a free pile. There is a high demand for their products.
- Arlington uses dewatered, Class B biosolids, with an ECS system. They compost about 32% of their biosolids. Their system has two stages and is a faster process because the partially digested sludge is further along when it arrives at the facility. They use eco-blocks to build the bunkers, and supply to and withdraw air from the piles through floor trenches. Air withdrawn from the piles is run through an adjacent biofilter. This facility was odor free and located off-site from the treatment plant in a developed commercial and industrial area. They do not have any significant marketing program, although they do make the compost available to the public in one of their parks. The city uses most of the material for landscaping projects.
- Tacoma's facility is called TAGRO. TAGRO begins with a Class A biosolid material produced at the adjacent treatment plant that is combined with several amendments (sawdust, sand, etc.) to make several product mixes that are sold in bags or in bulk for pickup or delivery. The facility is located in an industrial area. They have a good marketing program and there is a very high demand for their product. Their program generates significant revenue to help offset the cost of managing biosolids from the treatment plant.
- Centralia is most similar to what Albany would use if we composted our sludge. They use dewatered, undigested sludge. Centralia used to have a lime pasteurization system for treating sludge, but it failed, so they salvaged the buildings and turned it into a composting facility. The facility is located at the treatment plant in a rural setting, and the composting system is based on the ECS model, using eco-blocks to build bunkers under existing buildings. Air supply and vacuum system for the compost piles is pipe on the ground. Air removed from the piles is treated with a biofilter. Currently, they do not do a lot of marketing, but they recently hired someone to help build the program. They have an on-site demonstration garden. A field trip to Centralia is planned for December 11, 2018, since they have a similar operation to what the City of Albany would be able to put together.

In summary, Yeager said staff learned a lot on the tour, including staffing requirements and ancillary equipment needed. All the facilities reported that they wanted to have more covered storage. The layout and space needed varies. A lot of the facilities started small and grew their programs over time. Odor issues were nonexistent. There was a wide variation of marketing energy, though product demand is high in most places.

Millersburg Mayor Jim Lepin asked if hauling sludge would be an issue for Millersburg-Albany. Yeager said it could be. Lepin asked if we considered bringing in sludge from other facilities, it could be an opportunity.

Yeager gave a PowerPoint presentation titled "Composting On Site" (see agenda file). After seeing the different facilities on the tour, staff wondered if it might be possible to consider doing a soft launch on the Water Reclamation Facility (WRF) site. Yeager reviewed the current site and possible future layouts for 20-30 years out. Using eco-blocks and metal-frame fabric buildings would provide flexibility and allow for future reconfiguration.

Yeager also discussed using offsite property. Requirements for new property would have to be specific in terms of size and zoning (industrial), either in the city limits or on property contiguous to the city limits inside the urban growth boundary. The process would need a conditional use permit, and 10-15 acres to allow for buffering and for buildout. There are very few parcels available and it would be expensive.

There was discussion about whether the proposed transfer facility in Millersburg would work.

Councilor Rich Kellum asked, if we started composting at our current site and then decided to move, how much of the facility could be picked up and moved elsewhere? Discussion followed. Staff pointed out that, with the soft launch approach, the amount they would be composting would be less than what they are currently hauling to the landfill. However, starting a composting operation would help reduce the number of trips to the landfill.

Yeager showed layout options for Phase 1 and Phase 2 at the current WRF site. It appears that, with the Phase 2 layout, the composting facility could handle approximately 130% of the sludge produced currently. So the on-site alternative has good capability and capacity. He said 50% of the sludge we produce today could be composted under a soft launch and reduce the costs of hauling to the landfill. Once up and operating, we will know how successful it is based on the demand, and that would be a trigger for expansion.

Mayor Sharon Konopa asked about a regional facility. Yeager said moving ahead with our plan doesn't mean we can't pursue future collaborative relationships. The consultant was hired to look for offsite property and they will continue to that end, but if the two Councils approve, staff will move forward with a finishing a pre-design effort for a soft launch on the WRF site.

Konopa supports the idea, especially considering that we are currently spending \$700,000 a year to haul sludge to the landfill.

Millersburg Councilor Scott McPhee asked about a specific property by Eades Park. Yeager said it has floodplain issues and is not very big. McPhee suggested that if it is currently vacant it might make sense to try to get it now. Discussion followed.

This item will come back for more discussion after the consultant completes their pre-design report.

At the conclusion of the meeting, there was a discussion about the need to have a follow-up trip to Centralia for Councilors. It was concluded that a special trip for the whole group was not necessary at this time, but the

group directed staff to make another trip to Centralia and bring back a videotape tour of the facility for presentation to the Councils at a future meeting

BREAK

The Councils recessed for a break at 6 40 p m

RECONVENE

The Councils reconvened at 6 50 p m

RECESS TO EXECUTIVE SESSION TO DISCUSS LITIGATION LIKELY TO BE FILED IN ACCORDANCE WITH ORS 192 660(2)(h)

The Councils recessed to Executive Session at 6 51 p m

RECONVENE

The Councils reconvened at 7 10 p m

BUSINESS FROM THE COUNCILS

None

There being no other business, the meeting was adjourned at 7 11 p.m

Respectfully submitted,



Mary Dibble
City Clerk

Reviewed by,



Peter Troedsson
City Manager

Note. Staff handouts referred to in the minutes as (see agenda file) are available on the website in the "Staff Handouts" column