

MINUTES

WORKSHOP MEETING

**SOLID WASTE AUTHORITY BOARD
WESTERN LANDFILL AND NEW W-T-E FACILITY UPDATE
FEBRUARY 27, 2008
9:45 A.M.**

PRESENT: Commissioner Koons, Chair
Commissioner Karen Marcus, Vice Chair
Commissioner Burt Aaronson
Commissioner Mary McCarty
Commissioner Addie Greene
Commissioner Bob Kanjian

ABSENT: Commissioner Jess Santamaria

STAFF: Mark Hammond, Executive Director
Sandra Vassalotti, Clerk to the Authority
Dan Pellowitz, Assistant to the Executive Director
Charles Maccarrone, Chief Financial Officer
Marc Bruner, Chief Administrative Officer
Mark Eyeington, Chief Operations Officer
Ray Schauer, Director of Engineering
John Archambo, Director of CIS
Maureen Cullen, General Counsel

Mr. Hammond provided an update to the Board on the Western Landfill Site and the new Waste-to-Energy (WTE) Facility

Western Landfill Update

- **Existing Site.** Per Board direction, Staff conducted a Request for Expressions of Interest (RFEI) process for alternate sites.
Zoning process has been delayed pending Board review of alternative sites.
DRO approval received; Environmental Resource Permit application near completion; continuing to conduct meetings with landowners, environmental community and stakeholders.
Belle Glade and Pahokee support a new facility in the EAA.
- **Alternate Sites.**
Eleven (11) responses to RFEI were received on February 6, 2008.
Premise: The Authority has an existing site and any other site should be able to meet the same criteria as it relates to size (at least 1,600 acres) and ability to have a landfill that can meet the County's needs for at least 50 years.
RFP Process. Staff recommended an RFP process at this point. The Selection and Negotiation Committee would include a Board member, CAC member, representative(s) from the Environmental Community, and staff.
Evaluation: Acquisition cost; site development cost; proximity to residential neighborhoods; proximity to areas of environmental concern; transportation impacts.
The RFP will be open to everyone, not just the people who responded to the RFEI.

Direction from the Board:

Commissioner Kanjian requested that the comparison between the existing site and any alternate site be on a 50-year life cycle (building, operating and managing).

Commissioner Marcus requested that the evaluation specifically identify CERP.

Chairman Koons stated that it might be prudent to start the ERP process, go through the process, and compile the necessary data.

Dr. Bruner stated that the Authority is nearing completion of the ERP permit for the existing site. Staff is also gathering background information for other permits. The Authority is delaying submittal of the ERP until after the meeting whereby the Board reviews alternate sites in response to the RFP. The new step in the process is a joint pre-application meeting which the Authority has not had at this point.

Chairman Koons provided the following direction:

- Requested Authority staff send a letter to the County and DEP stating that if they are looking at some type of tentative pre-application process, the Authority would like to take a look at engaging in such.
- Suggested that the Board require Rinker Material, as part of their permitting process, provide the Authority with cover and base material which would substantially lower or eliminate the need to dig a lake on site.
- Informed that the County has had discussions with SFWMD staff regarding their concerns about the degradation of the refuge in terms of exotics. There was some discussion about the County putting a condition on the Authority that it helps “clean up the neighborhood.” He felt this may be a condition that the Army Corp would be amenable.

Export

Commissioner Marcus stated that the Authority cannot take an export option that did not offer 50 years.

Mr. Hammond compared the 50-year facility (Western Landfill site) with the Authority’s current infrastructure as it related to the additional impact from an out-of-county export option. Transportation costs over a 50-year period would result in \$1.3 billion in 2008 dollars; 73.9M gallons in diesel fuel. While exporting is an option, it is not a feasible one for the Authority.

Chairman Koons will serve as the Board’s representative on the RFP Selection and Negotiation Committee

Time Frame for RFP:

Staff is hoping to have the RFP out on the street, obtain responses, and present a short-list to the Board in June 2008. From that point, the Board will decide to proceed with negotiations with those who were short-listed or stay with the existing site.

New Waste-to-Energy Facility Update

Mr. Hammond provided an overview of WTE facilities with highlights as follows:

- Identified the positive recognition from EPA and benefits of WTE facilities including reduction of GHG (greenhouse gas) impact and fossil fuel dependence.
- State of Florida has one of the largest percentages of WTE than any other state. Florida currently converts 6M tons of waste/year into 534 MWh of power/day.
- Modern WTE facilities can improve the air quality by replacing fossil fuel plants and complements landfills by eliminating organics.
- Once the new WTE facility comes on line in Palm Beach County, it will have one of the most dramatic impacts on CO2. It is one of the quickest things the County can do to address global warming.
- The new WTE facility will provide benefits that include: decrease the putrescible waste being delivered to the landfill; fewer birds and less odor than the current landfill that handles raw garbage; and a reduction in transportation costs and greenhouse gas impacts.
- The new WTE facility will be constructed on the North County Resource Recovery Facility complex.

Accelerated Schedule

Mr. Hammond informed that the Authority is currently in the planning, site evaluation stage. Staff has already begun negotiations with FPL.

- 2010: Start procurement, final design, and financing of the facility
- 2012: Construction to begin

NCRRF Campus Evaluation

- Existing infrastructure will be used to the extent possible which will save money
- Capacity up to 3,000 TPD
- Estimated cost in today's dollars: \$500 million
- 90 MW of power generation
- 24-acre footprint
- Part of existing lake will need to be reclaimed

Summary

In summary, Mr. Hammond stated that the Authority will proceed with the RFP for an alternate landfill site and accelerate/fast-track the Mass Burn WTE Facility schedule. He noted that when a schedule is compressed, as the Authority is anticipating doing with the WTE facility, there is a certain amount of funds that must be addressed for engineering, permitting, etc., thus funds will be needed in a shorter period of time.

Commissioner Marcus strongly supported fast-tracking the WTE facility and whatever needs to be done to expedite the process should be done.

Chairman Koons questioned what type of permitting would be necessary to prepare the north county site for the new WTE facility.

Dr. Bruner stated that the existing site was permitted under the Power Plant Siting Act which addresses all issues through a single process with DEP. Staff will be asking for a major modification to the permit, so there will be a long process but it addresses all of the impacts (i.e., traffic, air emissions, storm water management, dredge, fill, etc.). Staff has already begun talking with DEP.

Commissioner Marcus questioned if DEP is being more helpful in the process knowing that the new WTE facility is more environmentally friendly.

Dr. Bruner stated that the process remains very involved. DEP is now beginning to address issues like CO2 impacts on projects whereas a few years ago they would not.

Chairman Koons directed a letter be drafted to the City of West Palm Beach to handle expedited permitting, reminding them that there is an interlocal agreement.

In response to Commissioner Kanjian's question about the cost to residents, Mr. Hammond stated that the construction of a new WTE facility will likely add \$50/year to a single-family home. In 2016, a fairly significant amount of the Authority's current debt will be retired, or \$40/year per resident. Currently the single-family homeowner rate is \$126 (disposal).

Chairman Koons clarified that the Authority would seek fill material to fill in the existing lake at the north county site and meet other long-term needs. This material will be obtained at a reasonable price with positive environmental impacts.

Comments from the Public

Cindy Fury Senior Biologist with Fish & Wildlife Services

- Expressed support for the RFP process to seek alternate sites
- Look at the wetland impacts on all sites as well as adjacent properties
- Include Fish and Wildlife and Ecological Services (Vero Beach) in the RFP and evaluation process, not the selection process
- Comparing funding to the Refuge Exotic Vegetation Program is not comparable to looking at the wildlife impacts

Chairman Koons recommended a Technical Advisory Committee be established.

Dr. Bruner stated that staff will send a copy of the draft RFP and criteria to the Fish & Wildlife Services.

Cynthia Plockoman Friends of Loxahatchee Refuge and Audubon Society of the Everglades

- Appreciated being included in the stakeholder process
- Supported an alternate site

Chairman Koons requested Mr. Schiller provide a brief summary of where the Authority is with respect to energy credits.

Mr. Schiller provided the Board and staff with a 12-page “Bill Tracker” as well as “2008 Know Your Legislators” booklet. Many of the bills have been assigned to multiple committees which does not bode well for the bill. Senator Bennett has filed a number of energy bills this year with one or two having a good chance of passing.

Two issues of concern:

- 1) Making sure the Legislature does not affect the Authority’s non-ad valorem taxation.
- 2) Senate Bill 0730 by Senator Crist relating to Class 1 Landfills/Permits. This bill will prevent DEP from permitting Class 1 landfills that are within a mile of specified surface water. This would greatly impact the Authority moving forward with the western landfill as well as the current site. Senator Crist has informed that his motivation is a local project in his district. He hopes to have the Authority amended out of the bill or kill the bill. At this point, coalitions have been formed with Broward County landfill, Miami-Dade County landfill, and State Associations.

Dr. Bruner stated that there are a lot of renewable energy bills in Tallahassee and although the Authority has received support from the local environmental communities, there are other groups in the environmental communities that do not support WTE facilities and periodically the Authority is defined out of being a renewable energy source. The Authority is constantly fighting the battle to be considered a renewable energy.

Chairman Koons requested that the Board be kept up-to-date with any and all bills that impact the Authority.

MEETING AJOURNED: 10:35 AM

ATTEST:

Commissioner Jeff Koons, Chair

Sandra J. Vassalotti, Clerk to the Authority