

Public Hearing for
Expansion Application Request – Pine Hollow, Inc.
March 14, 2018 9:30 A.M. E.S.T.

The Public Hearing was called to order by Chair Peggy Martin.

Mr. Roth, Pine Hollow Engineer stated that Pine Hollow, Inc. has submitted a landfill site approval application to Russell County Commission. They found that to be a complete application as of the last meeting, moving forward with that they were able to send public notification out to all the adjacent land owners and according to the ADEM policy and have now set today for the Public Hearing. At this time, I will open the floor to any public comments concerning the application and questions. Myself and Chad Bowman are here from Mott McDonald as well as Pine Hollow, Inc. Mr. Kenny Moore and Bill Reeves to answer any questions that come up. Typically, we do limit to three minutes per person.

Citizen/Property Owner Mr. Dykes addressed the Commission concerning how close to his property line.

Mr. Roth addressed the question stating that ADEM requires a 100-foot minimum offset from the property line boundary for any landfill disposal area. So that is the minimum and that is what was proposed to maximize the landfills space to go the maximum land extent possible. At this time a 100-foot offset is what is proposed from the property line.

Mr. Dykes stated that his concern is that it might be 30 years before the landfill gets 100 yards from his house. I just want to know is this true? Is it going to cause our property to be less valuable?

Commissioner Lee restated the question. How far is the buffer and what is your estimate of time that you would reach the 100-foot buffer?

Mr. Roth said as discussed previously, 100-foot from the property line is the minimum allowed by ADEM. At this point we are proposing to go to that limit. That property is sized to extend the landfill life to a total of 58 to 60 years from current day today. That does leave room for several years before the landfill sell that's active at that time moves into that area. Again, that does come into the operational capacity of the landfill. From our prospective right now in the siting approval process where we are currently I can't give you a definite number of years but I can tell you based on typical landfill policy and what we have been told by Mr. Reaves and Mr. Moore it is an area that's on the furthest extent of the landfill and will come estimate 30 or 40 years before they would actually get there. That does take into count if landfill waste disposal goes up or down, that number will adjust. The current landfill has a life expectancy of about 25 to 28 years. That would be used before the landfill would be moved in the adjacent area.

Mr. Dykes asked were there any other neighbors that was at the Public Hearing that are concerned about it? Commissioner Lee said no, you are the only one.

Commissioner Martin asked did the explanation answer Mr. Dykes question about the value of his property? Mr. Dykes said it has not been answered yet. Commissioner Lee said that is something you can't ever determine. Mr. Roth said they could not put a dollar value on that determination. He can tell you that they have looked at the area and the existing value and based on the numbers and the information about a new landfill expansion going in, our estimate show there is no significant value change in the property value with this expansion. As you mentioned this in not a fact just their study on the state of the property values. I can't say definitely that wouldn't reduce or appreciate Mr. Dykes property value.

Commissioner Martin asked, Is their anyone else to speak to this matter? There was none.

Commissioner Martin closed the Public Hearing.

Commissioner Lee said this is not the last step if we approve this today. It has still got to be approved other levels besides the Commission. The Commission does not give the final approval. We just give our blessing or don't give our blessing.

The Russell County Commission
Meeting Minutes
March 14, 2018
9:30 A.M. E.S.T.

An Adjourned meeting of the Russell County Commission was called to order by Chair Peggy Martin.

The invocation was given by Reverend Steve Pace-Summerville Baptist Church.

The pledge of Allegiance was led by Commissioner Carl Currington.

No Public Comments.

Chair Martin welcomed elected officials, department heads, media and guests. She also thanked Cable T.V. of East Alabama and The Citizen News for their coverage of the Commission Meeting. Welcome to the elected officials, department heads, media and guest.

Administrator Horne called the Commission roll. Members present were Chair Peggy Martin, Vice Chair Carl Currington, Commissioners Gentry Lee, Ronnie Reed, Cattie Epps, Chance Corbett and Larry Screws. Also present was the County Attorney Kenneth Funderburk and County Administrator Horne who kept the minutes.

A quorum was established.

Chair Martin requested a motion to approve the February 28th, 2018, meeting minutes Commissioner Currington made a motion to approve. Seconded by Commissioner Corbett. County Administrator Horne polled the Commissioners. The vote was unanimous.

Discussion Items:

Commissioner Currington wanted to update the citizens in Ladonia which is his district on the progress we made on the businesses out there. We have been working hard in the last 15 months with the county attorney. We have got utilities to the Steak House; so they can open now. We are making progress on some things next to Wal-Mart to get more businesses in there and make the district grow like it should. Phenix City has annexed a lot of this matter and taken in because of the revenue and cut the County out. Russell County gets no sales & use tax from it. Phenix City took all the tax money and left Russell County out of it. Now Russell County can do something about it. A week ago, they were in court all day on this and no ruling yet. The County Attorney has put in over 75 pages of evidence on what Phenix City had done to the County. Before I got here nothing was

done, the Commissioners that were here did nothing with it. They just sat there and watched it go by. Now we are paying the price and we are having to battle it and spend all the money, where we could have stopped it years ago like Smiths Station did. I just wanted the people in that area to know that we will be getting new businesses and new restaurants. We are working on it and it will be growing in the next few years.

Commissioner Martin stated she saw in the Citizen Newspaper had a publication of a Public Hearing with the Phenix City Planning Commission, in April if anyone wants to attend.

EMA Director Bob Franklin addressed the Commission to request FEMA-3389-PA-AL reimbursement for the EMA Department, Engineering Department and the Sheriff's Office for the damage that was done during Hurricane Irma in September 2017. They were declared for a Category B emergency protective measures which amounts to clearing the roads by the Engineering Department, the Sheriff's Department adding extra deputies and the volunteer fire departments doing the duties assigned. We have gotten our first warrant back from FEMA. They paid 75% of our total cost for those different things. A copy of the spreadsheet is in packet. He talked to the state last week and they are going to pick up half of the EMA's cost. This will reimburse our agencies as well as the volunteer fire departments. He spoke to the volunteer fire departments and we will issue one check for their total once the money has been received and all our agencies to do the same. Bob would like to go ahead and get the 12 ½ percent approved because they should have the money before the next Commission Meeting.

Commissioner Corbett motioned to approve each department for their reimbursement at one time once all the money is taken in. Seconded by Commissioner Currington. County Administrator Horne polled the Commissioners. The vote was unanimous.

Commissioner Epps congratulated EMA Director Bob Franklin for being the next Alabama Association of Emergency Management President in June.

County Engineer Shawn Blakeney gave the bid results on Concrete Pipe and Annual Paving and approval to purchase a lowboy tractor. Shawn stated they rebid the concrete pipe because some technical errors to Foley Products. A tabulation sheet is in the packet.

Commissioner Epps motioned to approve the recommendation from the County Engineer. Seconded by Commissioner Currington. County Administrator Horne polled the Commission, the vote was unanimous.

County Engineer Shawn Blakeney would like to award the bid for the bituminous paving to East Alabama Paving for \$69.79 a ton and they would also be getting the Tack 2. This is about a 2 ½ dollar decrease from last year's asphalt prices.

Commissioner Corbett motioned to approve. Seconded by Commissioner Epps. The County Administrator Horne polled the Commission, the vote was unanimous.

County Engineer Shawn Blakeney would also like to get the approval to purchase a low boy tractor off the Alabama and County joint bid program. It is a 2019 Mack, P164 Ford lowboy tractor. It is coming from Nextran Truck Center in the amount of \$110,384.00 to replace the one we have that is in bad shape.

Commissioner Corbett motioned to approve. Seconded by Commissioner Currington. County

Administrator Horne polled the Commission, the vote was unanimous.

Commissioner Martin stated that the Commission has to vote on the approval of the application for Pine Hollow.

Commissioner Martin motioned to accept the application as presented to the Commission. Seconded by Commissioner Reed. County Administrator polled the Commission, the vote was unanimous.

Commissioner Epps stated that she thinks it is a good idea for the Pine Haven Road Closure. She thanked the Sheriff for taking her on the tour of the road.

County Attorney Funderburk addressed the Pine Haven road closure with the County Engineer Shawn Blakeney to get his opinion. Shawn stated that he thought it was a good idea as it will keep it from being a dump site for the County.

County Attorney Funderburk stated he thought it was ready to vote on to set a hearing. Commissioner Lee asked once the Public Hearing was set will all the property owners be notified? Will Mr. McKoon do that? County Attorney stated yes. Commissioner Corbett stated that he heard from three of the property owners and they said they were all in favor for the road closure.

Commissioner Epps stated that about 10 or 12 years ago, the property owner that lives on the road did not want the road paved. The county did not pave it. The county did maintain it and kept it up. There is a one property owner that lives on the road. Commissioner Epps asked are they going to vote on it?

County Attorney Mr. Funderburk stated that all they are voting on today is the Ad that is being run for the Public Hearing. The add is being run and the Public Hearing will be April 11th, 2018 at 9:30 A.M.

Commissioner Corbett motioned to approve the add being run and the hearing to be set for April 11th, 2018. Seconded by Commissioner Screws. County Administrator Horne polled the Commission, the vote was unanimous.

Announcements were made.

County Attorney stated there will be an Executive Session. The Commissioners will not have to return after the meeting.

Commissioner Martin motioned to approve. Seconded by Commissioner Corbett. County Administrator Horne polled the Commission, the vote was unanimous.

Meeting was adjourned.

